



**ANNUAL PROPERTY OWNERS MEETING**  
**June 4, 2022**

1

GLAD TO SEE YOU ALL HERE TODAY.

LET'S BEGIN.

# AGENDA FOR ANNUAL NEWPORT POA MEETING

June 4, 2022

Welcome and Call to Order

Confirm that a Quorum is present

## Introduction of the Board

Steve Wilson-President

Dennis Lesko-Vice President

Bobby Paterson-Secretary

Jim Nazzaro-Treasurer

Steve Hill-Sargent at Arms

2

MEETING CALLED TO ORDER BY THE POA PRESIDENT, STEVE WILSON, AT 10:01AM

A QUORUM WAS CONFIRMED BY THE SARGENT AT ARMS, STEVE HILL. 23 PRESENT PLUS 4 PROXIES TOTALLING 27 PROPERTY OWNERS.

THERE WERE 41 MEMBERS AND WIVES/GUESTS ATTENDING THE MEETING.

# AGENDA FOR ANNUAL NEWPORT POA MEETING

June 4, 2022

Connect Lake Greenwood—Jimmy Peden  
The Links at Stoney Point Update Jim Medford

Financials

Architectural Committee  
2022 Update (What's New)

Newport Web Page

Election of Board Members

Special Presentation

Meeting Adjourned

## **Special Tax District**

Jim Nazzaro-Treasurer

Adjourn

3

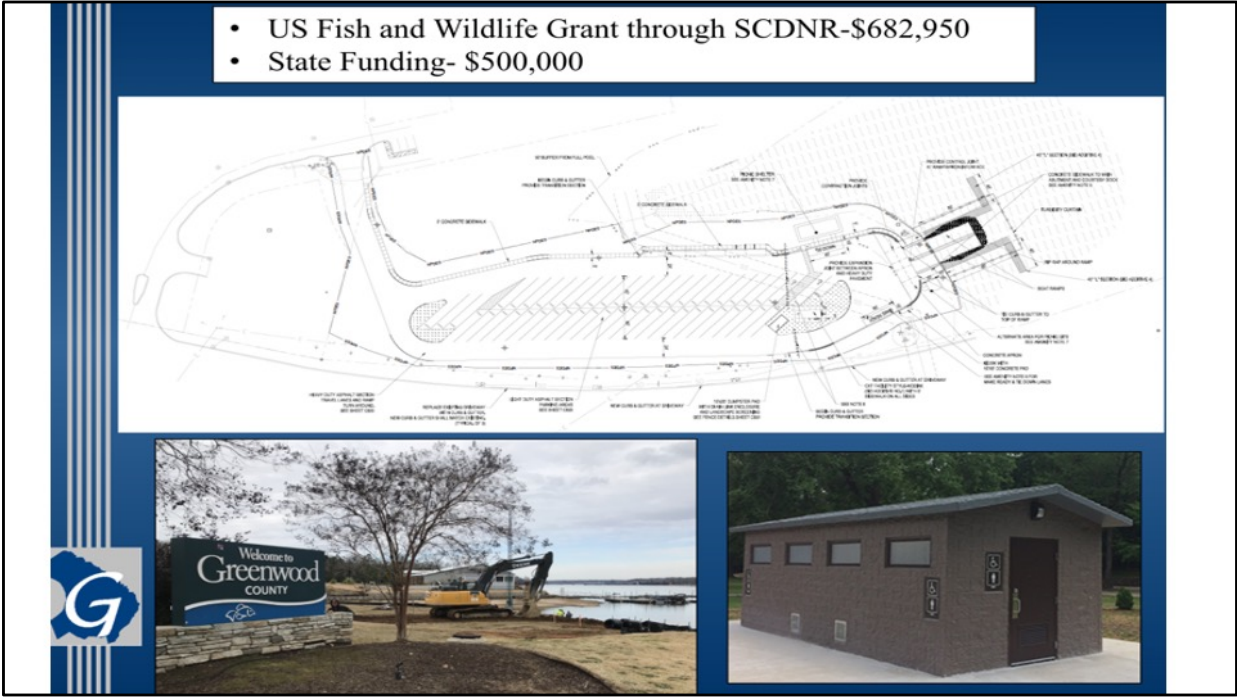


NOTE: JIMMY PEDEN WAS NOT ABLE TO BE PRESENT FOR THE MEETING  
STEVE WILSON PRESENTED THE BRIEFING ON CONNECT LAKE  
GREENWOOD





## New Sheriff Boat



THE NEW RAMP AREA IS LOCATED ON SOUTH SIDE OF BREAK ON THE LAKE.



