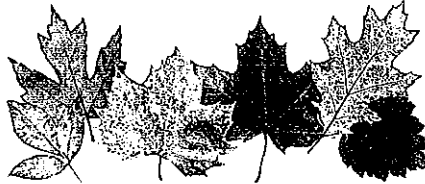


MBG&YC NEWSLETTER

September 2016

FALL



Website: www.mbgandyc.com

HOA phone: 843-650-3055

HOA Office Hours:

Monday – closed

Tuesday – 8:00 am to 5:00 pm

Wednesday – 8:00 am – 8:00 pm

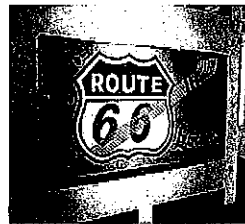
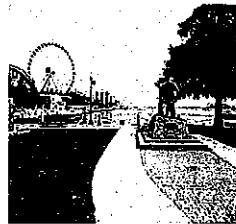
Thursday – 8:00 am – 5:00 pm

Friday – 8:00 am – 5:00 pm

Saturday – 8:30 am – 1:00 pm

Maintenance Hours: Monday through Friday 7:00 am to 3:30 pm

A Note From Your President



Hello to the community. This summer has been a great memory maker for me and my family. I hope you all have taken advantage of getting with family and friends as we did and enjoyed all that the summer months can provide us. As I write this I know a storm is approaching the area. I pray that everyone fairs well with what is to come.

Fall is nearing and Community Club activities will be picking up. Please take a moment to support the effort of the clubs. Each of them are trying to make where we live a better place and getting involved is a great way to help the club's sustain their longevity as a club. We also have a board position open and need folks to step up to fill this seat. If interested please submit a resume to the HOA office. Also, remember, many committee's are looking for additional helpers. Get involved with these as well.

As fall does approach yard service is soon to end and winter projects will take place. We thank everyone for their patience this year as the wet conditions again has slowed the effort to get around to all the yards as often as we would like. If you see something around the community

that has been overlooked and needs attention please fill out the concern form at the HOA so that we can get it on the list of things to attend to.

Big thanks go out to our maintenance crew, our new monitors, and the office staff and to all the volunteers of our community.

Lastly, school has started and many young adults and children are walking our streets. Buses have their schedules and seem to be at every turn in the road. Please yield to the safety of this process. Our youth is our future.

Richard Teeters

From the Manager's Desk

It is that time of year again and we find ourselves with summer ending and fall fast approaching. Like many of our summers in the past, this one has been rainy so we thank our residents for their patience with our mowing activities. Rainy days can easily set the lawn crew back two or more days in their mowing schedule.

As I am sure you are aware, this change in seasons also brings with it the start of area schools. With school having started, we will have our children moving to and from bus stops so we ask that you be particularly mindful of your driving and our stop signs and speed limits.

We now have our own Community Watch department which replaces US Securities. Many of the staff members worked here prior US Securities with the balance of staff being new hires. If you didn't know, most of our Community Watch staff resides within our community. Lets extend a welcome to all of them and continue to work together to keep our community the safe and enjoyable environment it has been in the past and can continue to be in the future.

Also, we must express our sincere appreciation to our Board of Directors for their volunteered efforts in support of our community. In addition, let us not forget to thank the many residents and the boards, committees, and clubs to which they belong for the countless hours they have put into making our community a great place to live.

Lyle Hedman Manager

WE NEED YOUR EMAIL ADDRESS

Keep up to date with important messages and community happenings. Please send your name and address to joanne@mbgandyc.com



Hurricane Preparedness *Are You Ready?*

Visit our HOA website and printout the hurricane checklist. Take a few minutes and become familiar with the various links. If you have not already set up your NOAA Weather Radio, install a

fresh battery and verify it is receiving properly. The local NOAA weather transmitter in Aynor sends out a signal each Wednesday about 11:00 AM to test the alert siren on the radio.

The NOAA National Hurricane Center maintains an excellent interactive website where users can see a graphic of the Atlantic Ocean with Xs marking the location of each tropical depression as they traverse the Atlantic. This site makes it easy to track the location of storms from your desktop or your smart phone. The website is: <http://www.nhc.noaa.gov/>

There are several brochures and handouts in the library at the HOA office. Put one in the pocket of your driver's door, so you'll have the information you'll need, if you find yourself having to evacuate the area.

Your Hurricane Committee

Ditches

We spend many man yours clearing the ditches to keep our drainage system flowing. Please do not toss debris of any kind into these ditches. If you toss things into the ditches it could result in a fine.

Maintenance Department Requests

All requests for mulch, dirt, etc. ***must*** be submitted through the HOA office. There is a 2 yard minimum order from August through February and a 1 yard minimum order from March through July. The office will fill out a request and forward it to the maintenance supervisor. No orders will be filled if not generated from the office.

Lawn Debris

As an extra service the HOA provides yard waste pick-up. The HOA will remove the debris with a limit of five bags and manageable piles combined, if you have a larger amount you must call the HOA to arrange a separate pick up at a fee. Leaves, pine needles and small branches/sticks must be bagged, or a fee will be assessed. Large branches/sticks no longer than 4 foot must be stacked in manageable piles. Help our maintenance staff help you by bagging the debris and leaving the bags beside the street for pickup on Monday, Wednesday, and Friday mornings. All debris we dispose of must be taken all the way to the Hwy 90 facility in Conway where we are billed by the pound. Homeowners can drop off debris free of charge at any of the local recycle facilities.

Women's Club News

I think everyone would agree that it was a long hot summer and all wanted to keep cool! How did it get to be August already? While we were on hiatus until September our "behind the scene" activities continued for "all" of the community: Cards, Water Aerobics, Yoga, Walk Away

the Pounds, Mah-Jongg and of course Bingo. If you are currently not a member of the Women's Club, we encourage you to come out and join us.

Message from the President: As we get ready to begin the Fall Season, I invite all the women of the community to join us on the first Tuesday of the month at 7:00 pm.

