



November 19, 2019

Dear Owners,

As we wind down 2019 and approach the Holiday Season, it's time to reflect on our accomplishments and count our blessings here at Litchfield by the Sea.

The Weather was perfect... Attendance was Outstanding... Security issues were minimal and by most accounts, the common areas have never looked better. Once again, we were spared Mother Nature's wrath and escaped the Hurricane season relatively unscathed. Our hearts and prayers go out to those communities and owners less fortunate.

2019 Completed Projects include:

- New decking on the Beach House deck under the shade sail area. This new decking is a pilot program using composite deck boards instead of wooden boards. The Board is considering the use of this material on other areas of the Beach House deck.
- Bulk head repairs were made along the area near the Fishing Dock and board walk adjacent to the Fishing Dock area.
- Road repair and sealing – asphalt patching was done in both the River Club and Ocean Side campuses. Also on the Ocean Side campus, road sealing was done on Retreat Beach Circle and the roads in Compass Point and The Rookery.
- Phase II of the debris clean-up of the River Club waterway behind the homes on Club Circle.
- Clean up and plantings along the berm adjacent to Lakeside Villas
- New polywood furniture – four sets of tables and chairs for the Beach House deck

The following projects will be completed by years end:

- Phase II of Storm Drain camera work and repairs both at the River Club and Ocean Side Campuses.
- Erosion control efforts at the pond by the South Gate
- Engineering consultant for future road work at River Club

Santee Cooper will also be returning to the Ocean Side campus mid-November to complete work to upgrade the underground electrical lines there.

2020 Dues and Special Assessment

As we discussed at the Annual Meeting, we're continuing to study new ways to raise revenue to address our aging infrastructure at LBTS.

In the meantime, we are forced to have a 6% increase in annual assessments and another 10% "Special Assessment" in January 2020.

Beginning in January... LBTS Monthly Assessments and 10% Special Assessments will be as follows:

2020 Monthly Assessment Amounts

Ocean Side & River Club: Improved Properties: \$108 Unimproved: \$78

West Side Properties: Improved Properties: \$37 Unimproved: \$27

2020 One Time Special Assessment Amounts (due February 1, 2020):

Oceanside & River Club: Improved Properties: \$130 Unimproved: \$94

West Side Properties: Improved Properties: \$44 Unimproved: \$32

The infrastructure items slated to be addressed by this special assessment are as follows:

- Road Sealing at LBTS: Walking Path, Beach House Circle and other side streets in the Charlestowne Grant area;
- Phase II of storm drain repairs at River Club and LBTS
- River Club pool fence and outdoor kitchen counter
- Sand fencing in front of the LBTS Beach House to rebuild dunes
- Osprey Lake bulk head inspections at LBTS
- Walkway lighting from the LBTS Beach House to both parking lots
- Aerator for River Club pond/water way

Also, our web site, www.litchfieldbythesea.com contains a wealth of information for LBTS homeowners and visitors. Please visit it regularly for new and enhanced information about our community. Our next board meeting in 2020 will be Friday, February 7th. These meetings are held at 2:00 pm at the Litchfield by the Sea Beach House.

Finally... We'd like your input. Let us know how you think we can make Litchfield by the Sea better for you... Direct your comments to Lisa Hergenrother @ Waccamaw Management via her email at LisaH@waccamawmanagement.com.

The Litchfield by the Sea Board and I would like to wish you and yours a Wonderful Holiday Season and a Safe, Healthy and Prosperous New Year!!! Stay Safe...

For the Litchfield by the Sea Board of Directors

Bob Postiglione, LBTS Board President

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