

MBG&YC NEWSLETTER

June 2017



Website: www.mbgandyc.com

HOA phone: 843-650-3055

HOA Office Hours:

Monday – Office closed

Tuesday – 8:00 am to 5:00 pm

Wednesday – 8:00 am – 8:00 pm

Thursday – 8:00 am – 5:00 pm

Friday – Office closed

Saturday – 8:30 am – 1:00 pm

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

Letter From Your President

The time since the last Homeowners Association Annual Meeting seems to have flown by. The meeting on May 6, 2017, was well attended, and Mike Nappi was elected to fill the open seat on the Board of Directors beginning July 1, 2017. Congratulations Mike!

Both Spice Bush Crescent and West Sweetbriar Trail have been repaved in keeping with the proposed schedule. Since last November, the swimming pool has undergone extensive repairs and is now fully functional and being enjoyed by many. The parking lots around the Community Center and pool have been resealed, striped, and bumpers painted.

The HOA budget for fiscal year 2017-18 has been approved by the Board of Directors with very few changes. The auditor has been notified to that the annual audit must be completed in accordance with the Covenants and By-Laws.

The Board of Directors continues to work diligently toward a solution to the Heron Point Golf Course issue that will have a positive impact on our community.

As a community, Myrtle Beach Golf & Yacht Club continues to struggle with "**3 C's: COMMUNICATION, COOPERATION, AND COURTESY.** COMMUNICATION is a big

concern. Sadly, only about 1/3 of our homeowners will see this Newsletter online. Even sadder is the spreading of false or unfounded information causing the proverbial "rumor mill". Such rumors lead to confusion, anxiety and anger. As Detective Friday (for those of us old enough to remember) used to say, "Get the facts, just the facts".

The lack of **COOPERATION** between neighbors, groups of friends, and clubs and organizations only adds to the division that plagues our community. We need an attitude of "Let's get along. Let's help one another" instead of criticism and competition.

COURTESY is more than just observing the 25 mph speed limit and being aware of those walking or riding along our streets and it is more than just a safety issue. The current Board of Directors voted to have quarterly "open" meetings, in part, because of the outbursts, the name calling, the whispering, chatting and interrupting while someone is speaking. Such behavior has resulted in decreasing attendance at meetings and increasing lack of interest in the betterment of the community by volunteering.

My 3 years on the Board of Directors has come to an end. Being on the board has been interesting, educational and busy. I feel I have done my best to do my part for the community I call "home". What about you?

To paraphrase the late President John F. Kennedy, "Ask not what your community can do for you. Ask what you can do for your community".

Ruth Berckart

From the Manager's Desk

Greetings from the HOA Office and your Manager. Our weather is telling me that spring has "sprung" and we are already moving into summer. When working and/or spending time outside, be aware of the rising temperatures and take precautions such as hydration and sun screen. Also, be more mindful when driving since there will be a lot more of our residents out walking. With the hot weather upon us, our pool is getting a lot of use. If you have covered yourself with lotions while sun bathing, remember your fellow pool users and shower before entering the pool water otherwise the lotions wash off and cause a film on the water and tiles. Since the summer is a time when residents do a lot of yard work, please see the reminders on yard waste or your debris may not be picked up. Also, when out and about, particularly on our overgrown golf course, be mindful of our collection of critters. Many are cold blooded and enjoy the sun and warm weather. Both the office staff and I hope that you have a trouble free and enjoyable summer.

Lyle Hedman

Due Diligence

There are a handful of workers in this community that work to keep the community to a standard second to none. We don't often enough take the time that we should, to give proper recognition when one of those workers does something that stands out. Many of the actions go unrecognized. One most recent action was when Security Officer Robert Rowe, known to many as "Bubba", noticed that the name of a person who was to be picked up in the community by a taxi, was one that had been eluding the HCPD for the burglaries or thefts that occurred here in our community just a few months back. Robert "Bubba" Rowe quickly called HCPD to inform them of where the perpetrator was residing. HCPD responded, made the arrest and took this individual off the streets. The board of directors would like to take the time to recognize Robert "Bubba" Rowe for his action and hope that you as a resident tell him thanks when you see him around the community.

