

# NEWINGTON NEWS



Remember to pay your 2022 HOA dues **before the end of January 2022** to avoid late fees!



Newington Plantation Estates Association, PO Box 654, Summerville, SC 29484

Oct 2021

## \*\*\* NEWINGTON YARD SALE - OCT 16 \*\*\*

A community yard/garage sale is scheduled for Sat., October 16.

## \*\*\* NPEA HOA MEETING - OCT 18 \*\*\*

Due to the coronavirus risk and the unavailability of the school cafeteria, we had to cancel our HOA meetings in 2020. Our next HOA meeting will be held on Monday, October 18, 2021, at 7 pm. We plan to meet in the Newington Elementary School Cafeteria. Should the cafeteria become unavailable, the backup plan is to hold the meeting outdoors at the Newington Pool. We will post signs if the meeting changes from the cafeteria to the pool. You may bring your own chair to the pool if you wish. At the start of the meeting, we will conduct an election of new board officers. The regular business agenda will immediately follow. One of the agenda items is expected to be a vote on an expenditure of more than \$5,000 to remove brush and overgrowth from the area surrounding the Newington Pool fence.

## FROM YOUR NPEA PRESIDENT



COVID continues to impact us all. Terry and I both came down with the coronavirus in early November of last year. Headaches, chills, body aches were as bad as it got for us. We were the first of our group of friends to come down with COVID-19, and had stayed away from others for some time. As such, we could not figure out where we encountered it. The Red Cross reported that I had the antibodies

after the virus through June, but they stopped giving the test, so I got the vaccine. My reaction was 10 times as bad as the virus, but only lasted 36 hours. In my personal opinion, people should strongly consider getting the shot, but they should not be forced to do so.

The last General HOA Meeting was in 2019. The Board did a lot of the NPEA business by E-mails or phone calls, then met in the fall of 2020, the spring of 2021 and again on 9/12/2021. The next general meeting is planned for 10/18/21 at the Newington elementary school cafeteria, but COVID might force a move to the pool. We do not

plan to cancel the meeting as of this writing. As this will be an election year, please take the time to attend, or provide your proxy to me or to the Secretary, Kelly Roberts, in advance of the meeting.

A proxy from a member in good standing must be dated signed, and it must meet the following requirements:

- (1) This signature must be notarized, or it must be witnessed and co-signed by a board member.
- (2) It must reference the meeting that it will apply to.
- (3) It must specify who will vote in the absence of the signatory.
- (4) It may contain restrictions on how this individual can vote.
- (5) A completed proxy must be received by the Secretary or by the President at least 24 hours prior to the start of the meeting.

I have decided to step down as President of the HOA. I can tell you that the current Board volunteers have made my last few years as your Board President quite easy, and I thank them for their help. I will remain on the Board (as the past President) until the next election in 2023. The Vice President, Secretary and both current Members at Large have volunteered to remain (if reelected). Two other neighbors have offered to run for the Treasurer and President positions. If any other neighbor in good standing wants to run for any position, please let me know before the General Meeting.

Except for making decisions on pool maintenance and operations in 2020 and 2021, we did not do a lot of business in the last 20-plus months. We are working on a sign for the Luden entrance, which should be up in the next 30 days. Maintenance and repair needs have been managed for all the NPEA assets, and all are in working order.

The NPEA account had \$106,777.62 as of 12/31/2020. As of 8/31/2021, the account holds \$114,576.52. The Pool has \$25,218.63 as of 8/31/2021, \$10,000.00 of which will likely transfer to the General Fund in early 2022. We will post the financials on the web site before the meeting.

For as long as I have been in Newington (the Best Place to Live in Summerville), a community center has always been a wish. The Board and I intend to form a building committee, tasked with determining the feasibility of funding and constructing that building next to the pool. We believe that having such a space will not only enhance our neighborhood, but will also have a positive impact on home values in the neighborhood.

The committee should get designs for a 1500 to 1800 square foot building, with a full kitchen, storage area, an office, and one or two full bathrooms. The remaining area will be event space. The building could be located so that large doors that could open to the pool deck,

behind the diving board. The building could also have a raised exterior deck. The possibilities are endless.