The Women's Club Scholarships were awarded to graduates of St. James High School. Harold Page Lewis III and Kelsey Glover are the recipients. We congratulate them on impressive high school records and we wish them well in their future endeavors.

Because of your participation, we are able to make donations to various organizations in need and to various projects in our community – that is greatly appreciated.

Don't forget to come to our Community Bingo, fun is had by all. Bingo starts at 7:00 pm every Monday. Have fun, socialize with your neighbors and perhaps win some money. All of our bingo workers the Women's Club donate their time for this fun activity every Monday, and we thank them. Without our volunteers there would be no bingo.

We also have monthly activities: Quilting and Knitting. Come out and knit or sew with us. For information call Rita Smith (843-215-0854).

Free Exercise/Activities: (at Community Center)

Aerobics: Monday, Wednesday, Friday 9:00 am – Bobbie Smartt 843-650-5189

Outside Water Aerobics: Monday, Wednesday, Friday 9:00 – Helen Ansbach- 843-215-6137

Walk Away the Pounds: Tuesday 9:00 am – Carol Maghakian 843-215-7496

Yoga/Pilates: Thursday 9:00 am – Carol Maghakian 843-215-7496

Bingo: Every Monday 7:00 pm

Hand and Foot: Tuesday 1:00 pm – Sandy Cassella – 860-302-3718

Canasta: Wednesday 1:00 pm – Rosemary White 843-650-1534

Mahjong: Thursday 1:00 pm

Quilting and Knitting: Once a Month 11:00 – 3:00 – Rita Smith 843-215-0854

The people of this community are wonderful and by your participation this year, so far, we were able to accomplish many of our special projects. We hope we can count on you throughout 2016.

Rita Smith, Coordinator

Senior Singles

With the summer break coming to a close, we are looking forward to getting the Club activities rolling again for the 2016-2017 season.

September 18 (Sunday) – Annual Business Meeting & 2016-2017 Event Calendar.

2:00pm at the HOA Community Center. Please bring an appetizer, snack or dessert. We always need new activities to fill our calendar – bring your ideas and any available information.

Remember to pay your \$5 annual dues at this meeting. Conducted by Carolyn Stewart 843-748-0437.

The success of our club depends on our volunteers. Many thanks to all of you who have organized our monthly events.

New members are always welcome – come join us for fun and good company. If you are interested in joining, please contact Carol Stewart at 843-748-0437.

Men's Golf Club

Men Golfers Wanted

Our Friday golf group is looking for more players. We are the group that came from Heron Point.

We are starting a new feature. Anyone with a handicap of 18 or more can, if they so desire, go to the green tees. We feel that with all of us getting older with this feature we can start to enjoy our game more. The PGA is pushing for its member to move up in the tee boxes.

Anyone interested feel free to call Mat Lanzer at 843-650-1995 or email me at mm5850@aol.com

Architectural Review Board

Volunteers are needed!!

Please call 804-405-1766 for further information. The ARB Committee meets at 10:00 A.M. the first and third Wednesdays of every month.

Ken Swindell, Chairman

Blood Drive

GHOSTS AND GOBLINS, SCARECROWS AND SKELETONS!!

Halloween is just around the corner, a time when even grownups can dress up, act a little silly, and have parties. Kids will be out knocking on doors hoping for a handout and begging "Trick or Treat".

On Wednesday, October 19, the American Red Cross will have a blood drive at the MBG&YC Community Center from 2pm until 7pm. There is no "Trick" to donating blood, and the "Treat" is the great feeling you get when you realize that your donation may save 1, 2, or even 3 lives.

Our two previous drives have been very successful with 25 units collected each time. However, we have yet to reach our Red Cross goal of 30 units. We can and we must meet that challenge, and your donation is vital.

You can go on line to the RedCross.org to make an appointment, but you must wait until the day of your donation to complete the health related questions and print your Rapid

Pass barcode. You may also contact Ruth Berckart at 843-650-4764 or sign up at the HOA office.

REMINDERS

Effective August 9, 2016 the following document service fees will be in effect:

Phone Book - \$5.00

Copy Letter Size - \$.25 per side

Copy Legal Size - \$.50 per side

Notary Services - \$2.00

FAX - \$2.00 per page (maximum 6 pages)

HONOR YOUR FLAG

The American Flag is proudly displayed by many of us in MBG&YC and rightly so. However, U.S. Code Title 4, Chapter 1, Section 6 of the Flag Code clearly states that the flag of our country "may be displayed twenty-four hours a day if properly illuminated during hours of darkness". Please provide lighting for your flag at night, all night, to let everyone know how glad you are to be an American.

TRASH CANS

Trash cans must be kept within their own enclosure or be placed behind the air conditioning/heating enclosure. They cannot be stored unenclosed in front of or on the side of the house and/or garage.

SAFETY REMINDER

Please keep all your home and car doors locked and report any suspicious activity to The Community Watch Monitors.

Speeders and Stop Sign Violators

STOP and think what you are doing!! We as a community are asking you to **STOP** at all stop signs and slow down on the boulevard – the **SPEED LIMIT IS 25MPH. REMEMBER** there are children and walkers out on our roads.

Littering

Please do not trash our neighborhood, save your garbage for the garbage can! Cigarette butts are considered litter and are filthy. Please keep your butts to yourself!!

Leash and Pick up after Your Pets

All pets, whether K-9 or feline, ***must*** be on a leash when outside of your home. When walking your pets please be sure to keep your pets out of the road when cars are going by, we would hate to have a member of your family hit by a passing car. Please remember ***pick up*** after your four legged friends, it is a courtesy to your fellow residents, and it also a \$50 fine.

To Enter Our Gated Community

If you are expecting friends, contractors, pizza delivery, sales people, deliveries, etc. be sure to ***call the gate in advance*** (843-650-4109). Failure to do so could result in your company not gaining entrance to MBG&YC.

No Feeding of Wildlife

Not only does this encourage unwanted advances by our wildlife, it is very unhealthy for them. It is also against the law and carries a hefty fine.

