

Words from our HOA President

The Fall NPEA Homeowners Meeting is scheduled for Monday, **October 24, 2022**, at 7 pm, at the Newington Elementary School Cafeteria. At this meeting, the NPEA Board will ask homeowners to approve a new set of Association by-laws. These by-laws contain wording and grammar improvements to minimize confusion, they add a few new paragraphs commonly found in other HOA by-laws, and they make changes that are necessary to comply with the SC Nonprofit Corporation Act and the SC Homeowners Association Act.

This summer we asked our attorney, Suzanne Ulmer (with the law firm Kernodle, Root and Coleman), to update our by-laws. She worked with me and Thom Nolan, to make sure she understood our Association and the way we did business. She was asked to preserve as much of our current by-laws as possible. When she finished, Attorney Ulmer asked Trent Kernodle, a senior partner with her firm, to double-check her final product. Her proposed set of by-laws were then fully reviewed by the NPEA Board and unanimously approved on September 12, 2022. The Board feels these new by-laws are a good set of rules that NPEA can use for a long time. Members at the next NPEA meeting will be asked to provide their final approval.

A copy of the proposed by-laws can be downloaded from www.npeasc.com. If you have any trouble getting a copy off the website, email me at rsadler17@gmail.com and I'll make sure you get a copy. If you have any questions or comments about these, feel free to contact me, or any of your Board members. At our next meeting, we will spend as much time as necessary discussing these, but I'd like to provide as many answers and clarifications as possible before the meeting. Email or call me with any concerns or comments.

On another subject, I'd like to provide everyone a reminder about annual HOA dues. They are still only \$100 (that's right - only \$100 per year!). Dues are mandatory for all Newington homeowners (except for homeowners in the patio homes), and 2023 HOA dues are payable no later than the end of January 2023. To get more information on dues, contact Mike Gobin at 843-475-1066 or newingtonmanager@gmail.com.

Some good news from the "hood." Our new landscape contractor, Dave Peterson and his crew, recently revitalized the entrance at Newington Gardens with new sod and ground cover plantings. Check it out. It looks wonderful! Thanks for the good work, Dave.

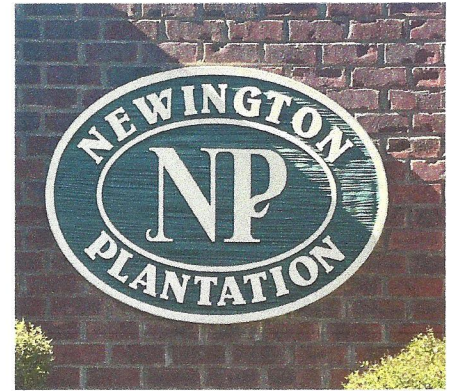


Your Association has been around for a long time (since 1976), and it has many functions. It uses dues to maintain our street signs, entrances, and common areas. It arranges meetings and special events for neighborhood get-togethers. It provides a community voice with local governments. Also, a very important function is to enforce the deed restrictions that protect your home's value and the quality of your neighborhood.

What happens if your restrictions aren't enforced? There are plenty of examples of real problems faced in other subdivisions. How would you feel about a tractor-trailer rig regularly parked on the street? Or people in every business under the sun operating out of their homes? Or having RVs, inoperable cars, or large boats parked right next to your property for long periods? The only way you can preserve the lifestyle you thought you were buying is to have your deed restrictions enforced. The ARC, chaired by Thom Nolan, has been effective in resolving many of our community's covenant infractions. Fortunately, most people have been considerate, and comply as soon as a problem is brought to their attention, so NPEA has only had to forward a small number of violations for court enforcement. The bottom line: enforcing your covenants is an endless, sometimes costly, and usually thankless endeavor, but it is necessary for the health and vitality of the neighborhood. It's one of the reasons Newington has been able to maintain its reputation as the "Best Place to live in Summerville."

All homeowners are invited to the October 24 meeting. I hope to see you there!

Randy Sadler, NPEA President, 843-875-7440, rsadler17@gmail.com



Please take a look at the new proposed NPEA By-laws. They can be downloaded at www.npeasc.com

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HOA MEETING

Oct. 24, 2022

7:00 pm

NES Cafeteria

Here's What's Coming Up

Halloween Fun

October 29
Sundown



Join us for a Halloween parade around King Charles Circle. Parade participants will meet in the pool parking lot. Dress in costume, decorate your vehicle, golf cart, etc. and parade around the neighborhood.

We will also have an award for Most Festive Yard, so get those decorations out and get to work on it!

After the parade, we will meet in the middle of Plantation Circle for a showing of *It's the Great Pumpkin, Charlie Brown*.

Fall Festival

November 19
2pm - 4pm
Pool Parking Lot



Bring the whole family for an afternoon of fun. Vendors will be on hand for shopping, along with jump castles and fun for the kids. We will be joined by a special guest - Santa will be available for photos from 12-2.

Don Sazon and Bits and Bytes Bakery food trucks will be there for some delicious dining.

All proceeds will be donated to local charitable organizations.

