

THE PLANTERS ROW GRAPEVINE

FROM THE PRESIDENT

Ken Gallagher

Spring arrived just a few weeks ago and we're gearing up for another great summer at Planters Row! We've got plenty of items on our agenda for the upcoming months, like the pool opening in late May and a community yard sale mid-summer, just to name a few. We're also just beginning to do our annual "face-lift" of mulching, flower planting, and general cleanup/repainting in our common areas. We encourage each of you to do the same; such as pressure washing homes [mildew can be very unsightly in the spring], caulking and painting trim, and giving your mailbox post a new look with some fresh paint.

(Remember to use the official PRHOA paint color - Sherwin Williams SW 2037 Stone Lion). Also, be sure to maintain your landscaping; trim back overgrown bushes, keep your grass mowed and fertilized, and bring color to your property with flowers.

I am very happy to report Craig Turbolski is back! Craig restarted the Planters Row Neighborhood Watch Committee in early 2004. He is working closely with our "Cop on the Block" Mauldin Police Officer Ken Allen to increase the safety of our neighborhood.

We're excited to welcome Ryan McAllen, Rebecca Shepard and Susan Chisholm to our Communication and Social Committees.

Ryan will be taking over as the new Communications Committee Chair and is responsible for the Planters Row website [<http://www.plantersrow.net>]. Ryan will also be working with Rebecca, who will be in charge of publishing and distributing our PRHOA newsletter. We're also excited that Susan has volunteered to chair our newly formed Social Committee. Susan has submitted a brief article in this newsletter, discussing plans for the upcoming year. On behalf of Planters Row, we'd like to thank Ryan and Susan for volunteering!

I'd like to extend a special thanks to Charles Bose who served as the ACC Chair for the past several years. Charles was instrumental in creating the current ACC Guidelines, and spent countless hours reviewing ACC project requests. Charles will continue to act as a consultant to the ACC. Thanks Charles!

I want to take a minute to offer a big "thank-you" to Liesl Hintz, who noticed many of our streetlights were leaning and in need of repair. After several emails and phone calls to Duke Power, Liesl got the job done! She met with the key maintenance engineer and toured the subdivision to identify light posts in need of attention. After a few short weeks, I've already noticed several completed repairs. Great job!



GARAGE SALE!



The Planters Row Community Garage Sale is scheduled to take place on

Saturday May 15, 2004 from 8am – 12pm.

We had a good response last year!

We will be advertising the sale in the local newspaper to enhance attendance.



Craig Turbolski

Although it's been a while since the Neighborhood Watch contributed to The Grapevine newsletter, our program is alive and well.

What is the Neighborhood Watch? It's simply an organized effort among our residents to keep an eye out for one another. The result is a reduction in burglaries, vandalism and covenant violations. An increased and improved relationship between the community and local police also occurs. Perhaps most importantly, a Neighborhood Watch program creates an enhanced sense of community among its residents.

We've divided up Planters Row into locally designated neighborhoods, or blocks, for which individuals have volunteered to serve as representatives, or "block captains". A block captain is a homeowner's point of contact to which matters such as suspicious activities, speeding drivers and community covenant violators can be reported. The block captain will work with the Neighborhood Watch coordinator to best direct the issue for resolution. The community's property manager, the Board of Directors, the Architectural Control Committee, or the Mauldin police department may then address matters as needed.

Realizing that it is easier to help us maintain a Neighborhood Watch program now rather than

deal with crime and other problems later, the Mauldin City Police department has assigned Officer Ken Allen to serve our community. We welcome Officer Allen and look forward to working with him. Planters Row will now be getting increased and more regular patrolling of our neighborhoods, not to mention an officer who will become familiar with our community and its residents.

What's in store for 2004? We are in the process of recruiting the remaining block captains needed to complete our neighborhoods' representation. I will also be meeting with Officer Allen in the next month to exchange ideas on our Neighborhood Watch and gain an understanding of how the police department will be able to enhance our program. Block captains will then be asked to visit their neighbors to introduce themselves, distribute safety and security materials, and ensure residents have a basic understanding of the program.

Through our Neighborhood Watch, Planters Row will be able to distinguish itself as a concerned community of residents that is dedicated to preserving a high quality of life within its neighborhoods. If you have any questions or ideas concerning our program, please e-mail me at craigturbo@worldnet.att.net.

In our next issue: Tips on how to make your home safer.