Don't Feed Feral Cats

These cats carry diseases that can affect domesticated animals and they tend to multiply at an alarming rate.

FREE Weekly/Monthly Community Activities

Aerobics – Monday, Wednesday, Friday 9:00-10:00 AM

Water Aerobics (During the summer) – Monday, Wednesday, Friday 9:00-10:00 AM

Bridge - Monday – 12:30-4:00 PM

Bingo -Monday -- 7:00 PM

Walk Away

The Pounds -Tuesday – 9:00-10:00 AM

Cards/Hand & Foot – Tuesday 1:00 – 4:00 PM

Yoga/Pilates - Thursday (Saturday when CC is not rented) 9:00-10:00

Canasta/Hand & Foot - Wednesday 1:00-4:00 PM

Men's Cards - Wednesday 7:00 PM

Men's Poker - Thursday 7:00 PM (except 2nd Thursday of each month)

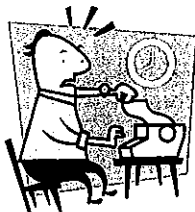
Mahjong - Thursday 1:00-4:00 PM

Needle Crafting & Quilting - Friday once a month 11:00 AM-3:00 PM

Zumba – Saturday 9:00 am – (when community center is not rented)

Adult Tennis Round Robin – Monday through Saturday 8:00-9:30 AM

DON'T BE LATE!



The deadline for ads or articles for the December 2016 Newsletter is November 18, 2016

Update of the MBG&YC/Heron Point Golf Course Actions

Actions update since May 15, 2016

May 16, 2016: Two additional purchase agreements and a price list showing premium paid for golf lots sent to MBG&YC Lawyer Pearce.

June 03, 2016: Email from MBG&YC Lawyer Pearce concerning contact with additional potential witnesses

June 09, 2016: Letter/Email sent to politicians concerning the enforcement of: the **Code of Ordinances Horry County, Chapter 10 - GARBAGE, TRASH AND REFUSE, Sec. 10-19. - Weeds and debris; maintenance requirements.** It states:

- (a) Duties of owners and occupants. No person shall permit their property to serve as a breeding place for mosquitoes, as a refuge for rats and snakes, as a collecting place for trash and litter or a fire hazard. Any of the herein described conditions is declared to be a common nuisance. It shall be the duty of the fee simple owner and/or the occupant of real property to cut and remove all grass, weeds and other ground-cover vegetation as often as necessary to comply with this provision so that grass, weeds or other ground-cover vegetation shall not grow above a height of twelve (12) inches; in addition, drainage ditches, ponds and pipes shall be kept clear of litter, debris, weeds and brush that may block the flow of water and pose a flooding threat to surrounding properties or provides mosquito breeding habitat.
- (b) Removal by county. If weeds, decaying vegetation, debris or dilapidated structures existing on any property are not removed pursuant to this section, the county may seek a court order to compel the owner and/or occupier to abate the nuisance or it may proceed with its own resources or by contracting with another to abate such nuisance, keeping account of the expenses of the abatement and such expense shall be charged and payable by the owner and/or occupant of the property.
- (c) Lien on real property. The charge for compelling the owner and/or occupier to abate the nuisance or the county's abatement of the nuisance shall constitute a lien upon the property. The county administrator shall send, or cause to be sent, a bill for such charges to the owner or occupier of the property. The county administrator shall also file a statement of the lien against the owner of the property in the office of the county clerk of court. Such lien shall be indexed in the mortgage books as maintained from time to time for the county and the statement shall contain a legal description of the property, a statement that a nuisance was abated in conformity with this article, the date the nuisance was abated, the expenses and costs incurred for the abatement, a statement that such amount incurred for expenses and costs shall bear interest at the legal rate from the date of filing of the notice of lien and notice that the county claims a lien for the stated amount.
- (d) Penalties. The penalties for violation of this section shall be punishable under the provisions of section 10-42 of this chapter. (Ord. No. 50-01, § 1, 7-10-01; Ord. No. 65-09, § 1, 9-1-09)

Sec. 10-42. - Enforcement; penalties.

- a) Enforcement agent. The duty of administering the provisions of this chapter shall be conferred upon the Horry County Department of Environmental Services and its authorized agents.
- b) First offense. Any person who is found to be in violation of any provisions of this chapter shall be guilty of a misdemeanor and upon conviction for a first offense be fined no less two hundred dollars (\$200.00) or more than five hundred dollars (\$500.00) and up to thirty (30) days in jail. In lieu of cash payment, a minimum of forty (40) hours of community service, as defined in section 10-42(d), based upon five dollars (\$5.00) per hour may be performed for a first offense.
- c) Second and subsequent offenses. Any person who is found to be in violation of any provisions of this chapter shall be guilty of a misdemeanor and upon conviction for a second and subsequent offense be fined no less than five hundred dollars (\$500.00) and no less than fifteen (15) days or more than thirty (30) days in jail. Also, a minimum of one hundred (100) hours of community service, as defined in section 10-42(d), must be served in addition to any other penalty imposed.
- d) Mandatory litter removal authorized. In addition to the other punishments authorized by this section, in the discretion of the court in which conviction is obtained, the person may be directed by that court to pick up and remove from any public place or any private property, with prior permission of the legal owner upon which it is established by competent evidence that litter has been deposited by someone other than the legal owner of the property, all litter deposited on the place or property by anyone. This shall constitute the community service specified herein.
- e) Injunctive relief for future violations authorized. In addition to the above penalties, the county council or its duly appointed representative may apply to a court of competent jurisdiction to obtain injunctive relief restraining any person or governmental unit or agency of any act which is prohibited by any provisions of this chapter.