Respectfully
On behalf of the BOD
Richard Teeters
5/17/2017

HURRICANE PREPAREDNESS COMMITTEE

While forecasting methods and tools are improving year after year, we are still at risk to tropical storms and hurricanes because we live along the coastline.

- 1). Enter this hurricane season prepared.
- 2). Know the evacuation route that leads away from the coast.
- 3). Make sure your home is secure for withstanding hurricanes and have recommended storm shutters.
- 4). Have proper tools, supplies, and a first aid kit.
- 5). Have plenty of batteries and flashlights.
- 6). Always have plenty of non-perishable foods on hand.
- 7). Have several days' supply of fuel, food and water for each family member.
- 8). Bring all loose objects and yard ornaments inside.
- 9). If called to evacuate, do so immediately.

More complete information is available at the office or at <http://mbgandyc.com>
Plan now for this hurricane season and keep your extended family informed of your plans.

Architectural Review Board Volunteers Needed

Please consider volunteering for this board. It is very important function that insures the continuity of the visual and structural standards established by the community. These standards maintain the beauty and value of our properties for current and future residents.

Community Center Announcement

For safety and security, the Community Center will be locked when not in use during business hours. Please call the HOA office before your meetings and activities so the staff can unlock the doors to Community Center. Thank you.

Digital Archives

The HOA is still interested in any old papers, old deeds with the blue tax stamps, purchase agreements or any other material you think should be added to our Digital Archives. Many thanks to the "Originals" who have already produced an amazing amount of old papers and even some golf memorabilia from the days when MBG&YC owned the golf course. With their assistance, we have been able to preserve a considerable amount of our early history. Please leave your material with the Manager while we photocopy, scan or photograph the items, which will then be returned to the donor. If you have any questions, please call Dave Murray at 843-650-7588.

Yard Debris

This is a reminder about the yard debris pickup process.

- Beginning in April, yard debris is picked up on Monday, Wednesday, and Friday. You will be notified when debris pickup goes on the winter schedule which is Mondays only.
- Yard debris may be placed curbside on the day/evening before pickups.
- Yard debris must be placed in front of your residence on your property. It cannot be placed on common areas/cul-de-sacs.
- Pine straw, leaves, small branches/twigs must be bagged.
- Branches and limbs must be cut into 4 foot lengths and bundled and stacked. The bundles must be moveable by a single employee.
- There is a combined limit of 5 bags and bundles per pickup.
- Debris not appropriately bagged and/or bundled and stacked will not be picked up.
- Excess bags and/or bundles must be stored behind the residence until the next schedule pickup.

If the debris is not picked up and is left in front of the residence, the resident will be issued a warning citation. If still not bagged and/or removed after the warning, a \$10.00 fine will be issued and will continue weekly until the issue is resolved.

Pool Cleanliness

Please help keep our swimming pool, kiddie pool and spa clean by showering before entering the pool. Body lotions, sunscreen, body oils, etc., being brought into the pool water has become a serious cleanliness concern as well as a health issue.

Also, if you have any open sores or skin infections, kindly do not go in the water. You run the risk of cross contamination to yourself and others. Thank you.

Women's Club

We are heading into the season where those of us who live here in this beautiful area will begin having visitors because we live at "the beach." Remember your visitors are always welcome to join our activities. I think the weather is finally going to cooperate and stay dry and hot.

Message from the President: Our club was in full swing with Spring activities. During March we had a successful Pancake Breakfast and a Mahjong Tournament which is always successful. In April we did our annual "Purses Galore" auction which is always fun for the ladies. And, in May we have our Memorial Day Picnic which is always a success thanks to Beverly Hoffman and her committee, and in June we are sponsoring a shredding event. Also, we will be honoring our school scholarships and the recipients are George Antash and Alexa Ernesto seniors from St. James High School and residents of MBG&Y Club.