THERE WILL BE AT LEAST TWO RAMPS AND AMPLE PARKING FOR TRAILERS.





New Wake Law passed in SC on March 14



## New Wake Law

*changes wake surfing and distance limits*

**NEW NO WAKE** law establishes a 100-foot distance limit that boats underway have to observe when approaching a dock, person in the water, or an anchored vessel

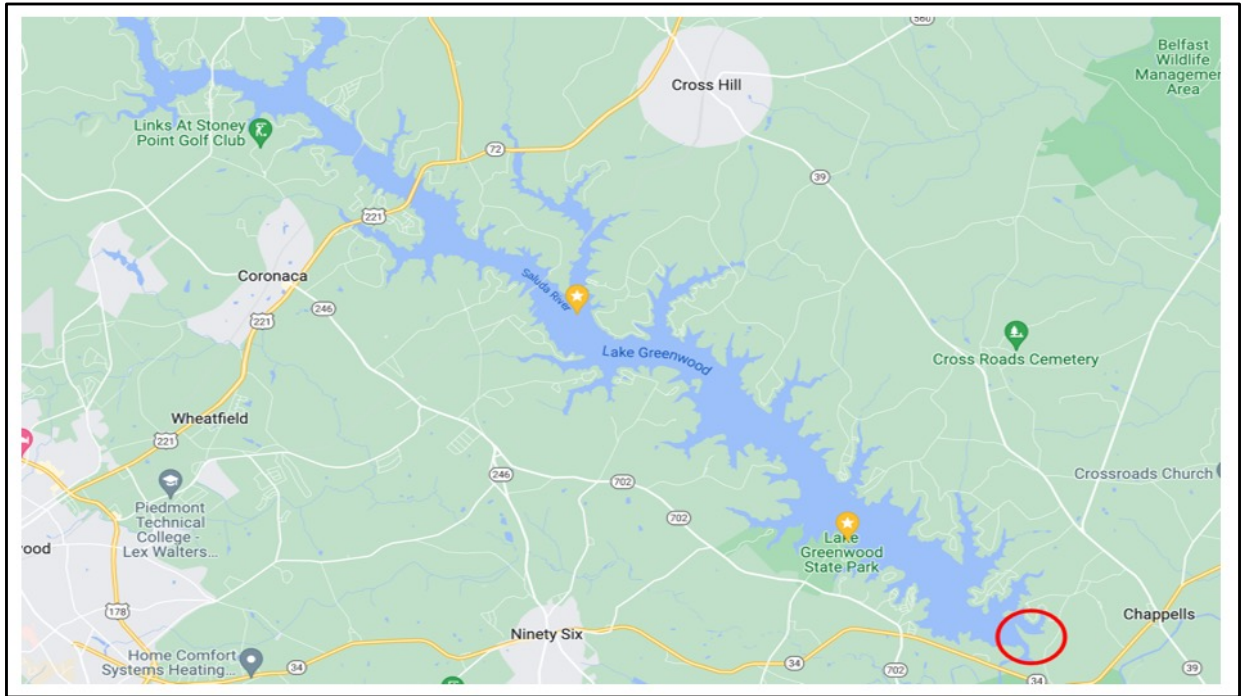
Wake surfing less than 200 feet

DNR WILL BE CHECKING FOR THE NEW WAKE LAW INFRACTIONS, HOWEVER, DNR HAS A LIMITED NUMBER OF BOATS.

DNR RECOMMENDS TAKING A PICTURE OF THE BOAT REGISTRATION NUMBER AND NOTE THE LOCATION, DATE, AND TIME. CAN BE SENT TO DNR. THEY WILL DO THEIR BEST TO EDUCATE BOATERS.