Update of the MBG&YC/Heron Point Golf Course Actions

- f) Injunctive relief authorized for imminent danger. In the event that any property, any occupant of a property or any citizen is in danger is threatened by probable imminent danger because of an apparent violation of this chapter, the county attorney and/or person in danger may in addition to other remedies, request injunction, mandamus or other appropriate legal action or proceedings to prevent such unlawful occurrence or to correct or to abate the violation.
- g) Continuing violations. Each day that any person is found to be in violation of any provisions of this chapter after sufficient notification to abate shall constitute a separate violation.
- h) Violations deemed a public nuisance. Any violations of any of the provisions of this chapter are deemed a threat to the health and/or safety of the public and are hereby deemed public nuisance. (Ord. No. 50-01, § 1, 7-10-01)

I included a photo of an alligator hiding in the weeds next to the cart path and another of an adult who was barely visible over the weeds in the fairway to illustrate our problem.

June 10, 2016: Email from Dave Fuss/Watershed Planner: I was informed that Tom Garigen, Horry County Stormwater Manager, planned to respond to you today regarding the report from the site assessment and when it would be ready. Please let me know if you do not receive any correspondence on this matter.

June 13, 2016: Email from Gary Luftus, Horry County Councilman: Mr. Clyburn was gone the end of last week, so wasn't able to contact him until today. He told me that the County told him he only had to mow the 50 foot perimeter. I have no idea who told him that. Steve Gosnell is checking to see if, in fact, that is the case. Also, Tom Garigen is preparing a report re: the storm water situation. Will keep all advised as we find out information.

June 14, 2016: Email from Steve Gosnell, Assistant County Administrator/County Engineer: I just received a call from Lt. Mueller with HCPD and he advised me that they have been in touch with the Owner about cutting the grass on the Golf Course and he advised me that Environmental Services uses Sec 10-15(e) when dealing with complaints of this nature. As you can see it references the 50' requirement. I was unaware of this section until Lt. Mueller pointed it out to me. I have also included the entire section 10-15 below.

(e) Responsibility of owners and agents. It shall be the duty of the owner, agent, occupant or lessee to keep exterior private and public property free of litter and unsightly growth, as defined herein. This requirement applies not only to removal of loose litter, but to materials that already are or become trapped at locations such as fences and wall bases, grassy and planted areas, borders, embankments, ditches and other lodging points. All developed and residential property and all property within one hundred (100) feet of any developed or residential property shall be trimmed to within fifty (50) feet of street rights-of-way and adjacent property lines where possible.

(f) Exceptions for large parcels. Property used for farming activities and any parcel or tract of property equal to or exceeding five (5) acres shall be exempt from the weed control provisions of this article are exempt from the provisions of this chapter; provided, that any property within one hundred (100) feet of any residence or commercial establishment on such a tract shall not be exempted and shall be maintained in accordance with all provisions of this article.

June 14, 2016: Email to Steve Gosnell, Assistant County Administrator/County Engineer, and Gary Luftus, Horry County Councilman: As I am sure you know Myrtle Beach Golf & Yacht is currently being sued by CondoWorld and Heron Point property owners concerning use of the Golf Course property and until that litigation is resolved by the courts the only permitted use of that property is a golf course.

When I read Sec. 10-15, the only exemption I can find only one exemption of property from the enforcement of Sec. 10-19; Sec. 10-15 (f)

(f) Exceptions for large parcels. Property used for farming activities and any parcel or tract of property equal to or exceeding five (5) acres shall be exempt from the weed control provisions of this article are exempt from the provisions of this chapter; provided, that any property within one hundred (100) feet of any residence or commercial establishment on such a tract shall not be exempted and shall be maintained in accordance with all provisions of this article.

The golf course property winds through the MBG&YC subdivision and a large portion of the golf course consist of non contiguous individual parcels which do not meet the 5 acre threshold.

Update of the MBG&YC/Heron Point Golf Course Actions

While it may be convenient for Lt. Mueller with HCPD and Environmental Services to use Sec. 10-15(e) when dealing with complaints of this nature, Sec. 10-19 is very specific and we would like it to be enforced on all parcels it applies to.

Sec. 10-19. - Weeds and debris; maintenance requirements.

(a) Duties of owners and occupants. No person shall permit their property to serve as a breeding place for mosquitoes, as a refuge for rats and snakes, as a collecting place for trash and litter or a fire hazard. Any of the herein described conditions is declared to be a common nuisance. It shall be the duty of the fee simple owner and/or the occupant of real property to cut and remove all grass, weeds and other ground-cover vegetation as often as necessary to comply with this provision so that grass, weeds or other ground-cover vegetation shall not grow above a height of twelve (12) inches; in addition, drainage ditches, ponds and pipes shall be kept clear of litter, debris, weeds and brush that may block the flow of water and pose a flooding threat to surrounding properties or provides mosquito breeding habitat.

(c) *Responsibility of owners and agents.* It shall be the duty of the owner, agent, occupant or lessee to keep exterior private and public property free of litter and unsightly growth, as defined herein. This requirement applies not only to removal of loose litter, but to materials that already are or become trapped at locations such as fences and wall bases, grassy and planted areas, borders, embankments, ditches and other lodging points. All developed and residential property and all property within one hundred (100) feet of any developed or residential property shall be trimmed to within fifty (50) feet of street rights-of-way and adjacent property lines where possible.

June 15, 2016: Email from Pearce Law Firm containing copy of Subpoenas for Charles Hedgepath, Davis Title Services, Inc. and The Brigman Company (our real estate experts).

June 23, 2016: Email from MBG&YC Lawyer Pearce concerning Charles Hedgepath's R45 response to the Plaintiff's in the above matter for your review and consideration. Lawyer Pearce stated that: "this type of production and disclosure with expert's is par for the course in civil litigation of this type. We are currently doing the same to their recently disclosed experts".

June 23, 2016: Emails from Gary Loftus, Horry County Councilman with responses of H. Randolph Haldi /Deputy County Attorney (6/16/16) and Arrigo P. Carotti/County Attorney (6/15/16) concerning golf course maintenance.