This busy first half of the year would not have been possible without the help and support from all of the "seasoned" ladies of the MBG&Y Women's Club. For that great support and spirit I want to offer my heartfelt thanks. Most of all, a great big THANK YOU goes out to the people of our community in support of these functions. We wish you a happy summer. **Shirley Wedegis**

Our club does not meet the summer months of July and August, but we are sponsoring several events this summer:

Shredding Event, 4-6 pm, June 7
Community Center Parking Lot
Free to all residents

Comedy Show
July 22, 7:00 pm
HOA Community Center

Caribbean, 6 – 10 pm, August 5
\$10 per person –
Chicken Dinner, salads, fruit and deserts
Beer, Wine and Soda
A night of surprises-music by Chuck Simone
Tickets at the HOA or Kay Bogdanski

We cannot forget about our year-long event "Bingo". This is held every Monday, starting at 7:00 pm and lasting until 9:00 – 9:30 pm. Come joins us.

Also we want to recognize our new members to this great club. Since the beginning of the year, we have welcomed Kath Kozy, Lillian Cadieux, Anne Arpino, Barbara Longobardi, Carolyn Stewart, Trish Travis, Patty Grasso, Jean Infante and Lucy Osborne. We are looking forward to expand our membership and welcome all who want to be a part of this organization.

Upcoming events: watch for flyers

Memorial Day Picnic, May 27
Comedy Show, July 22
Caribbean Night, August 5
Tea & Fashion Show, September 10
Veteran's Day, November 18
Christmas Cocktail Party, December 16
Christmas Luncheon, December 7

Flashing News: The MBG&YC Women's Club would like you to join our new website on Facebook. This site is open to all residents in the community, male or female. Your voice is welcome. Our site can be located by way through the search icon, "mbg&Y WOMEN'S CLUB". We currently have 68 members and welcome all. If you need help to get on, please call our administrator Beverly Hoffman.

Have a safe and wonderful summer!

Rita Smith

Senior Singles Club

June 4 (Sunday) – Picnic at Myrtle Beach State Park, Shelter B-2. Starting at 12 noon rain or shine. Lunch will be at 1:00 pm. Please bring an appetizer, covered dish, dessert or beverage. The club will supply fried chicken. Bring your park pass or pay at the gate. Come early – expect traffic delays at the entrance. There will be a meeting to nominate and vote for new officers who will begin their terms starting with our September annual meeting. Office terms are for two years, as voted upon by the membership.

July & August – Summer Recess

September 17 (Sunday) – Annual Business Meeting & Planning of Next Year's Calendar. 2:00 pm at the Community Center. The new officers will conduct the first meeting of the new season. 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.*

We invite all single seniors – male or female – to come join us for fun and good company. If you are interested in joining please contact Carolyn Stewart at 843-748-0437.

Myrtle Beach Golf & Yacht Homeowners Club

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

The Myrtle Beach Golf & Yacht Homeowners Club 2017 Event Calendar is as follows:

- o **Wednesday Oldies DJ Night at the Community Center by Chuck Simone**
May 31st Motown music will play from 6 PM until 9 PM
Upcoming events will be posted on the Facebook group

- Hot dogs, chips and soda will be available for sale
- **September 2, Saturday of Labor Day Weekend: Golf Cart Parade,** 10 AM. Bill Russell and Joan Keezer continue to sponsor the event for our community.
- **October 20 and 21, Friday and Saturday: 3rd Annual Craft Show**
- **October 28th, Halloween Saturday Spectacular:**
Dog Parade 1-2pm, Trunk or Treat 2-4pm and Monster Mash 6-9pm
- **December 10, Sunday: Children's Christmas Party with Santa,** games and prizes.
- **December 14 through 21: Home Christmas Decoration contest**

Please join our Facebook group

where members can find events and news about our community and homeowners share information.

