

A Word from our HOA President

As we prepare for our upcoming Spring HOA General Meeting, I want to take a moment to reflect on the important progress we've made over the last several months. Our team has been hard at work on a variety of initiatives that help drive our mission forward—focused on maintaining the integrity of our community while also planning for a sustainable future. We are committed to strategic operations that keep us aligned with the needs and expectations of our residents.

One of the major improvements we've made is the digital conversion of our financial systems. We've transitioned from a paper ledger to using QuickBooks, which allows us to better manage our finances, ensuring transparency and accuracy. This transition is just one example of how we're modernizing our operations and strengthening the long-term financial health of Newington Plantation Estates.

We have also been focused on enhancing the safety and aesthetics of our community. We worked with the Town of Summerville to install a new stop sign at the corner of Smythe and King Charles Circle to improve traffic safety for our residents. Additionally, we've made significant strides in beautifying the entrance to Newington Gardens with new landscaping—an investment that enhances our curb appeal and sets the tone for a welcoming environment.

In our ongoing efforts to explore potential amenities for our community, and after community feedback from you, our homeowners, we felt that our desire to create architectural renderings for the community center was not the right approach as there were answers to feasibility questions that we needed first before such an expense. We are working on that study at the time of this newsletter.

Lastly, we've worked strategically over the last few months in our financial planning for the pool's operational needs, including revenue and expenses regarding staffing, concessions, maintenance, and trash management. Our goal is to ensure that we are well-prepared to address these essential services and continue to lead in overall operations of the pool for future sustainability and growth.

As we continue to build on these efforts, we remain dedicated to being responsive to your concerns and focused on the priorities that will maintain the quality and stability of our community. I look forward to seeing you all at the Spring HOA General Meeting, where we will continue to work together for the betterment of Newington Plantation Estates.

Larry Collett
President, Newington Plantation Estates Association

HOA Meeting

April 21 7:00pm

NES Cafeteria

Join us for the Spring HOA meeting.
Enter the cafeteria behind the school.
Make sure your dues are paid in full so that you can vote on neighborhood issues. Pay online at npeasc.com.

Service Reminders

The Town of Summerville will come and repair the sidewalks in our neighborhood. If you have a sidewalk that needs repair, please contact the town at **843-871-6000** to report the issue.

Dominion Energy will replace old light bulbs with energy-efficient LED lights on our neighborhood light poles. If you would like the light in your yard to be swapped for an LED light, please call **800-251-7234** and request the replacement. When calling, be sure to provide the **Pole Light #** to help Dominion Energy process the work order.

Thank you for helping keep our community safe and well-maintained!

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Dive into Summer at the Newington Pool!

As the long, hot Lowcountry summer approaches, there's no better place to stay cool and have fun than the Newington Pool—your very own neighborhood oasis! Whether you're looking to relax, swim laps, or host a private party, the Newington Pool has something for everyone. The pool is a cherished community asset, and we're excited to announce it will open for weekends beginning **May 10th** (from **10 AM to 6 PM**). Full-time pool hours, aligned with the DD2 School Calendar, will start on **May 30th**, when the pool will be open **7 days a week**. For all the details about pool hours, private pool parties, swim lessons, lap swim hours, and pool rules, be sure to visit the Newington Pool website at npeasc.com.

New! Pool Party Policy

We're thrilled to continue offering members the opportunity to rent the pool for private events, while also ensuring the pool remains available to those who enjoy evening swims. To better accommodate everyone, we've updated our **Pool Party Policy**:

- **Private Party Rentals:** Available from **6 PM to 10 PM** on Saturdays, Sundays, and two Fridays each month.
- **Non-Reserved Dates:** If a party rental is not booked **10 days in advance**, the pool will remain open to members until **8 PM**.
- We hope this updated policy allows for more flexibility and enjoyment for all our pool members.

New! One-Time Day Pass for Newington Residents

This year, the Pool Committee is offering a **One-Time Day Pass** for Newington residents, so you can bring a friend or family member for a fun day at the pool:

- **Eligibility:** Must be current on HOA dues
- **Pricing:** \$15 per person (children 2 and under are free).
- **Exclusions:** Day Passes are not valid on **holidays** (Memorial Day, July 4th, or Labor Day).
- **How to Purchase:** The adult of the household must purchase the pass and show proof of residency (valid driver's license).
- **Guests:** Non-HOA residents can attend as guests with the Day Pass at \$15 per person. Newington residents cannot be guests of pool members or Day Pass holders.

Reminder of Newington Pool Regulations

- **Non-Residents Can Join:** You do not need to live in Newington to become a pool member, but Newington residents receive a special discount on their membership.
- **Eligibility:** You must be **18 years or older to purchase a membership**.
- **Initiation Fee:** New members must pay a **\$60 initiation fee**. This is a one-time fee, unless membership lapses for two consecutive seasons, in which case the fee will be applied again at the next sign-up.