June 28, 2016: Email from MBG&YC Lawyer Pearce concerning a Motion to Quash filed by counsel for Rowe Professionals and Bill Clark Homes in regards to our recent Rule 45 (i.e. – non-party subpoena) to Rowe seeking copies of their files on the redevelopment plan.

June 28, 2016: Four Emails to MBG&YC Lawyer Pearce concerning the Loyola Bank's bankruptcy documents recently produced from homeowner files. These documents reference an agreement between the MBG&YC, Debtor, and Peoples Federal Savings and Loan Association dated July 25, 1988. That is the agreement which requires our deed restriction.

June 28, 2016: Email to Golf course Committee to keep them apprised of recent developments.

June 29, 2016: Four Emails to MBG&YC Lawyer Pearce concerning Title Insurance Policy documents recently produced from homeowner files. These documents reference a Deed Restriction in the deed between the Peoples Federal Savings and Loan Association and the Heron Point Golf Club, Inc.

June 29, 2016: Email to Golf course Committee to keep them apprised of recent developments

June 30, 2016: Email from MBG&YC Lawyer Pearce concerning the Loyola Bank's bankruptcy documents produced from homeowner files.

June 30, 2016: Two Additional Purchase Agreements sent to MBG&YC Lawyer Pearce.

July 01, 2016: Email from MBG&YC Lawyer Pearce concerning contact with potential witnesses.

July 06, 2016: Email to Dave Fuss/Watershed Planner concerning Tom Garigen, Horry County Stormwater Manager, regarding the site assessment report.

July 08, 2016: Email to Steve Gosnell, Assistant County Administrator/County Engineer about the enforcement of Horry County ordinances concerning Drainage/Flooding, Fire, Safety and Health issues.

July 09, 2016: Email to Gary Loftus, Horry County Councilman concerning Drainage/Flooding issues.

July 11, 2016: Email to Gary Loftus, Horry County Councilman concerning Fire, Safety and Health issues.

July 12, 2016: Email to Joseph Tanner, Horry County Fire Chief concerning Fire Safety issues.

July 12, 2016: Email From Joseph Tanner, Horry County Fire Chief stating that he will be happy to look into this situation and will begin by sending this to the Codes Enforcement Division for the County to see if there is any remedy.

Update of the MBG&YC/Heron Point Golf Course Actions

July 12, 2016: Email from Dave Fuss/Watershed Planner concerning Stormwater Management Site Assessment Report. The report was done in May, forwarded to the County Attorney's office on June 13 and finally sent to MYG&YC after a second request. Assessments were done on May 12 & 19, 2016. This assessment was brought about at the request of the MBG&YC HOA and several concerned citizens who live in the area. This assessment was necessary due to the Golf course closing and that Horry County has major a drainage conveyance through this system (Bay Road outfall). This assessment is based on how well the system is maintained and if there are any major blockages (trees, bushes, and debris) in the ditches that could cause flooding. The conclusions and recommendations were:

- On the first visit, it was apparent that the course had not been cut for some time but the ditches still looked to be in very good condition. On second visit the course had been partially cut. The perimeter of the fairways were cut but the fairways were uncut. This was a little unsightly but did not affect the drainage.
- The MBG&YC and Rivers Reach perimeter ditches were found to be clear of any major blockages - the majority of the ditches were in very good shape. It was apparent that the Rivers Reach and MBG&YC homeowners were taking responsibility for the ditches behind their houses and keeping them maintained.
- Issues found were on the 13th hole adjacent to Bay View Golf Villas. It appeared that there were numerous blockages from trees and bushes overgrown in the ditch. It also appeared as if it had not been maintained for many years.
- The Horry County/Heron Point CC Bay Road ditch was in need of some minor repair and it would benefit for the ditch to be widened at the point it comes onto the 13th hole.
- The Pond on Hole 16 has filled in with sediment but not to the point that it is affecting flow. The outfall structure is in good shape but now that the ponds are not being used for irrigation and there are concerns for flooding I would highly recommend that a board be removed from the weir to allow the pond to drop 6 inches. (Removed by MBG&YC Maintenance on 7/19/16.)
- The areas that abutted Cypress River Plantation have poor drainage due to the yards and fences built out into the course and not graded properly.

Note: It appears that because of the diligence of MBG&YC & Rivers Reach homeowners and MBG&YC Maintenance in maintaining the perimeter drainage ditches, We will get no county assistance. Bay View Golf Villas, Cypress River Plantation and Horry County/Heron Point CC Bay Road ditches which have not been maintained or exhibit illegal encroachment apparently will be addressed.

They also note that the Pond on Hole 16 has filled in with sediment but not to the point that it is affecting flow. This sediment is there because the Horry County has repeatedly ignored MBG&YC complaints of sediment laden water that the county has channeled through our lakes and ditches from the storm water runoff of the Cameron Village subdivision roads and construction sites.

July 13, 2016: Barbara Miller of the Pearce Law Group wrote: Attached please find Notices of Deposition which were served on us yesterday:

- Mr. Teeters, please note your deposition is scheduled for July 27th at 9:00 a.m.
- Ms. Berckart, please note your deposition is scheduled for July 27th at 11:00 a.m.
- Mr. Johnson, please note your deposition is scheduled for July 27th at 2:00 p.m.

July 14, 2016: Copies of County Attorney correspondence received yesterday:

- From: Arrigo P. Carotti / County Attorney
To: H. Randolph Haldi | Deputy County Attorney/Property Manager
Date:6/15/16
- From: H. Randolph Haldi | Deputy County Attorney/Property Manager
To: Councilman Loftus
Date:6/16/16

July 15, 2016:

- Our motion to the Court to require or allow the additional of South State Bank to this lawsuit as party in relation to its role as the successor-in-interest to People's will be heard by Judge Hyman on 7.26.16.
- Deposed James H. Dusenbury, Esq., the Nominee / Signatory on the original Option Agreement and Deeds to Tracts I and II for the original Seller.
- Has been in contact with several Expert witnesses for CondoWorld/Heron Point concerning depositions and document production.
- Has received document production from several expert witnesses for CondoWorld/Heron Point.
- Attorneys agreed to extend document production and deposition deadlines.