To join this group, please send a Facebook request to **"Myrtle Beach Golf And Yacht Club Homeowner"**

This Facebook group can be found by entering "Myrtle Beach Golf And Yacht Club Homeowner" into the Facebook search field.

This is a closed group where only those who are in it can see what members have posted. No commercial business advertising is allowed. Please use courtesy when addressing others. Negative comments are subject for deletion by an administrator.

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

Announcements – Reminders

Mark your trash cans

Please mark your trash cans with your address or your unit number. Make sure it is legible and visible.

Smoke Detector Battery Replacement

The Horry County Fire Department has informed me that they will replace smoke detector batteries for seniors. There are two ways this can happen.

1. Use the internet and go to www.horrycountyfirerescue.com
Click on Public Forms
Click on Smoke Detector Request Form and complete and send the form. It will be auto mailed to the closest Fire Station to your location. That station will contact you and schedule an appointment for battery change.

Call 843-205-5190 and request a battery change. They will instruct you on how to proceed.

Fire Pit/Outdoor Burning

Open burning is ***not*** allowed in MBG&YC. The only allowable form of outside burning for single family homes is in a fire pit with a cover. The fire pit ***must*** be located on a patio at a safe distance from the home. If it cannot be placed a safe distance from the home on the patio, it must be placed on a concrete or stone base at the rear of the home. **ONLY** clean wood logs are allowed to be burned in these fire pits and the cover must be on at all times.

NO yard debris of any kind may be burned within the community of MBG&YC. We offer yard debris pick up three times a week to our residents.

If you live in one of the condominium units you must check with your condominium association for their rulings on fire pits.

SAFETY REMINDER

Please keep all your home and car doors locked and report any suspicious activity to security.

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 deliver, 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 passes will be written up while you wait at the gate.**

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 find.

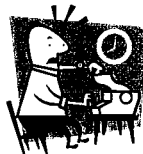
Don't Feed Feral Cats

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

Holiday Household Trash Pickup Schedules
For Waste Industries

To get the holiday schedules for household trash pick-up you can go to:
www.waste-ind.com or call (843)397-5586.

DON'T BE LATE!



The deadline for ads and articles for the September 2017 Newsletter
is August 18, 2017

Annual Campaign for Veterans 2017

Sponsored by the MBGYC Homeowners Club

We are beginning our Campaign for Veterans 2017

Collection of the following items will take place through September 1st

Please drop items off at the HOA office and place in the Blue Basket with a Red White and Blue ribbon on it during office hours.

All items collected will again be delivered to our local Myrtle Beach VA located in the Market Commons

All items will be distributed to those in need within the Myrtle Beach area.

Items in need are as follows in and unopened Standard Size

Shampoos and Conditioners	Bars of Soap
Body Washes	Shaving Cream
Body Lotions	Disposable Razors
Deodorants	Toothpaste
Body Talc	Tooth Brushes
Foot Powder	Hand Creams
Foot Cream	After Shave
White Crew Socks	Diabetic Socks
White T shirts Large	White T shirts X Large
White T shirts 2 X Large	White T shirts 3 X Large
Puzzle Books, Word Searches,	Crossword Puzzles
\$5.00 Wal-Mart Gift Cards	\$10.00 Wal-Mart Gift Card

PLEASE NOTE: The VA will not accept items that have been partially used or opened. You can also make a monetary donation that will be applied towards needed items. Please call me, Giorgina Welsh, Chairperson 843 421 6672 to make arrangements. Thank you in advance for your continued support to making this campaign a successful one.