*A Veteran owned and themed restaurant  
with great food and craft beer on tap.*



TAPS IS LOCATED IN THE RED CIRCLE NEAR THE DAM AT THE SOUTH END OF THE LAKE. UNKNOWN WHEN TAPS WILL BE OPEN FOR BUSINESS.

# The Links at Stoney Point

***Jim Medford***

***Update***



THERE ARE SEVERAL NEW AMMENITIES BEING BUILT FOR LINKS MEMBERS.

**2022:**

A NEW BOAT STORAGE FACILITY IS OPEN AND READY TO ACCEPT APPLICATIONS FOR STORAGE. THERE WILL BE 52 SPACES AND ARE A FIRST COME FIRST SERVED BASIS. ESTIMATED \$200/YEAR FOR A SINGLE TRAILER.

**2023**

TWO (and maybe four courts) LIGHTED PICKLE BALL COURTS ARE BEING BUILT NEXT TO THE TENNIS COURTS.

RV/BUS STORAGE WILL BE PROVIDED AT THE MAINTENANCE FACILITY

**2024**

PLAN TO BUILD A DOG PARK

WALKING TRAIL.CONVERTING WOODED AREA TO A WOODLANDS CONSERVATORY

FITNESS CENTER POOL: CONVERTING TO A YEAR AROUND FACILITY UTILIZING ROLL-UP GARAGE DOORS REPLACING THE VINYL SCREENS

**QUESTIONS:**

1. CAN YOU PROVIDE ANY UPDATE ON POSSIBLE CART PATH BETWEEN NEWPORT AND STONEY POINT. MR. LAWERANCE, OWNER OF THE PROPERTY DISAPPROVED.
2. ANY POSSIBILITY OF CREATING A CART PATH ON STONEY POINT ROAD. MR. MEDFORD WILL INQUIRE WITH THE COUNTY.

# ANNUAL NEWPORT POA MEETING

**GOVERNING DOCUMENTS**

**ARTICLES OF INCORPORATION**      **DECLARATION & COVENANTS**      **BYLAWS**

Documents Available online:  
[www.newportonlakegreenwood.com](http://www.newportonlakegreenwood.com)

THERE ARE THREE GOVERNING DOCUMENTS REQUIRED BY SOUTH CAROLINA  
 THESE THREE ARE ALL IMPORTANT

- 1) Articles of Incorporation,--ESTABLISHED THE NON-PROFIT ENTITY OF NEWPORT PROPERTY OWNERS ASSN,
- 2) Declaration and Covenants—PROVIDED THE UNDERLINING RULES FOR GOVERNING THE POA
- 3) Bylaws--provide guidance and direction to the Board as pertains to the Declaration and Covenants—how the board executes their duties in support of the D&S's.
- 4) FOR EXAMPLE, THE BYLAWS PROVIDE THE GUIDANCE ON HOW TO CONDUCT ELECTIONS.

ANNUAL NEWPORT POA MEETING

Financials

*Jim Nazzaro*  
*"Mr. Show me the Money"*



## ANNUAL NEWPORT POA MEETING

### Financial Review

- POA **Direct** Income
  - POA Dues—Now primarily for administrative costs
  - ACC Fees — General Account
  - Lien Repayment—General Account
  
- POA **Indirect** Income
  - Special Tax District—(Subdivision Fee on Property Taxes)
    - Total amount paid in property tax subdivision fees to the special tax district are not to support the POA or POA projects.
    - Approximately \$390 or 47% of the subdivision fee in 2021 was to repay the county for the paving of Backwater Road.
    - WCFIBER received approximately \$215 or 20.9% of the 2021 subdivision fee