July 16, 2016: Barbara Miller of the Pearce Law Group sent copies of Notices of Deposition served on us, Re: Subpoenas for MBG&YC expert witnesses:

Update of the MBG&YC/Heron Point Golf Course Actions

- Charles Hedgepath
- Davis Title Services, Inc.
- The Brigman Company

July 18, 2016: MBG&YC received two pieces of mail from Bellamy and staff that pertain to depositions.

July 21, 2016: Sent MBG&YC lawyer Chris Pearce 1990 MBG&YC Document Peoples vs. MBG&YC Assn and others discovered by one of our homeowners.

July 22, 2016: Sent MBG&YC lawyer Chris Pearce Attorney a copy of the 1992 MBG&YC Title Ins Policy on Heron Point Golf Course 11-26-1992 supplied by one of our homeowners. The policy states: (20) *Restrictive covenant which will limit the utilization of the insured premises to an exclusive use as a golf course.*

July 26, 2016: MBG&YC lawyer Chris Pearce met with CondoWorld/Heron Point attorney Bellamy who very recently located a copy of their title policy from the original closing with Peoples Federal in 1992. Their apparently is a mortgagee title policy / coverage in favor of People's Federal as well. According to Bellamy, Attorney Craig Brown from the Greenville, SC area is in the process of filing a Notice of Title Claim with the subject Title Company on behalf of the Plaintiffs in regards to MBG&YC's counter-claim for declaratory judgment.

Given the above, Bellamy and I have agreed to continue our pending Motion to Dismiss and/or To Amend for one term of the non-jury motions

July 28, 2016: Charles Johnson meets with MBG&YC lawyer Chris Pearce and is deposed by CondoWorld/Heron Point attorney Bellamy

July 28, 2016: MBG&YC lawyer Chris Pearce during the last 2-3 days in conversations with Bellamy who has indicated that Roy Clyburn is willing to renew settlement negotiations with an eye towards exploring the following topics (along with any others):

1. The possibility of transferring a portion of the golf course property to the Association as additional consideration for any negotiated settlement agreement
2. The possibility of negotiating a sale of the golf course property in its entirety to the Association for a negotiated price
3. The possibility of re-opening and operating the golf course with the financial support of the Association and its members based upon a professionally developed budget.

Thus, I think all of this needs new information and request(s) for meetings need to be considering in their totality rather than a piece-meal basis.

July 28, 2016: Email to Golf course Committee to keep them apprised of recent developments.

July 29, 2016: *The following message is sent with the approval of the entire HOA Board and Golf Committee to Lawyer Bellamy:* As good faith gesture to a community whose welfare Clyburn/Spearman have ignored:

If Mr. Clyburn wants to consider a renewal of settlement negotiations, please convey that the homeowners of MBG&YC would like to see him live up to the original promise made to the previous HOA Board and mow the entire golf course immediately and continue to maintain it with monthly mowing.

July 29, 2016: MBG&YC lawyer Chris Pearce takes the Deposition of George N. Magrath.

August 01, 2016: Letter/Email to Horry County officials concerning ditches, lakes/ponds and sediment build up caused by stormwater runoff from outside our subdivision.

August 02, 2016: Meeting of the Golf Course committee. Jim McGowan informed the committee of what had transpired during the last few weeks.

August 02, 2016: MBG&YC lawyer Chris Pearce sent subpoenas to 6 possible witnesses

August 02, 2016: Reply from Gary Loftus concerning sediment problems.

August 04, 2016: Email from Dave Fuss: Eric Hasara, our project manager for your area, plans to contact you in the near future to set up a time to meet with you to discuss these issues. We feel that a meeting would be the best way to sort through these issues.

August 06, 2016: Letter from MBG&YC Homeowner J. Droll outlining a plan for a community wide mailing to local politicians just before elections.

August 08, 2016: Visited Wicked Stick taking pictures and talked to several homeowners who shared the following information:

- Phased development: purchase and develop in phases
- Clustered holes, driving range, club house and parking lot
 - Sold
 - Stripped of all vegetation
 - Leveled
 - Stripped of top soil
- String holes
 - Not Sold: Planned purchase in additional phases after development phase 1
 - Same landscaping plan as we are experiencing at Heron Point (perimeter mowing only)
 - Lakes and ponds waters are dirt brown

Update of the MBG&YC/Heron Point Golf Course Actions

August 12, 2016: Emails from MBG&YC lawyer Chris Pearce update on depositions, discovery issues and related matters.

August 15, 2016: Email from MBG&YC lawyer Chris Pearce concerning litigation chronology postings on our website.

August 16, 2016: Email to MBG&YC lawyer Chris Pearce concerning chronology postings on our website.

August 16, 2016: Email from MBG&YC lawyer Chris Pearce concerning chronology postings on our website.

August 17, 2016: Email to MBG&YC lawyer Chris Pearce concerning correspondence with politicians.

August 18, 2016: Email from MBG&YC lawyer Chris Pearce concerning scheduling a meeting September 12.

August 26, 2016: Meeting with MBG&YC lawyer Chris Pearce and Charles Hedgpath.

August 31, 2016: Letter from MBG&YC lawyer Chris Pearce seeking a meeting with the entire board.

September 01, 2016: Horry County Stormwater Management were at the pond at the Wisteria intersection.

In anticipation of the storms and rain events we are expecting, they removed three boards from the overflow pipe/weir to facilitate the water we are going to get from Cameron Village.

September 01, 2016: Email to the Golf Course committee informing the committee of what had recently transpired.

September 06, 2016: MBG&YC Womens Club approves sending of letters to local officials.

September 12, 2016: Richard Teeters met with MBG&YC lawyer Chris Pearce.

Myrtle Beach Golf & Yacht Homeowners Club

Monthly club meetings are held at 7 PM
on the third Tuesday of each month.