Pre-Season In-Person Pool Sign-Ups:

Mark your calendars! Join us for in-person pool sign-ups at the following dates and times:

Tuesday, April 8th from 5:30PM to 7:00PM

HOA Meeting – April 21st **Tuesday, April 29th** from 6:00PM to 8:00PM

Important: **Cash** and **check** payments are accepted at in-person sign-ups.

Raffle Alert: Sign up before Opening Day (May 30th), and you'll be entered into a **raffle** for a **free 2-hour Pool Party Rental in 2025!**

The winner will be responsible for the lifeguard fee.

After Opening Day, sign-ups will be available anytime at the pool during regular business hours. Simply ask an attendant at the concession stand for more details. Online sign-ups are also available at www.npeasc.com.

Newington Pool Membership Rates:

Newington Resident Rates: Family: **\$295.00** Couple: **\$245.00** Single: **\$220.00**

Non-Resident Rates: Family: **\$380.00** Couple: **\$320.00** Single: **\$295.00**

For any questions, please contact the Pool Committee at **843-532-5159** or email

poolcommitteechair@npeasc.com. We're looking forward to a **fun and safe 2025 pool season!** See you at the pool!

Easter Egg Hunt April 19 10am Neighborhood-wide

This amazing neighborhood-wide Easter Egg Hunt will be along the sidewalks! Road that will be used include: King Charles Circle from the pool to WhiteHall Road, Plantation Drive, Downing Drive, Sheffield Lane, Whitehall Road, and Plantation Circle.

You can help by purchasing items from our Wishlist. Use the link below to purchase.

https://www.amazon.com/hz/wishlist/ls/QH03SL7JXQRR?ref=wl_share

Conversation With Town Director of Planning

After our Fall HOA general meeting, and the questions raised regarding setbacks, variances, and parking spaces, we scheduled a meeting with Jessi Shuler, Director of Planning with the Town of Summerville, to address these concerns and get clarity on what was discussed. We are happy to share that many of the potential obstacles we discussed have been clarified.

Regarding the building setback, Jessi confirmed that the front setback for the GR-5 zoning is 25 feet. Since our existing pool house is already 25 feet from the front property line, a variance would be required for any expansion in that direction, but Jessi felt this can be accommodated since the land was donated/sold to the Town. Additionally, a variance may be needed for impervious surfaces, as the property is likely over the 35% allowance but again, felt confident that we can receive this variance. No plans of use of the land we donated will occur allowing this flexibility.

On the parking lot, while most of the 49 spaces are Town-owned, Jessi shared that there may be a shared parking agreement from when the land was conveyed, which would help meet parking requirements.

Lastly, Jessi noted that the property is in a floodplain and that we will be having a future discussion with the Town's Engineering and Building Departments.

Overall, the conversation was very productive, and the issues that were raised at the meeting as obstacles are completely manageable. We will keep you updated as we move forward. Thank you for your support as we enhance our community.

Tigersharks Plan a Summer of Fun, Competition & Community!

The Newington Tigersharks are gearing up for another exciting summer of swimming at the Newington pool! Our swim team is a fantastic community-based program that combines fun, competition, and the opportunity to build lasting friendships. We are proud to promote sportsmanship and teamwork, all while enhancing swim skills.

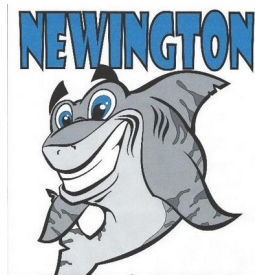
Under the guidance of Head Coach Victoria Merritt, the Tigersharks are ready to dive into another season. Our coaching staff is made up of competitive swimmers who have grown up swimming right here at the Newington pool. In fact, many of our current swimmers are second-generation Tigersharks, following in the footsteps of their parents who were once part of our team!

The Tigersharks will begin practice in May and continue through June, culminating in three home meets (dates to be finalized) at our neighborhood pool. Last year, the team finished an impressive 4th place out of 19 teams in the CCAA, and we're looking forward to another strong season!

Although sign-ups for the 2025 swim season are currently closed, swim lessons will still be available throughout the summer. Whether you're looking to improve stroke technique or need help with basic swim skills, assistant coach Kennedy Elwood is available for lessons. Reach out to her at **843-437-3057** for more information.

Additionally, the Tigersharks will be hosting our annual *Swimming with the Sharks* Special Needs Swim Camp from June 25-27. This free event is sponsored by both the Newington Swim Team and the Ashley Ridge Varsity Swim Team. It's designed to promote water safety and help swimmers of all abilities improve their skills in a supportive environment. For questions or to sign up, please contact Victoria Merritt at victoriagmerritt@gmail.com.