SWIM LESSONS



Upstate Pools will be offering swim lessons this summer for all Planters Row children. The classes are taught by certified lifeguards in our pool and are available to children of all ages. Sign-up sheets will be available in the Lifeguard room. The classes are typically conducted before the regular pool

operating hours to ensure a fun and relaxed learning environment. The kids will have fun whether learning to swim for the first time or if they just want to improve their technique. See your lifeguard for additional information or to sign-up for a class.

Group: \$50.00

- 3-6 students
- (8) 30-minute lessons

Semi-Private: \$65.00

- 2 students
- (8) 30-minute lessons

Private: \$22.00

- 1 student
- (1) 30-minute lesson



The Planters Row Social Committee

Susan Chisholm

Here are some of our plans for the 2004 calendar year.

On May 15, 8:00A-12:00, Planter's Row will host our next neighborhood yard sale. It's a good time to do your spring cleaning, and store items for the sale. Please join one and all. The sale will be announced in both the Greenville News and Tribune Times.

We'll celebrate the Fourth of July on Saturday, July 3, with a pool party and bike parade. Begin your plans for red, white and blue decorations, games, tennis tournament and cookout.

Another neighborhood yard sale is in the works for the fall - date TBA. And ... what would fall be without a



2003 Financial Summary

Ken Gallagher

Based on a request received at the Annual Homeowners Meeting, held January 20th 2004, I am providing a copy of the **2003 Budget versus 2003 Actual** financials and a brief summary on the next page.

Let's begin with the INCOME side of our budget. As noted in previous newsletters, the strategy of placing liens and foreclosures on those who are delinquent on their annual dues is paying off! We recouped over \$12,000 in delinquent Annual Dues and just under \$7,000 in Legal Fee Reimbursements, bringing our Total Income for 2003 over budget by 13%.

From the EXPENSE side of our budget, I'll address 3-key expenditures. First, \$14,000 in Legal Fees exceeded our \$8,500 budget by 65%. Although this is a costly expense up front, these monies will be reimbursed as the legal process continues to bear down on those homeowners unwilling to fulfill their community obligation. *(As a reminder to all homeowners, annual dues are \$302.50 per year. If payments are neglected, late fees and eventual lawyer fees are assessed and quickly compound the original amount*

Halloween party? Ours is tentatively scheduled for Saturday, October 30.

We, again, ask you to vie for the Christmas yard of the month. We looked good in '03- keep it up. And last, but not least ... book your sitters so you can attend an elegant Christmas party-date TBA, ASAP.

We also invite you to join the Planters Row team in various charity walks. We'll keep you informed of upcoming events and meeting places.

These plans are ambitious, and we need YOUR help to make each one a success. **Please call Susan Chisholm, 675-9379, or Tyronne Gilmore, 675-9615, to volunteer your specialty or time as a member of the social committee.**

Immediate needs:

For July 3 - cooks, lawn games, pool games, food donations, monetary donations, etc.

owed. The next step is filing a lien on the house and eventual foreclosure. Although the majority of homeowners don't wish to put themselves through this financial quagmire, we strongly pursue those few who do.)

Maintenance and Repairs: \$9,400 over budget due to the Ashmore Bridge Fence Revitalization Project. I am happy to report we were able to use 2003 income funds, instead of depleting our Reserve Account as originally planned, to pay for this project.

The Vineyard Monument Project resulted in an 83% overage on Grounds Improvement expenditures. We originally budgeted this project to be paid from our Reserve Account but were able to fund it with additional income generated in 2003. All other Grounds Improvement projects were covered as budgeted.

The purpose of our Reserve Account is to fund major site improvements when needed and avoid potential homeowner assessments. As we anticipated in early 2003, we utilized this account to fund the resurfacing of both pools at a cost of \$34,400.

Despite all the expenditures on major improvements in 2003, we were still able to contribute just under \$15,000 to our Reserve Account. Our year-end Reserve Account balance after expenditures and contribution was \$28,827.50.