Our Facebook page can be found by searching for
"Myrtle Beach Golf And Yacht Club Homeowner"

You can also contact the club via email at mbgyho@gmail.com

JOIN US OCTOBER 29TH FOR AN ALL DAY HALLOWEEN CELEBRATION.

FESTIVITIES START AT 10:30AM

The Myrtle Beach Homeowners Club 2016 Event Calendar is as follows:

- o September 30th & October 1st Friday & Saturday, 2nd Annual Craft Show
- o October 19th Red Cross Blood Drive
- o October 29th Canine Costume Parade 10:30am-11:30am
- o October 29th 3rd Annual Decorated Golf Cart Parade 1:00pm
- o October 29th Saturday, Trunk or Treat 3-5pm and Monster Mash 7-10pm
- o December 17th Children's Christmas Party

**The Homeowner's Club is sponsoring
Wednesday Oldies DJ Night at the Pavilion
by Chuck Simone**

- Sept. 28th...Disco & Dance music 70's-80's...Michael Jackson, Bee Gees, Barry White, etc.
-

Music will play from 6 PM until 9 PM
Bring a lawn chair, your favorite summertime beverage and have some fun!

All events are subject to change and more may be added at a later date.

PLEASE JOIN OUR FACEBOOK PAGE
WE POST EVENTS AND NEWS ABOUT
OUR COMMUNITY...
THIS FACEBOOK PAGE IS OPEN TO ALL HOMEOWNERS
SEND A REQUEST TO:
MYRTLE BEACH GOLF AND YACHT CLUB
HOMEOWNER , this is a closed group only
for our homeowners.



SAVE THE DATE: MARCH 11, 2017
Second Annual Lasagna Dinner
Sponsored by the Homeowners Club
Tickets will be on Sale February 1st thru the 28th
Seating will again be limited
MORE INFORMATION WILL BE AVAILABLE AT A LATER DATE

Myrtle Beach Golf and Yacht Home Owners Club

“Incidental Campaign 2016” for veterans in need within the Myrtle Beach area.

We invite everyone in our community to partake in our campaign. Your support helps make this a very successful one for our Veterans.

This year we will accept monetary donations if you are unable to send or pick up items for our Veterans. At the end of the Campaign we will purchase the necessary items and add it to the collected merchandise. Please make your check payable to the following:

Myrtle Beach Golf and Yacht Homeowners Club
mail to: 6851 King Arthur Drive
Myrtle Beach, SC. 29588
Please add Campaign 2016 on the Memo Line

We are now accepting donations of the listed items to be dropped off at our HOA office during business hours until September 30th. Look for the Blue Basket with RWB Ribbon and place bagged items in it.

- Diabetic Socks all sizes
- Crew Socks all sizes
- Men Slippers Sizes 9-13
- Athletic Shoes Men 9-13
- Athletic Shoes Women 7-10
- Bath Towels and Wash Cloths (New ONLY)
- Depends
- \$5.00 Walmart Cards
- \$5.00 Gas Cards

- Standard sizes for the following items
- Deodorants
- Shampoo & Conditioners
- Toothpaste (Please no TOOTHBRUSHES)

Liquid Body Washes, Bar of Soaps
Hand Creams, Body Cream,
Talc Powder, Foot Powder, Foot Cream
Q-tips
Sanitary Pads

For Men and Women
White T- Shirts Size M-2XL
Underwear Size M-2XL

Accepting only the following:
Crossword Puzzle book
Jumble Puzzle books
Sudoku Puzzle books

Thank you for your generous support for our Men and Women who every day look to make our days safe. God Bless all who have served in our forces and are continuing to serve. We are grateful and send our prayers to you.

For more information please contact the following:
Giorgina Welsh 843 421 6672
6905 Gina Court in the Ashley Cove Subdivision.
I will accept your donation at my home if you are unable to make it to HOA office. I will also pick up donated items if you need me to.

“The Grand Strand Attractions Book” is available for sale. BOGO restaurant offers plus local merchant discount coupons. Contact Roy Catholdi, Mike Fleming, Lynn Gallagher, or Charlie Johnson for your book. Copies can also be purchased at the regular monthly club meeting.

.....

In an effort to get the Homeowners Club activities and information out to the community we are trying to expand our email list. If you would like to receive email updates on MBGY Homeowners Club activities and goings on please send your name and email address to mbgyho@gmail.com. No information is shared and remains confidential.

SAVE THE DATE!
2ND ANNUAL CRAFT SALE

AT

MYRTLE BEACH GOLF AND YACHT CLUB
6851 KING ARTHUR DRIVE
MYRTLE BEACH, SC

FRI. SEPT. 30(4 TO 8PM) & SAT. OCT. 1 (9-3PM)
PRESENTED BY THE MBGYC HOMEOWNERS

This year we are planing the event earlier in the fall season to take advantage of the weather and to get an early start before the other holiday craft shows start.

WE WILL BE EARLY AND THE BEST!

&&&

IN THE HOA COMMUNITY ROOM

INDOOR- TABLE \$15.EACH W/ 6'X3' TABLE/CHAIR

OR

IN THE HOA PAVILLION(FULL ROOF AND OPEN AIR)

OUTDOOR -TABLE \$7.EACH W/6'X3' TABLE/CHAIR

+++++

NAME _____

ADDRESS _____

CITY/TOWN _____ **ZIP** _____

PHONE# _____ **EMAIL** _____

NUMBER OF TABLES WANTED ? _____

INSIDE? _____ **\$15.EA.** **OUTSIDE?** _____ **\$7.EA.**

CRAFT TYPE YOU WILL BE SELLING? _____

PLEASE RETURN APPLICATION BY AUGUST 15TH,2016

SEND APPLICATION AND CHECK TO : JOAN KEEZER,6534 SNOWY

EGRET TRAIL,MYRTLE BEACH,SC 29588 PHONE 603-770-5502

MYRTLE BEACH GOLF AND YACHT HOMEOWNERS CLUB

will be sponsoring the
2016 COMMUNITY YARD SALE
Saturday October 15, 2016
Hours: 8:00 am til 12 Noon

Participants must purchase a permit to be included
in the community wide yard, garage, lawn sale and is
Open only to MBGYC Homeowners and Residents
Home Renters are welcome to participate
Permit fee is \$10.00 per home.