This facility would not just be for the NPEA members. The building could also be rented as an event space for gatherings. Any rental proceeds could go to pay for the construction, and ongoing maintenance needs. This Building Committee would also need to address the costs, how to manage the facility, rentals, costs and fees, and ongoing mortgage and other expenses.

I want to take this opportunity to thank all the volunteers and employees who have stepped up and helped make Newington the Best Place to Live in Summerville. Our young lifeguards who kept our pool safe and orderly are the unsung heroes of the pool. So are the managers and volunteer Pool Committee members who made the pool and snack bar a great asset to the community. I want to thank Mark Bacher, who makes very little for creating NPEA mailbox posts and nothing for helping out at the pool. Thank you, Randy and Georgia Sadler, who not only volunteered their home for meetings, but also manage this newsletter. Thank you Josh Wilson, our webmaster, who turned the old site into what it is today. Thank you Jennifer Lea Roberts, who spent hours managing the Facebook pages. Thank you Mark Lavigne and Rick Leinster, who helped with the pool needs. Thank you Randy Sadler, Mark Lavigne, Fred Gleffe, and John Dubose who worked with the ARC. And a special thanks to my wife, Terry, for putting up with me having deal with NPEA and ARC business, both at home, in the truck and at the office.

And finally, I want to thank all of you who had the confidence in me to continue making Newington Plantation the Best Place to Live in Summerville SC.

Thom Nolan, *NPEA Pres.*, 843-693-7604 [npeanolan@aol.com](mailto:npeanolan@aol.com)

### BOARD ELECTION

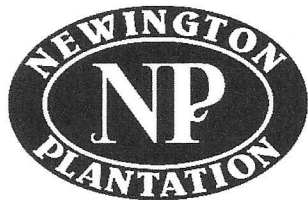
On Monday night, October 18, Newington homeowners who attend the fall homeowners' meeting will elect a new HOA Board of Directors to a two-year term. To date, the following Newington homeowners have indicated an interest in a Board position:

President: Randy Sadler  
Vice-President: Mark LaVigne  
Secretary: Kelly Roberts  
Treasurer: Jennifer Lea Roberts  
Mbr-at-Large: John DuBose  
Mbr-at-Large: Brian Graham

If you are interested in running for a Board position, you can either have your name nominated from the floor at the meeting, or you can contact Randy Sadler or Thom Nolan before the meeting and your name will be in a slate of candidates presented at the meeting.

Thom Nolan, *NPEA Pres.*, 843-693-7604 [npeanolan@aol.com](mailto:npeanolan@aol.com)

Randy Sadler, *News Editor*, 843-875-7440, [rsadler@sc.rr.com](mailto:rsadler@sc.rr.com)



### HOA DUES

An important reminder for all Newington property owners: Your 2022 HOA fees become due on **January 1, 2022**. They are still only \$100 per home, and this low fee covers the entire year.

Dues payable to "NPEA" should be mailed to P.O. Box 654, Summerville, SC 29484. A community drop box located at the Lee Street entrance is also available to deliver payments.

To avoid late fees, NPEA must receive payment no later than 2/1/2021. Any payment for 2022 that is postmarked or collected from the community box before 2/1/2022 will be considered on time.

Unfortunately, we still have a few homeowners who are in arrears on their dues from past years. If you are in this category, you need to pay them to stop accumulating additional overdue fees and collection costs. Contact Mike Gobin to obtain your dues balance.

Mike Gobin, 843-475-1066, [newingtonmanager@gmail.com](mailto:newingtonmanager@gmail.com)

### MAILBOXES



We hope everyone has noticed the new NPEA drop box and post located at the entrance on Lee Street by the sign board. This box is quite an improvement from what we had before. The same holds true for your home. Your mailbox is one of the first things that friends, and visitors see at your house. A well-maintained mailbox and post that matches the neighborhood sends a positive message about your property and increases curb appeal. Damaged mailboxes and posts can have a negative impact.