#### DIRECT INCOME

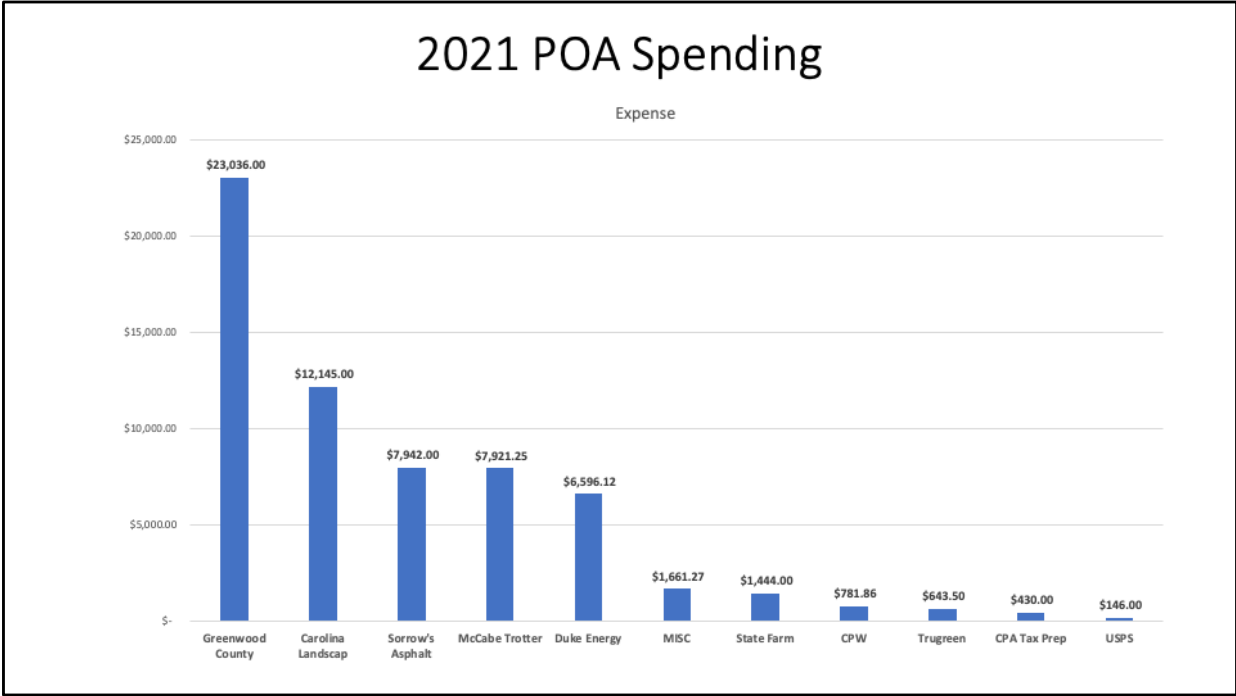
POA DUES: COME DIRECTLY TO THE POA AND PROVIDE FOR ADMINISTRATIVE COSTS

ACC FEES; TWO PARTS. \$1750 IS NON-REFUNDABLE, \$2,000 IS A REFUNDABLE AMOUNT MINUS AND BUILDING INFRACTIONS

LIEN REPAYMENT: CURRENTLY ONLY ONE OWNER HAS A LIEN

#### INDIRECT INCOME

PAID DIRECTLY TO THE COUNTY IN CONJUNCTION WITH ANNUAL PERSONAL PROPERTY TAXES. FUNDS ONLY COMMON EXPENSES SUCH AS ROAD PAYMENT, WCFIBER INSTALLATION, DUKE POWER, LANDSCAPING, ETC



MAJOR COMMON EXPENSES FOR THE POA

2022: WCFIBER WILL BE ADDED TO THE CHART

QUESTION: WHO McCABE / TROTTER—LEGAL FEES

## ANNUAL NEWPORT POA MEETING

### POA Current Financial Status

- POA Account Balances 12/31/2020
  - \$78,178 Checking
  - \$ 103,209 CD Reserve
- Current Balances
  - \$110,690 Checking
  - \$103,677 CD Reserve
- STD
  - Current Account Balance approximately \$17,789

THE POA FINANCIAL STATUS IS VERY SOUND

NOTE: CURRENT BALANCE IS SLIGHTLY LOWER DO TO NEWLY PAID BILLS.