Open to all MBGYC Condo Residents only
we will have space under the Pavilion only
on a first come first base rental of picnic table \$10.00
bring your own table space \$5.00
you will be responsible to your set up and break down
and removing any items that you do not sell
(lawn space not available to rent)

Participants in our Community Wide event
will be placed in a directory with map to address
your sale location. Please note we will have
a banner advertising the event along with
classified advertising, and social media advertising

Permits will be available starting September 1, 2016
and sold thru October 4, 2016

Available by contacting
Giorgina Welsh 843 421 6672
Lynn Gallagher 843 650 7219
Mike/Liz Fleming 703 304 2256
Roy Catholdi 843 267 3366
Charlie Johnson 410-733-6210

Permits will not be available at the office
Please call one of us and we will make arrangement for delivery

This event will be open to Non Residents to come in and
purchase from all listed participants
We look forward to making this event one that all
will share in its success
We thank you for your continued support

SPECTACULAR SATURDAY
OCTOBER 29TH
SOMETHING FOR EVERYONE
MEET AT HOA FOR ALL EVENTS



10:30 – 11:30 AM
THE CANINE COSTUME PARADE
LEASHES REQUIRED
PRIZES FOR BEST COSTUMES



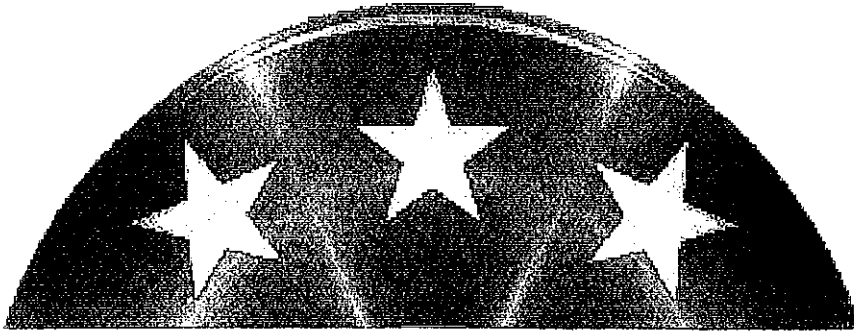
1:00 PM
3RD ANNUAL DECORATED GOLF CART PARADE
CREATE A WINNING CART
CASH PRIZES TO BE AWARDED
FREE PIZZA AND SODA FOR GOLF CART PARTICIPANTS
AFTER THE PARADE, IN THE PAVILLION



3:00-5:00 PM
TRUNK OR TREATS
GOODIES FOR THE KIDS
SURPRISES IN EVERY TRUNK
WEAR YOUR HALLOWEEN COSTUMES

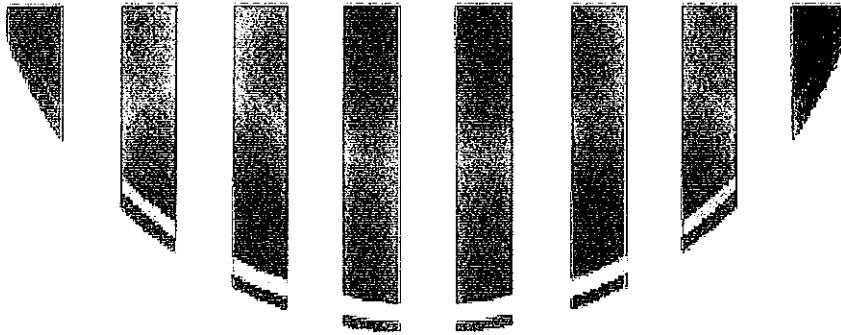


7:00-10 PM , \$2.00 cover charge
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BRING YOUR OWN SNACKS AND DRINKS
LAUGHTER, DANCING, FUN, DJ
COME AS A MONSTER



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NOVEMBER 12,
2016

VETERAN'S DAY PARTY

Time: 6:00pm to 9:00pm

Door Prizes, Raffle & Quilt Of Honor
Presentation

PRESENTED BY:
MBG&YC WOMEN'S CLUB @ THE COMMUNITY CENTER

Music by: **Chuck
Simone**

Cost: \$13.00 per
person

Enjoy BBQ,
Brisket, Salads,
Sides,
Beer, Wine, Sodas
and Dessert

Patriotic
Festivities and
Demonstrations
performed by the
American Legion
Honor Guard and
our MBG&YC
Honor Guard

Tickets: Beverly
Hoffman, 843-259-
0980

and at the
HOA Office

Group reservations
available



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- 3) I follow up with agents who have shown your home to get feedback.

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316 Aqua Vista Court.
Craftsman-style 3 BR, 2 BA, Open floorplan, new 3-season room. \$148,000.

Only used as 2nd home, on oversized lot. Custom designed entry & kit. 3 BR, 2 BA, screened porch. Temporarily on "Hold" \$174,900

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Grand Strand Real Estate
Mid-Year Market Report
June 2016

Want To Know What's Happening? *Single-Family Market Overview

	2015	vs.	2016	
# Listing Inventory	5,437	vs.	5,401	-0.66%
# Closed Sales	3,296	vs.	3,468	+4.49%
# Median Price	\$198,950	vs.	\$205,000	+3.18%

If you would like more information about what is happening in your neighborhood, contact me Today.

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"Without Data, it's just another opinion...
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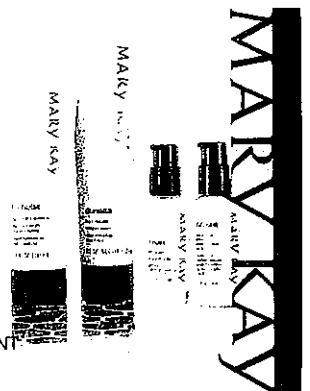
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