Our Newington covenants contain a guideline for our mailbox posts. They are to be made of wood and kept in good repair. The NPEA-approved design is a wooden post with a scrolled diagonal brace. These posts (also used in Ashborough) are available commercially from Berlin Myers Lumber and the cost is around \$225. However, we do have a neighbor who has made over 50 posts with the approved design at a substantial savings over the Berlin Myers price. If you want to purchase one, call Mark Bacher at 843-810-8443. His current price is \$90 for a single post, or \$110 for a post that can hold 2 mailboxes. Installations are also available. Please do your part in keeping Newington beautiful and the best place to live in Summerville.

Thom Nolan, *NPEA Pres.*, 843-693-7604 [npeanolan@aol.com](mailto:npeanolan@aol.com)

### SWIM TEAM

The Newington swim team had an exciting 2021 swim season. The Newington Tigersharks celebrated their 30th anniversary and shared



many memories throughout the summer with former alumni, many of whom now have children on the team. The team focuses on strength and confidence in the water, stroke technique, and sportsmanship all within a fun and competitive environment. After the pandemic caused an irregular season in 2020, we were eager to return to normalcy in the 2021 season. The Tigersharks ended with a 7th place finish out of 17 teams at the 2021 CCAA City Meet. Many Newington swimmers turned in some great performances at the City Meet. Cassidy Lima set a new city meet record in the girl's 15-18 50-yard freestyle. The 15-18 boys 200-yard Freestyle Relay Team (Ryan Fischer, Tyler Briggs, Tobey Lima, and Parker Azevedo) also set a new city meet record in one of the most exciting races of the weekend. Other City Meet champions included Marlie Crosby, Derek Marsaa, and Wade Collier. The team said goodbye to four graduating seniors; three of whom learned to swim and took swimming lessons at the Newington Pool when they were four and five years old.

Kelly Roberts, *NPEA Sec.*, [klaroberts1960@gmail.com](mailto:klaroberts1960@gmail.com)

## HALLOWEEN FESTIVAL

NPEA volunteers are busy organizing a neighborhood Halloween parade and a fun child festival for Saturday, October 30. The family fun festival, with games, crafts, contests, and prizes, will go on before the parade from 4:30 to 7 pm. We hope to have food trucks also. The pool facility will be open for bathroom needs.



The four-mile parade through the neighborhood begins at 7:30. After the parade, the bigger kids might play freeze tag with glow sticks or flashlights. NPEA will contribute \$200 towards event expenses. Event details will be advertised on Facebook, and on the neighborhood sign board. Please contact the activity planners for more information.

**PARADE ROUTE:** Start at the Newington Bus Loop. Turn Right onto KCC. Turn left onto Thames Ave & Right onto Thames. Continue to the other cul-de-sac, then turn right out of Newington Gardens. Turn left onto KCC. Go past the stop sign in front of Flowertown Elem. Stay on KCC until the 4-way stop. Turn right onto KCC. Turn right onto Smythe Dr., then right onto Blake Dr. Turn left onto Blake Ln., then left back onto Boone Dr. At the 4-way stop, continue on Boone Dr. At stop sign, left onto KCC. Turn left again onto Plantation Dr., Proceed up to Plantation Circle. Follow the Circle to Sheffield Ln, Take Sheffield to KCC, and turn right. Follow KCC to the stop sign at Downing Dr. Turn right onto Downing Dr. Turn left onto Kent Lane. Turn left onto Kent Court. Turn right onto KCC to the Neighborhood Pool, where the Parade ends.

Jessica Toolin & Jessie Gardner, *Festival Organizers*  
jessicaltoolin@gmail.com & jgardner@dorchester2.k12.sc.us

## SWEET TEA HALF MARATHON & 10K



The Summerville Sweet Tea Half Marathon and 10K is scheduled for Saturday, November 13, 2021, at 7:00. The 13.1-mile and 6.2-mile courses begin in Downtown Summerville, and, after

going through some lovely Summerville neighborhoods, they end up back in the center of town. Runners will enjoy live entertainment, as well as lively water stations.

Mile 4 and Mile 5 are located on King Charles Circle in our own Newington neighborhood. Runners will enter at Luden Road and turn right going down King Charles before taking a turn onto Lee Street. There will be a water station near Mile 4 which is close to Newington Elementary School. All Newington neighbors are encouraged to come out and cheer on the runners. The participants will not be in the neighborhood long, but runners should start making an appearance around 7:25 am up until 8:15 am.