We can't wait for another unforgettable summer with the Tigersharks. Let's dive in and make it the best season yet!
Go Tigersharks!



Yard of the Month

The Yard of the Month (YOM) committee would like to extend a heartfelt thank you to all our Newington neighbors for making the selection process such a challenging and rewarding task. We appreciate the effort that everyone puts into their yards, and we're thrilled by the continued enthusiasm and pride in our community. A special thank you to those who reach out with nominations each month – your input helps make the decision easier and more inclusive.

As we continue to seek out the most deserving yards, we want to note that we are primarily focusing on yards that have not previously received the YOM award. Our neighborhood is filled with beautiful homes and gardens, and we continue to find so many deserving yards. So, if you haven't been recognized yet, don't be surprised if we come knocking on your door soon!

Criteria for Yard of the Month: We consider several factors when selecting our YOM winner, with a focus on **curb appeal**. This includes:

Consistently mowed, pruned, and edged lawns
Clean, neat landscaping that enhances the overall aesthetic of the yard.

● Each winner will proudly display a Yard of the Month ● sign, receive a \$25 ACE gift card (supporting a local business), and be acknowledged on the Lee Street reader board for their efforts. We encourage all neighbors to continue caring for and improving their yards, and we look forward to seeing more beautiful spaces around our community. Thank you for making Newington such a great place to live!

Recent Winners **109 Smythe Drive** **220 Smythe Drive.**

There are 3 ways to nominate Yards: Veronica Grahambria@bellsouth.net Kelly Klaroberts1960@gmail.com HOA Web site npeasc.com

Covenant Changes

By Randy Sadler, ARC Chair

The NPEA Board is moving forward with several proposed changes to our neighborhood covenants. These changes are designed to address current challenges and ensure the future financial stability and community cohesion of our Association. The proposed changes are as follows:

- 1. Lien Provision for Overdue Assessments** This change would introduce a lien provision to help with the collection of overdue assessments, ensuring that all homeowners contribute fairly to maintaining our community.
- 2. Fines for Covenant Violations** Small fines will be added for specific covenant violations to strengthen enforcement and maintain the quality and aesthetics of our neighborhood.
- 3. Increase in HOA Annual Dues Cap** The annual dues cap will be raised, ensuring that the Association can meet its financial obligations and continue to provide services to our community in the future.
- 4. Boat Parking During Boating Season** Homeowners will be allowed to park boats in their driveways during boating season, offering more flexibility for those who own boats.
- 5. Electronic Voting for Covenant Changes** Electronic voting will be introduced for future covenant changes, making it easier for homeowners to participate in the decision-making process.

The Board has already sent these proposed changes to our attorney for review. Once we receive her feedback, we will finalize the language and prepare for a neighborhood-wide vote. Detailed explanations for each proposed change will be provided before the vote.

These changes were initially discussed at our last HOA meeting, and further information will be shared at the upcoming HOA meeting in April. However, please note that **there will be no voting on these changes at the April meeting.** Ballots will be distributed at a later date to all homeowners, and no change will take effect unless a majority of homeowners approve.

We encourage all homeowners to attend the upcoming HOA meeting in April for more details and to stay informed.

President	Larry Collett	843-323-2935	president@npeasc.com
Vice President	Emily Vick	843-343-2506	vicepresident@npeasc.com
Treasurer	Jennifer Roberts	843-607-8821	treasurer@npeasc.com
Secretary	Kelly Roberts	843-532-5159	secretary@npeasc.com
Mbr. At Large	John Dubose	843-870-5338	memberatlarge@npeasc.com
Mbr. At Large	Carolyn Gardner	843-864-4000	memberatlarge@npeasc.com

NPEA Board

Important Update: HOA Invoices Now Available Online

We would like to inform all homeowners that, starting this year, HOA invoices will no longer be mailed out. To make payment easier, we have streamlined the process through our website. If you have already created an account on our website, you can pay your HOA dues directly online. For those who have not yet created an account, simply email our Treasurer at Treasurer@npeasc.com to receive a payment link.

For homeowners who have provided us with their current email address, invoices will automatically be sent out via email each December, so you don't need to worry about missing an invoice.

We understand that some of our residents prefer traditional methods, and we still gladly accept checks. You can drop off your payment at the Lee St. box, or mail it to:

NPEA
PO Box 654
Summerville, SC 29484

We are committed to working with anyone who may need assistance in paying their HOA dues, so please don't hesitate to reach out if you need support or have any questions. Thank you for your cooperation and continued commitment to our community.