	2003 Budget	2003 Actual	Variance
<u>INCOME:</u>			
Annual dues	\$ 143,445.50	\$ 155,787.83	9%
Interest	\$ 500.00	\$ 446.73	-11%
Late Fee	\$ 200.00	\$ 539.75	170%
Legal Fee Reimbursement	\$ 500.00	\$ 6,706.64	1241%
Advertising Income	\$ 300.00	\$ 50.00	-83%
Misc. Income	\$ -	\$ 462.95	
Total Income	\$ 144,945.50	\$ 163,993.90	13%

EXPENSES:

General & Administrative

Management Fees	\$ 15,300.00	\$ 14,040.00	-8%
Legal	\$ 8,500.00	\$ 14,029.09	65%
Annual Meeting Expenses	\$ 350.00	\$ 379.19	8%
Postage/Mail/Copies	\$ 700.00	\$ 1,608.41	130%
Insurance	\$ 9,000.00	\$ 8,329.00	-7%
Newsletter/Website	\$ 4,153.50	\$ 2,125.63	-49%
Taxes	\$ 500.00	\$ 782.61	57%
Miscellaneous	\$ 200.00	\$ 2,020.21	910%
Subtotal	\$ 38,703.50	\$ 43,314.14	12%

Pool

Operations - guards	\$ 27,000.00	\$ 23,864.50	-12%
Supplies & repairs	\$ 7,000.00	\$ 6,894.47	-2%
Telephone	\$ 1,000.00	\$ 1,006.76	1%
Furniture	\$ 1,500.00	\$ 216.50	-86%
Subtotal	\$ 36,500.00	\$ 31,982.23	-12%

Site Improvements

Playground maintenance	\$ 2,000.00	\$ -	-100%
Maintenance & repairs	\$ 3,000.00	\$ 12,397.48	313%
Communications Committee	\$ 400.00	\$ 93.84	-77%
ACC Committee	\$ 400.00	\$ 125.63	-69%
Activities Committee	\$ 600.00	\$ 1,049.94	75%
Subtotal	\$ 6,400.00	\$ 13,666.89	114%

Utilities

Electricity	\$ 10,000.00	\$ 11,391.19	14%
Water	\$ 4,000.00	\$ 2,780.81	-30%
Subtotal	\$ 14,000.00	\$ 14,172.00	1%

Contract Services

Grounds Contract	\$ 22,440.00	\$ 22,440.00	0%
Grounds Improvements	\$ 12,100.00	\$ 22,133.00	83%
Subtotal	\$ 34,540.00	\$ 44,573.00	29%

Reserve Contribution

Reserve Contribution	\$ 14,802.00	\$ 14,992.80	1%
Subtotal	\$ 14,802.00	\$ 14,992.80	1%

Total Expenses	\$ 144,945.50	\$ 162,701.06	12%
Net Income (Loss)	\$ -	\$ 1,292.84	



ANNUAL MEETING RECAP

Our 2004 Annual Homeowners Meeting was held earlier this year. We had a great turnout with a lot of familiar faces and new neighbors participating. We covered our accomplishments in 2003 and our plan for 2004.

2003 was a great year with the completion of many large projects. In 2003 we resurfaced the pool, revitalized the fence along Ashmore Bridge Road, built a new monument at the Vineyard entrance, added lights along the sidewalk next to the tennis courts, added a sidewalk next to the steps leading to the playground, clamped down on those not paying dues and managed to save over \$14,000 in our reserve account.

The 2004 Planters Row Homeowners Board of Directors was elected at the meeting. Ken Gallagher will be serving as President for another year, with Jeff Sammond remaining as Vice President. Frank Curti is new to the board and will be assuming the Treasurer position. Tyrone Gilmore, who is also new to the board, will serve as a Member-at-Large. We're glad to have Steve Lezzer, Gene Czajka and Deana Palmieri back

for a second year. Steve Lezzer and Gene Czajka will serve as Members-at-Large and Deana will serve as Secretary.

Our subdivision continues to expand as Ryland forges ahead with the building of new homes on the remaining vacant lots. As of January 1, 2004, Planters Row had 436 homes with another 74 lots remaining. Once completed, our entire community will have approximately 510 homes!

This year we will continue to enforce our covenants as we pursue homeowners who fail to pay annual dues. We also intend to repair aging lounge chairs at the pool, repair and paint street-sign posts, continue our Cemetery cleanup, expand our committees [Social and Neighborhood Watch], and revamp our web site [plantersrow.net]. We are working with the city of Mauldin to evaluate our ongoing speeding issues throughout Planters Row. Mauldin has set-up the first of several "Speed Monitoring" sites. *Please remember to slow down! We recommend you drive below the posted 25mph speed limit.*



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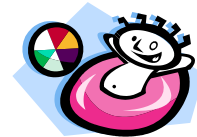
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PR04



POOL PARTIES

Remember, if you are planning to host a party at the pool you must complete a "Pool Party Request Form" (found in the Resource Guide or by downloading from www.plantersrow.net). When you have completed the form return it to a lifeguard on duty. The lifeguard will determine if the date is available and if additional lifeguard coverage is required. If the party will be held during pool operating hours and there will be more than 10 people in attendance, additional lifeguard coverage is required and available for \$16/hour. If the party will be held before or after regular operating hours lifeguard coverage is required, 1 guard per 25 swimmers at \$16/hour. Please remember you are responsible for all clean-up and returning pool furniture to original position etc at the end of your event to avoid a surcharge.