This race benefits the Police and Fire Benevolent Fund, and has become an exciting annual event for the Town of Summerville. We hope you can show your support along the route and cheer for our first responders and runners.

Randy Sadler, *News Editor*, 843-875-7440, rsadler@sc.rr.com

## NEWINGTON POOL

The 2021 pool season was a successful one with over 130 members enjoying the pool! The Pool Committee would like to thank all our lifeguards and pool attendants for their excellent service. Many of our guards and pool attendants have grown up as members of the pool and now serve as employees.



The committee includes Alicia, Terri, Victoria, Nancy, Sarah, and Kelly. Rick Leinster has continued to serve as the Chairperson. The Pool Committee was kept busy preparing the pool, monitoring its operation, and then winterizing it for closing. The committee appreciates all the pool members who participated in our end of the year survey. We also appreciate the constructive inputs made from members at the recent NPEA Board meeting. All the information gathered from pool members will be considered for next year's pool season.

The pool is a wonderful asset in our community. Please consider joining the pool next year. This Spring look at the website or consult the spring newsletter for sign-up details. The pool provides a diving board, concessions, pool party rentals, lifeguards, and swim lessons, and we are all eagerly looking towards a great 2022 season!

*NPEA Pool Committee*

## BERLIN MYERS PARKWAY UPDATE

As you probably know, the third phase of the Berlin G. Myers Parkway project will extend the road by 3.25 miles from East Carolina Avenue to Highway 17A. The project has been in the works for years but has faced setbacks, mostly due to strict permit policies by the US Army Corps of Engineers.

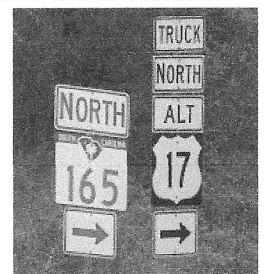
SCDOT officials currently say Phase 3 will cost \$118 million, with construction expected to begin in early 2022 and end in 2025. The project is fully funded by a combination of local, state, and federal funds. Traffic projections estimate this roadway will carry between 18,000 and 23,000 vehicles per day by 2030.

The purpose of the project is to improve roadway connections, reduce traffic congestion, and enhance safety in the Summerville area. Portions of the Sawmill Branch Walk/Bike Trail will be reconstructed, and the Luden Drive parking area will be relocated.

Since the project's public hearing in January 2020, SCDOT has developed additional floodplain mitigation strategies to improve the Sawmill Branch canal and reduce flooding risks.

During the first two weeks of April 2021, feedback was solicited from citizens on these new floodplain mitigation plans via virtual meetings.

In addition to the improvements along Sawmill Branch within the roadway project, the project now includes construction activities downstream of the project area to Dorchester Road. These activities are intended to reduce the flood related impacts associated with the project compared to the design presented at the January 2020 public hearing. In addition, it is anticipated that these changes will result in a no-rise certification and therefore it is expected that the FEMA 100-year floodplain elevations will remain unchanged.





## YARD OF THE MONTH

Happy holidays to all! The Yard of the Month (YOM) committee would like to thank our Newington neighbors for making NPEA's YOM selection such a difficult and challenging task. We also appreciate those neighbors who reach out with nominations to help us with the decision each month. We have many more deserving yards and may be knocking on your door next year. ☺

Each winner displays the YOM sign, receives a \$25 ACE gift card (supporting a local business), and gets acknowledged on the Lee Street reader board.

### \*\*\* 2021 YOM Winners \*\*\*

129 King Charles Circle	101 Cromwell Court
105 Axtell Road	523 King Charles
221 King Charles Circle	202 Kent
205 Thames Drive	

Kelly Roberts, YOM Chair, [klaroberts1960@gmail.com](mailto:klaroberts1960@gmail.com)

## ARCHITECTURAL REVIEW COMMITTEE



**Newington  
Plantation**  
*the heart of Summerville*

The primary purpose of restrictive covenants is to maintain a neighborhood's attractiveness and livability. We are proud to have the best family neighborhood in the

area, and we certainly want to keep it that way.