STD ACCOUNT: THIS IS A FLOATING BALANCE DEPENDENT ON PAYMENT OF TAXES AND WHEN NEW BILLS ARE PROCESSED.

## 2021 Financial Forecast

- POA Dues are planned to remain at \$100—**However there will be no POA dues charged in 2023 as a result of windfall from lien payments!**
- ACC Fees will remain at \$1750 with a \$2000 refundable hold till completion
- STD Subdivision fee will decrease from \$1029 to \$970
  - Inclusion of Backwater Road
  - Inclusion of WCTEL fiber installation costs
  - Inclusion of county admin fee
  - Anticipated small increases of Duke Energy Costs and Common Area Maintenance.
- Total Budget **to the POA** per lot is \$634
- Over 300 less than Stoney Point
  - Well below historic standard of \$880

GREAT NEWS: WE PROJECT THERE WILL NOT BE ANY PLANNED POA ASSESSMENT IN 2023.

SUBDIVISION FEE ON PERSONAL PROPERTY TAX BILL WILL BE LOWER.

WILL BE INSTALLING STREET LIGHTS ON BOARDWALK—WILL INCREASE OUR DUKE POWER BILL

DISCUSSION: HOW MANY CURRENT LIENS—ONLY ONE LIEN REMAINS

NOTE: BACKWATER ROAD ASSESSMENT IS A 15-YR ASSESSMENT.  
WCTEL ASSESSMENT IS A 10-YR ASSESSMENT

# Newport and Special Tax District

2021 County Subdivision Fee				Annual Cost
Backwater Road Paving (Amortized over 15 Years )				
\$	345,535.00	100.00%	Item 1	\$ 23,035.67
Assumed taxes per lot (59 lots)				
		59 lots		\$ 390.44
STD POA (Budget to Toby/county)				
Utilities:				
	\$ 75.00		12	\$ 900.00
	\$ 610.00		12	\$ 7,320.00
Maintenance:				
	\$ 1,100.00		12	\$ 13,200.00
	\$ 100.00		12	\$ 1,200.00
	\$ 500.00			\$ 500.00
	\$ 1,000.00			\$ 1,000.00
Infrastructure:				
	\$ 12,000.00			\$ 12,000.00
	\$ 1,000.00			\$ 1,000.00
	\$ 600.00			\$ 600.00
			Total Annual	Item 2 \$ 37,720.00
			Lots	59
			Total per lot	\$ 639.32
			Total Tax Budget 2021	Item 3 \$ 60,755.67
			Total Tax per Lot (59)	\$ 1,029.76

## 2022 Special Tax District/POA Budgets

POA DUES				
Attorney Fees	\$ 2,500.00			\$ 2,500.00
MISC Maintenance	\$ 1,000.00			\$ 1,000.00
Misc Admin	\$ 500.00			\$ 500.00
Insurance	\$ 1,600.00			\$ 1,600.00
Tax CPA	\$ 300.00			\$ 250.00
		TOTAL		
		Admin		\$ 5,850.00
		Lots	59	
			Charges	
			per lot \$	99.15

## 2023 Special Tax District Budget

Special Tax District Name	Newport - 898
Backwater Road	
Paving of Road to county	\$ 23,035.67
Utilities:	
CPW (Gas)	\$ 900.00
Duke Power (Elec.)	\$ 7,320.00
Maintenance:	
Common Area Mowing/Planting	\$ 11,450.00
Road Maintenance	\$ 500.00
Signage Maintenance	\$ -
Trugreen	\$ 1,400.00
Infrastructure:	\$ 12,000.00
WCTEL Cable Installation	
Contingency	\$ -
Per Parcel Fee for County Treasurer	\$ 600.00
Total Estimated Expenditures	\$ 57,205.67
<u>Taxable number of parcels</u>	<u>59</u>
Flat Fee per Taxable Parcel	\$ 969.59

# Home Page – Pay Dues

## SITE LINKS

[Home](#)  
[Documents](#)  
[Gallery](#)  
[Contact](#)

## GET IN TOUCH

 [newportpoo.president@gmail.com](mailto:newportpoo.president@gmail.com)

## PAY DUES HERE



© 2020, Newport on Lake Greenwood. All Rights Reserved.