Holiday Parade and Movie

December 17
Sundown

Decorate your ride, meet in the pool parking lot, and join in for a parade around King Charles Circle. What a great time to check out all of the decorated yards!

Followed by hot cocoa and a showing of *A Charlie Brown Christmas* at Plantation Circle.



Meet Your HOA Board

Mark Lavigne

Board Position: Vice-President

How long have you lived in Newington: 29 years, since 1993.

Occupation: Retired from the USAF. The C-17 brought us to Summerville. Retirement and jobs with the school district have kept us here.

Family: Wife Cindy and children Aaron, Ashlee, and Alyson.

Favorite Thing About Newington: I have served on the board for over 29 years, holding every position except Treasurer. I have watched the neighborhood expand and upgrade facilities while being the lowest priced HOA in the area!

Tigersharks Move Up

The Tigersharks celebrated their 31st year of being a swim team with another successful summer of fun, competitive swimming and representing our neighborhood in swim meets throughout the Charleston area. They ended the regular season with a 5-1 record and were named the overall White League champions. Way to go Tigersharks!

Nearly 850 swimmers participated in this year's CCAA City Meet, held at the N. Charleston Aquatic Center. Newington finished in 6th place out of 18 teams at this championship event. Several swimmers won first place in their events, and were celebrated with a dozen donuts for each winner at the swim team banquet. Seniors on this year's team include: Josh Barody (8 years in the CCAA), Arizsa Childs (3 years), Hannah Grover (1 year), JD Haffner (12 years), Robert King (12 years), Cassidy Lima (13 years), Elisabeth Nolan (8 years), and Kayley Pratt (12 years). The Sharks now look forward to next year, and continuing their rich tradition of fun and fast swimming. In April, be on the lookout for information on the 2023 CCAA season. Sign-ups will take place at the same time as pool sign-ups.



Neighborhood Yard Sale:
Saturday, October 15
Starts at 8am

Bulk Trash Pick-Up:
Monday, October 17
Monday, November 21

Trash, Recyclables, and
Yard Debris Pick-Up:
Every Wednesday
(In the Town)

Pool Recap

The 2022 pool season was a successful one with 165 members enjoying the pool. This year we saw new management, lifeguards, pool attendants and pool maintenance. Cheri Hamilton and Alicia Bacon navigated their new roles in managing our staff and daily pool duties. They did an awesome job handling what is always a moving target when it comes to the pool and its day-to-day operation. We had many new lifeguards and pool attendants who did a great job with their respective duties. Our new pool management company was super to work with and did an amazing job maintaining our pool. Members were especially pleased with the implementation of Remind 101 which is a text messaging system that sent pool updates all summer. Cheri was quick to send texts out when members needed information quickly. The Pool Committee made sure the pool was prepared for the season, worked pool sign ups, and worked together to establish hours and discuss/resolve any questions and concerns that came along. We will soon be winterizing the pool for closing. A big shout out to our committee members: Nancy, Natalie, Jenna, Sarah, Victoria, Rick, Rob, and Kelly Roberts (chairperson). Our pool is a wonderful asset to the community, so please consider joining the pool next summer. This spring look for pool updates on the website and in the spring newsletter. The pool provides a diving board, concessions, life guards, pool party rentals, and swim lessons. We are looking forward to a great 2023!

Group Home Issue

In July 2022, the Town provided NPEA with information they received from Community Options, Inc. This company said it plans to operate a group home at a house that it recently purchased on Boone Drive. There will be four clients living in the home, and the company states there will never be more than six people in the house at any time including staff. The SC Department of Disabilities and Special Needs will license and audit the home annually.

To date, Community Options has opened a total of four group homes in Summerville. One in Brandymill in 2015, one in Corey Woods, and two in Weatherstone in 2016. In all instances, they were initially opposed by the neighborhoods, but they still opened and continue operating as group homes. Corporations like Community Options operate group homes throughout other Lowcountry subdivisions. Changes in laws have apparently made this a common occurrence.

NPEA asked our attorney to evaluate the intended use of the home to determine if it was acceptable based on our covenants. Our attorney replied that it was unlikely that NPEA covenants would be able to restrict such a group home for the disabled or elderly. This is based on several rulings by the SC Supreme Court, which held that a group home used to house no more than nine adults would not infringe upon any subdivision's restrictive covenant requiring homes to be used solely for private residential purposes. Further, enforcing such a restriction would deprive impaired adults their rights guaranteed under state and federal public policy and law.

Our attorney advised that if there are issues after the residents move in, NPEA can address them just as they would for any other homeowner. Also, NPEA can discuss this situation further with our attorney if the home should ever become a halfway house for drugs, alcohol, crime, etc. At this point, the Board intends to just monitor the operation at the home.

