



Wednesday, December 23, 2020

Season's Greetings,

We hope you are having a great holiday season with your loved ones and wish all of you a Merry Christmas!

We're pleased to provide an update on the construction within the Palmetto Pointe community:

**Power:** Mid-Carolina Electric Cooperative ("MCEC") has completed all the underground conduit work and we've provided all the locations for streetlights within the community. The amenities area will be well lit, and there will be 1 light every 6 homesites along the roads. This work should be completed in January.

**Fiber Optic Network:** The fiber optic network has been completed and is available to all homesites. This provides high speed internet services, which are available through Carolina Connect. Please contact MCEC and they can discuss your internet and TV service options. All major cable providers (Spectrum, ATT) are available online through your smart TV apps. Satellite TV service is certainly another option.

**Off-site Septic:** The off-site septic system construction will be complete prior to January 1, 2021. We expect to have the off-site septic system to be engineer approved, certified and stamped, and the operating permit application submitted to South Carolina Department of Health and Environmental Control's ("SCDHEC") for review and approval by the 2<sup>nd</sup> week of January.

**Central Box Units ("CBU"):** The CBUs have been installed in 2 locations. Mail delivery is now available within the community. The driveways for the locations are graveled and we expect to pave those driveways as soon as we get a few days of dry weather. The USPS will assign boxes and locks to each mailbox as requested by homeowners living within the community.

**Boat Ramp:** The water level of the lake has dropped to 354'. We will begin the project of lengthening the ramp and stabilization after the holidays. Once again, this will ensure longevity and low maintenance for the ramp over time and provide boat ramp access to our residence year-round.

**Storm Drainage:** The storm drainage project has been completed. This was a significant project and required a great deal of digging within the road right of ways. Now that it's complete, all disturbed areas will be hydroseeded with winter rye and Bermuda grass, and these areas will green up nicely in the spring.



**Landscaping:** In addition to hydroseeding around the disturbed areas from the storm drainage construction, we will be hydroseeding all necessary areas of the community. Our landscaper will replace compromised trees and shrubs and continue our efforts to complete landscaping throughout the community.

**Roads:** We've received a few complaints regarding mud or dirt in the roads. This is understandable. The storm drainage project was extremely disruptive to the cleanliness of the roads. That being said, now that we're complete, we will be bringing in road cleaning sweepers and all the roads within the community will be cleaned up.

PLEASE NOTE: There are many homes currently under construction at Palmetto Pointe. We're seeing a significant amount of mud tracked from home construction sites. The HOA has builder guideline policies requiring each homeowner to take responsibility for their builder's construction site requirements. Homes under construction that do not install gravel construction entrances compromise the community roads, and track mud throughout the community. This will get even worse as we enter into the winter rainy season. Please report any violations of the builder guidelines as discussed above to MJS so we can quickly resolve these issues. Homeowners that are currently under construction, please have your contractors pay close attention to keeping the community clean, as well as their construction sites.

### **OWNER RESOURCES**

We're continuing to add information on this webpage to provide a "real time information resource" for our Property Owners. The direct link to the Owner Resources webpage is:

<https://www.thepalmettopointe.com/resources>

In addition to the Owner Resources webpage, MJS Property Management has been hired to oversee the HOA management of Palmetto Pointe. This is a great point of contact to help address questions or concerns regarding the community. Any questions or concerns that cannot be answered by MJS are escalated to ALH immediately, and we will handle your needs as soon as possible. You can reach MJS Management at (803) 743-0600.

**We wish you a very happy and safe Holiday Season!**

Dean A. Sinatra, Partner/Manager  
Palmetto Pointe Development Company  
(888) 725-0620