[GO TO OFFICE](#)


Click on  
"Pay Now"

Newport Property Owners, INC

Purchase details

Description Dues Payment		
Price per item	USD	Quantity 1

[Continue](#)

Powered by 

Enter  
amount; hit  
continue

 \$5.00 USD

Pay with PayPal

With a PayPal account, you're eligible for free return shipping, Purchase Protection, and more.

[Forgot password?](#)

[Log In](#)

or

[Pay with Debit or Credit Card](#)

[Policies](#) [Terms](#) [Privacy](#) [Feedback](#)

© 1998 - 2021



# ANNUAL NEWPORT POA MEETING

## Architectural Committee

### 2022

- Homes and lot development have increased to 27 Homes
- Architectural Committee supporting growth of Newport

2021 & 2022 HAS SEEN SIGNIFICANT GROWTH

THE ARCHITECTURAL COMMITTEE, COMPOSED OF LISA MEREDITH, DALE KING, AND BOBBY SIMS, CONTINUE TO STRIVE TO UPHOLD THE COVENANTS AND THE ARCHITECTURAL GUIDELINES

## ANNUAL NEWPORT POA MEETING

Two homes completed

Lots: 26, 172

Eight homes under construction,

Lots 15, 20, 21, 28, 55, 144, 175, 172.

Three owners have submitted intent to build.

Lots 19, 31, 166

Nine lots sold.

Lot 1, 2, 9, 17, 18, 29, 31, 54, 144.

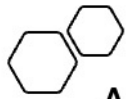
Five lots / Three Homes for sale.

Lot 30, 36, 37, 38, 49, 4(H), 107(H), 175(H), .

26



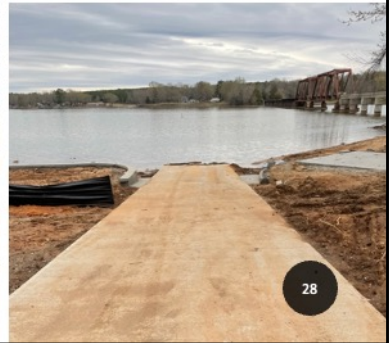
NEW HOMES BEING CONSTRUCTED



## ANNUAL NEWPORT POA MEETING

### Around Newport

- What's New
  - Due to deterioration of the land the partial boardwalk was removed, and new sea wall built.
  - Three Pictures— Thanks to Mr. McKinney Newport has a new launch site.



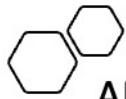
### DISCUSSION ON THE RAMP. QUESTIONS.

1. WHEN WILL THE RAMP BE AVAILABLE FOR USE?

ANS. MR MCKINNEY STATED: NOT SURE, BELIEVE ANOTHER SLAB NEEDS TO BE ADDED TO PREVENT TRAILERS FROM GOING IN MUD AT END OF RAMP.

2. WHO CAN USE THE RAMP?

ANS. MR. MCKINNEY. THE RAMP WAS BUILT FOR NEWPORT OWNERS AND THEIR USE.