COMMUNITY TIPS

- This spring we will be painting several street signposts. This project will involve removing hundreds of staples and scraping sticky tape remnants from signs posted by homeowners over the years. We have to pay our painters to do this prior to painting. **Please do not attach signs of any type to the street sign or stop sign posts.** This will help improve the appearance of our intersections.
- Please store your trash and recycling bins in an area that is not visible from the street or from a neighboring property. The only time the bins should be left at the street is Thursday evening. After trash service is completed on Friday, return the bins to their "hidden" storage area.
- Yards are to be maintained and neatly kept. We realize now that spring and summer are here, this is a daunting task, but please always be a part of keeping our neighborhood beautiful by making sure your yards and flower beds stay cut and free of excessive weeds.
- Get your tools and paintbrush ready...with the weather warming up, now is the time to take care of those aging mailboxes! Several of our mailboxes are in need of some TLC! If your mailbox is loose or the paint is faded...this means you ☺

Here's all you need:

- Exterior Wood Filler-to fill cracks in the post
- Sandpaper
- Wood screws-to secure the mailbox and the arm
- New black metal mailbox standard size
- House numbers- 4 inch high
- Official Planters Row mailbox paint: Sherwin Williams Stone Lion TWT SW2037 Super Paint Exterior Flat. Remember to use your Planters Row Sherwin Williams Discount card. These were distributed with the January newsletter. If you have misplaced your card just mention you live in Planters Row and Sherwin Williams will honor the discount.

If you have painted your mailbox any other color than that listed above, please repaint it this spring with the official color. This helps our community maintain a consistent appearance.

- If you are planning to build a fence, patio or any addition to your home or property, remember to complete the A.C.C. Request for Approval form. This can be found in your new Resource Guide along with the new A.C.C. guidelines. This must be done and approved before construction can begin.

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THE GREEN THUMB



Stephen R. Lezzer, N.C.C.T.P.
President-Lezzer Landscape, Inc.

Have you ever gone out into your yard and wondered what was going on with a particular lawn, garden or tree problem? Well, the answers are out there if you know where to look!

Now the answers are as close as your computer. There are numerous websites out there with lawn and garden information. One of the best sites may very well be the Clemson Extension's Home and Garden Information Center website. You can log on at <http://hgic.clemson.edu> to get advice on everything from how to get rid of bugs in your grass to how to can the peaches you picked off your trees in your backyard.

So, next time something in your home landscape is causing you problems, simply log on and the solution's a key stroke away!

YARD OF THE MONTH

We are currently seeking volunteers for the newly formed Landscape Committee to help choose the "Yard of the Month."

We will start selecting yards in May and run through October. The prizes for "Yard of the Month" include gift certificates from Super Landscape Supply, The Growers Outlet and Alexander's Other Door in the amount of \$100!!!

May the best yard win!

LANDSCAPE TRIVIA

Are you seeing a yellow-green, fine textured, flacid, shiny patches of grass in your fescue lawn? Wondering what it is and how to get rid of it? ANSWER: It's roughstalk bluegrass and it seems to be fairly prevalent this spring. To get rid of it,

simply spray it with round-up. After it dies, replace it with sod patches and water...it's that easy!

TIPS FOR BETTER MOWING

- Choose an appropriate mowing height for the grass. Under most conditions, mowing higher within the range of adaptation will result in a healthier lawn.
- Sharpen and balance (for rotary mowers) the mower blades on a regular basis.
- Maintain the proper mowing frequency and adhere to the "1/3 rule."
- Prior to mowing, walk the area to remove all sticks, stones, papers and other objects on the area to be mown. Never mow over foreign objects.
- Mow when the grass is dry. Dry grass will cut better, clump less and settle down into the canopy. If there is fungal disease activity on the turf area, it will not spread as easily.
- Do not pull a rotary mower backward or mow in reverse on a riding mower. The blades of mowers are designed to provide the best cut when operated in the forward direction.
- Change the mowing pattern regularly.
- Set your cutting height higher for shady conditions and lower for sunny conditions.
- Only remove clippings if they interfere with the intended use of the area or if they form clumps on the turf.



Swim Team Invitation!