NPEA Board

President	Randy Sadler	843--875-7440	rsadler17@gmail.com
Vice President	Mark Lavigne	843-875-9988	lavigma@aol.com
Treasurer	Jennifer Roberts	843-607-8821	tgrlily38@gmail.com
Secretary	Kelly Roberts	843-532-5159	klaroberts1960@gmail.com
Mbr At Large	John DuBose	843-870-5338	vmee@aol.com
Mbr. At Large	Larry Collett	843-323-2935	lcollett@collettfoundation.org
Past President	Thom Nolan	843-693-7604	npeanolan@aol.com

Yard of the Month

Congratulations to all of the beautiful yards that have made our neighborhood such a lovely place. Each yard receives the YOM sign to display, a \$25 ACE gift card (supporting a local business!), and is acknowledged on the Lee Street reader board.

2022 Winners

102 Kent Court
326 King Charles Circle
104 Churchill Court
207 Sheffield Lane
411 King Charles Circle
80 King Charles Circle
509 King Charles Circle

Food Trucks

Food trucks are Thursdays from 4:30-7:30 in the pool parking lot, and many offer pre-ordering. Follow our Facebook page for information each week with menus, order links and other information.

Trucks will be scheduled through November 17 and then we take a break until March.

Stay Informed with Facebook

Newington Plantation Estates

Newington Plantation Buy
Sell Trade

Newington Plantation
Summerville, SC

Committee Chairs

Social	Jessica Toolin
843-670-1796	jessicaltoolin@gmail.com
Covenants	Thom Nolan
843-693-7604	npeanolan@aol.com
Newsletter	Emily Vick
843-343-2506	evick@bethany-umc.com
Pool	Kelly Roberts
843-532-5159	klaroberts1960@gmail.com

Meet Your HOA Board

John Dubose

Board Position: Member At Large — Second term

How long have you lived in Newington: I have lived in Newington for 34 years and was here for Hurricane Hugo!

Occupation: My wife and I are both retired. Prior to retirement, I was an industrial chemist for 32 years and then taught Chemistry at the College of Charleston. I also served 13 years in the Third Brigade of SC State Guard.

Family: My wife is Rebecca and we have one son who lives in Virginia.

Favorite Thing About Newington: I love Newington and that it is a high quality neighborhood.



This Fall 2022 issue of the *Newington News* is written for Newington Plantation residents by:
The Newington Plantation Estates Association
P.O. Box 654, Summerville, SC 29484-0654

Sweet Tea Half Marathon & 10K

The Summerville Sweet Tea Half Marathon & 10K will be held on Saturday, November 12 at 7:00 am. The 13.1 mile and 6.2 mile courses begin in downtown Summerville, run through lovely neighborhoods, and end up back in the center of town. Miles 4 & 5 are located on King Charles Circle. Runners enter at Luden Dr. and turn right on KCC before turning onto Lee Street. Newington neighbors are invited to come out and cheer on the runners. They should start making an appearance in our neighborhood around 7:25 am. The race benefits the Police and Fire Benevolent Fund and Dorchester EMS.



Summerville
SWEET TEA
HALF MARATHON
& 10K

Newington Amenities

As early as 2007, the NPEA Board began looking into ways to create more neighborhood amenities on the seven acres of land owned by NPEA that surrounded the pool. At the Spring 2007 NPEA Meeting, ideas were discussed for a "Newington Community Center." Suggestions included adding a community clubhouse, a paved parking lot, a children's playground, a paved hike/bike trail connection, tennis courts, an RV storage lot, and other amenities.

NPEA subsequently hired a consulting firm to complete land surveys and provide preliminary options. Unfortunately, the Army Corps of Engineers provided a wetland delineation report that placed significant restrictions on most of the property. Clearly, the developer didn't donate seven acres to NPEA because it was of prime land. He did it because it was not feasible to develop. The prospects of using the land for amenities appeared to be "dead in the water."

In 2009, NPEA President Randy Sadler had a conversation with Town Councilman Bob Jackson about NPEA's problems in attempting to develop the association's seven acres. Councilman Jackson mentioned that the town wanted to build more parks, and an idea began to evolve. In December 2009, Randy met with the Town to discuss the feasibility of a land swap arrangement. The idea formed at this meeting was to transfer NPEA's property surrounding the pool, in exchange for the Town's agreement to construct and maintain a large, paved parking lot, a park/playground, and a paved bike trail spur.

At the spring 2010 NPEA meeting, members overwhelmingly approved the land transfer proposal, and on November 2, 2010, an agreement was finalized. NPEA provided six acres around the pool to the Town, and NPEA retained about one acre for the pool. Using park impact fees, the Town went to work designing the park and drainage systems, grading and surfacing the parking area, building the shelter, and installing playground equipment. NPEA's cost for the project was zero.

On June 20, 2011, the Town officially dedicated the opening of "Newington Plantation Park." Mayor Berlin Myers cut the ribbon at the town's newest park on his last day as mayor. The dedication culminated years of effort, and Newington families have now been enjoying the Newington Plantation Park for over ten years.

Recently, the Board took another look at the possibility of adding a community clubhouse next to our pool. At a recent NPEA meeting, Engineer Gene Brislin explained how current FEMA flood rules covering the property around the pool would still make any separate, stand-alone structure unfeasible. The Board has subsequently shifted its focus to ways for improving the condition of our existing neighborhood amenity – the pool, the pool deck, and the pool building. More information on this should be available in upcoming meetings.