Forgarty

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

- **March 03, 2017:** Clyburn has agreed to allow MBGYC to mow the golf course at its own expense on a "one-time" permission and will require a liability release for the Plaintiff (Clyburn/CondoWorld) entities from any personal injury or property damage liabilities.
- **March 06, 2017:** Letter from Bellamy Law Firm to attorney Pearce proposing a "counter settlement plan" (Plan dated January 2016) that appears to be the same or very similar to the proposal offered in the February 22, 2016 mediation session when Jeff Ferrell, representing Bill Clark Homes, showed both sides a conceptual plan of redevelopment. This new "counter settlement plan" was offered with a 10 day ultimatum.
- **March 16, 2017:** MBG&YC sends answer rejecting the CondoWorld's Counter-Offer/Ultimatum
- **March 2017:** 11 Emails/correspondence between MBG&YC board and attorney Pearce.
- **April 24, 2017:** Attorneys Pearce and Wells met with Diane Ditmar to discuss her knowledge and understanding of the Settlement Agreement and Deed.
- **April 27, 2017:** Letter to Councilman Gary Loftus to express concerns about the problems caused by the unremoved debris of Hurricane Matthew combined with last fall and this spring's vegetation due to the lack of maintenance of the currently closed Heron Point Golf Course owned by Condo World and Heron Point Golf Club Limited Partnership.
- **April 2017:** 6 Emails/correspondence between MBG&YC board and attorney Pearce.
- **May 03, 2017:** Letter from Councilman Gary Loftus concerning maintenance of the former golf course.
- **May 04, 2017:** Letter to Councilman Gary Loftus requesting copies of the any ordinance which could help MBG&YC compel CondoWorld to cut the weeds and remove Hurricane Matthew debris.
- **May 05, 2017:** Copies of ordinances were received.
- **May 06, 2017:** Annual Meeting at which CondoWorld's redevelopment plan was discussed.
- **May 12, 2017:** Clyburn and Al Thomas (a partner in Heron Point) request meeting with the Board in regards to potential further negotiations on golf course redevelopment
- **May 16, 2017:** Requested documents finally supplied to MBG&YC's attorney from CondoWorld's lawyers.
- **May 17, 2017:** Meeting with Clyburn and Al Thomas scheduled for May 22.
- **May 19, 2017:** Letter to Councilman Gary Loftus concerning stormwater problems on golf course
- **May 21, 2017:** Letter to MBG&YC's attorney concerning maintenance and stormwater problems on golf course to supply to county agencies as needed.
- **May 22, 2017:** Meeting with Clyburn and Al Thomas at MBG&YC's attorney's office. We were offered their plan for redevelopment. On most single holes, a road would run up the middle with houses built on each side, 15 feet off your rear property line. It would be developed in several phases as outlined on their concept plan...



REGULATIONS

HIGHLIGHTS FROM ZONING ORDINANCE (ORD.)

- GR GENERAL RESIDENTIAL DISTRICT (ORD. SEC. 709)
 - MIN. LOT AREA = 6,000 SFT.
 - MIN. LOT WIDTH AT BUILDING LINE = 60 FT.
 - FRONT YARD SETBACK = 20 FT.
 - SIDE YARD SETBACK = 10 FT.
 - REAR YARD SETBACK = 15 FT.
 - BUILDING COVERAGE = MAXIMUM 35% OF LOT

HIGHLIGHTS FROM LAND DEVELOPMENT REGULATIONS (LDR)

- OPEN SPACE REQUIREMENT IS 500 SFT. PER LOT.

UNIT PHASING PLAN

PHASE	LOTS	LOT SIZE
1	53	60x100
2	47	60x100
3	24	60x100
4	52	65x110
5	44	65x110
6	127	65x110
7	40	60x100
TOTAL	387	

- **May 23, 2017:** Hind's Documents delivered to MBG&YC's attorney's office
- **May 23, 2017:** Meeting with the Golf Committee
- **May 24, 2017:** Golf course grass cutting estimates delivered to lawyers
- **May 2017:** 18 letters/emails from Pearce to MBG&YC. 5 letters/emails from MBG&YC to Pearce
- **June 05, 2017:** Lawyers met with judge concerning several pending motions
- **June 2017:** 2 letters/emails from Pearce to MBG&YC.

Current status: Awaiting motion rulings and trial date.