Remember that no external structure (additions, buildings, sheds, fences, in-ground pools, etc.) can be constructed in the subdivision unless the construction plans are pre-approved by NPEA. You can submit your plans to any ARC member.

One ongoing area of concern: We need residents to make a real effort to keep their trailers, campers, boats, buses, and RVs out of sight from the street. Now that summer is over, there is no excuse to leave a boat or RV in your front yard or in your driveway. This is inconsiderate to neighbors, and it violates your covenants.

We do not employ a full-time covenant enforcement person to patrol the neighborhood. The ARC takes the view that we expect neighbors to be responsible and abide by the covenants. If you do see a problem, report the suspected covenant violation to the ARC for their investigation. Please remember that the ARC is a volunteer committee, so give them time to respond to your concerns.

### Current ARC Members:

Randy Sadler (843) 875-7440, Chairman  
Fred Gleffe (843) 297-0279, Member  
Thom Nolan (843) 693-7604, Member  
Mark LaVigne (843) 771-0978, Member  
John DuBose, (843) 870-5338, Member

NPEA neighbors can view or download their covenants at [www.NPEASC.com](http://www.NPEASC.com). If you want to volunteer to become a member of the ARC, please contact [npeanolan@aol.com](mailto:npeanolan@aol.com).

Thom Nolan, NPEA Pres., 843-693-7604 [npeanolan@aol.com](mailto:npeanolan@aol.com)

## WHAT REQUIRES A PERMIT ?

What requires a permit? Making any major change that alters the footprint of your home requires a Town or County permit, including additions, decks, certain plumbing, and electrical work, as well as siding projects. Failure to obtain permits, even if you hire a contractor, can stall your project, or complicate the sale of your home. A shed or storage building (pre-built or built on site) that is larger than 200 square feet requires a building permit. No permit is normally required to construct a fence (however, you do require the HOA's approval before installing or changing a fence).



If a permit is required, the Town uses a permitting service called CitizenServe. This online service can schedule inspections as well as monitor any construction project from application through building completion. The service is free for projects in the Town. You will need a plot plan showing all existing structures and paved areas plus the proposed structure. All plot plan structures (existing and proposed) must have measurements or be to scale. The plot plan must be a recorded plat which, if available, can be obtained from your county's register of deeds office. You must specify the measurements from all property lines to the proposed structure. Structures cannot be placed within any easement on the property (drainage, utility, etc.). If there is an active HOA or Architectural Review Committee (ARC), a letter of approval from them is required to permit a project.

## "NEWINGTON NEWS"

The Newington newsletter has been provided to Newington homeowners since 1976. There are at least two issues planned per year (before each NPEA meeting). The "Newington News" can usually accommodate a few advertisers in each issue (space permitting, on a first-come basis). If you wish to advertise in the newsletter, the cost to include your business card is \$20 per issue for NPEA members (or \$25 for non-members).

Randy Sadler, Editor, 843-875-7440, [rsadler@sc.rr.com](mailto:rsadler@sc.rr.com)

## 2021 NPEA BOARD OF DIRECTORS

POSITION	NAME	PHONE	EMAIL
President	Thomas Nolan	843-693-7604	<a href="mailto:npeanolan@aol.com">npeanolan@aol.com</a>
Vice-President	Mark LaVigne	843-875-9988	<a href="mailto:lavigma@aol.com">lavigma@aol.com</a>
Treasurer	Veronica Duran-Ballen	843-597-6129	<a href="mailto:verod_b@hotmail.com">verod_b@hotmail.com</a>
Secretary	Kelly Roberts	843-532-5159	<a href="mailto:klaroberts1960@gmail.com">klaroberts1960@gmail.com</a>
Member-at-Large	John Dubose	843-870-5338	<a href="mailto:vmee@aol.com">vmee@aol.com</a>
Member-at-Large	Brian Graham	843-607-9866	<a href="mailto:quikmailetc@gmail.com">quikmailetc@gmail.com</a>
Past President	Randy Sadler	843-875-7440	<a href="mailto:rsadler@sc.rr.com">rsadler@sc.rr.com</a>