Brookside – a neighboring Mauldin subdivision, has invited us back for a second year. Brookside is located less than 2 miles from Planters Row, and their swim team has been in existence for more than eleven years. The team is 25-50 members strong, and will compete in the Blue Division as a combined team with Brookside, Knollwood and Orchard Farms. Most teams in this division have 125 swimmers per team, so joining a blended team of other subdivisions would allow your children the opportunity to compete in this division.

Children from the ages of 5 to 18 are eligible to swim. (Four-year-olds can join if they are able to swim 1/2 way across the pool. They will compete in the 8-and-under age group.) Practice is scheduled to start approx. May 17th with the first swim meet on June 3rd. The fee to join the Brookside Swim Team is \$135.00 for the first child and \$50.00 for each additional child. This fee covers all coaching charges, use of the Brookside pool for practice, swim meet insurance through SAIL, as well as entry fees for Divisional meets.

If you are interested please contact Tracey Tanzey, a Brookside Pool Board Member, at yeznataj@msn.com as soon as possible.

The Brookside team caters to swimmers of all ability levels, from the novice swimmer to the high

school and year round competitors. Five Planters Row families participated in our first year (2003). We would love to see even more of our kids kickin' it up this year! Sounds like a great time!



FACILITIES COMMITTEE

Dawn Gallagher

Hope everyone had a great winter! Spring has arrived and even though the pool is closed, we have been very busy planning for the 2004 swim and tennis season! You'll find the 2004 pool schedule below. Keep this on hand for reference throughout the summer. Back by popular demand, we are extending the pool season. It will begin before Memorial Day and extend past Labor Day to take advantage of the beautiful South Carolina weather! We are very excited to have Upstate Pools providing lifeguard supervision and pool maintenance again this year. We have enjoyed working with Bill Flora and appreciate his help with our most involved Facilities project yet, the resurfacing of both pools. This was completed in late 2003 along with pool deck repairs. We are very happy with the results and look forward to our neighbors enjoying the "new" pools. A few smaller projects we will have completed include: Re-strapping several lounge chairs. This will take place in early April. Please help us keep them looking like new by covering the *entire* chair with an extra large beach towel or (2) regular size towels. The dark discoloration of the straps is a result of guests not covering the chair before sitting down. The sun bakes the suntan lotion and body oil into the vinyl

and in a short period of time, causes the vinyl to discolor and deteriorate. We are building new "No Diving" signs to replace the old deteriorating signs. A bench was added to the ladies restroom as requested by several moms. The pool "Exit" button was replaced with a sturdier version. There will be several other projects completed prior to pool season and of course through out the summer. We hope you take some time out to relax and have a swim this summer in your "new" pool...it's beautiful!

For those of you new to Planters Row, we have a security system at the pool cabana as well as the tennis courts. You can only enter these areas with the use of an active access card. If you purchased an existing home, you should have received the cards from the previous owner at closing. Residents in a newly constructed home will receive access cards along with a Planters Row Resource Guide, as soon as our property management company notifies us you have moved in. If you have not received your access cards, please call Cathy Bell at Goldsmith Property Management at 297-4970.

Hope everyone has a great spring! We look forward to seeing you at the pool and on the tennis courts!!!

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2004 PLANTERS ROW POOL SEASON



May 22 - 23

Saturday 12pm-7pm
 Sunday 12pm-7pm

September 7 - 19

All Days 12pm-7pm

May 29 – September 6

Mon-Sat 10am-9pm
 Sunday 12pm-9pm

Reminder: Access card is required to enter the pool or tennis courts.

Have a great summer! Happy paddling!

PLANTERS ROW HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

President	Ken Gallagher	H: 987-9720	Ken.Gallagher@plantersrow.com
Vice President	Jeff Sammond	H: 627-9812	Jeff.Sammond@plantersrow.com
Treasurer	Frank Curti	H: 675-6592	Frank.Curti@plantersrow.com
Secretary	Deana Palmieri	H: 627-8005	Deana.Palmieri@plantersrow.com
Member-at-Large	Gene Czajka	H: 787-8980	Gene.Czajka@plantersrow.com
Member-at-Large	Steve Lezzer	H: 286-9324	Steve.Lezzer@plantersrow.com
Member-at-Large	Tyronne Gilmore	H: 281-9879	Tyronne.Gilmore@plantersrow.com

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Landscape	Steve Lezzer	H: 286-9324	Steve.Lezzer@plantersrow.com
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Goldsmith Properties	Cathy Bell	W: 297-4970	Cathy.Bell@plantersrow.com

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