**ANNUAL  
NEWPORT POA  
MEETING**

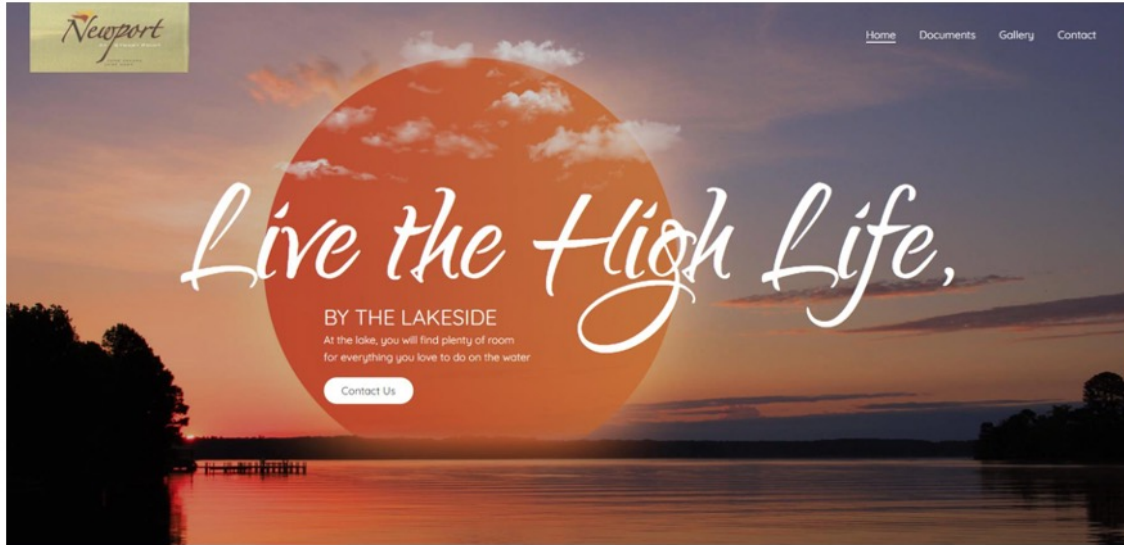
**Maintenance and  
Grounds**

- ROAD MAINTENANCE
  - Portland Circle
    - Before
    - After
  - Fishpond Circle
    - Before
    - Paving



PORTLAND CIRCLE AND BOARDWALK ARE NOW PAVED—THANKS TO MR. MCKINNEY. ROADS WILL BE RESTRICTED FOR THE NEXT FEW MONTHS TO LIGHTER WEIGHT VEHICLES TO ALLOW THE BLACKTOP TO CURE/HARDEN

## Home Page



## ANNUAL NEWPORT POA MEETING

### Communication



- New Newport web page: [www.newportonlakegreenwood.com](http://www.newportonlakegreenwood.com)
- Facebook Page—Newport at Lake Greenwood (Steve Hill)
- Newport Connection Team

31

STEVE HILL STATED THAT IF ANYONE NEEDS ACCESS OR ASSISTANCE WITH OUR FACEBOOK PAGE PLEASE TO CONTACT HIM DIRECTLY.

## ANNUAL NEWPORT POA MEETING

### Voting item:

Election of two Newport Property Owners as Board Members

Process: Meeting turned over to the Secretary to conduct the election.

1. All Eligible property owners are able to vote for Candidates
2. Vote will be majority vote of call by raising your hand
3. The Sergeant at Arms will determine the outcome of the hand vote.
5. Confirmation of the results will be announced when confirmed.
6. Let's meet the Candidates.

Jane Trnka

Steve Wilson

32

- IAW THE BYLAWS A VOICE VOTER OR SHOW OF HANDS CAN BE USED FOR THIS TYPE OF VOTE.
- BOTH CANDIDATES PRESENTED THEIR INFORMATION AND ANY/ALL QUESTIONS WERE ANSWERED
- THE VOTE WAS CHAIRED BY THE SECRETARY
- BOTH CANDIDATES WERE UNANIMOUSLY ELECTED BY MEMBERS PRESENT AND PROXY VOTES



# ANNUAL NEWPORT POA MEETING

## OPEN ISSUES

1. Speeding in the Neighborhood
  - a. Speed Limit is 25 MPH
  - b. Increased number of residents—walkers, bike riders, kids, pets
  - c. NO ONE WANTS AN ACCIDENT, and NO ONE WANTS SPEED BUMPS---Please SLOW DOWN
2. Parking
  - a. Streets are narrow
  - b. Still significant construction
  - c. Please park in your driveway-when possible
  - d. No overnight parking for Construction/Commercial Vehicles (ART VIII Sect 9)
3. Pets: IAW our Declaration and Covenants (ART VIII, Sect 3)—Limit is two pet per household
4. Trailers: IAW our Declaration and Covenants (Art VIII, Sect. 8) trailer are no to be kept at individual's house.
  - a. Working on establishing a trailer parking area here in Newport (Discussing with Mr. McKinney)
5. Trash/Recycle Bins: IAW our Declaration and (Art VIII, Sect 16) Covenants they are to be stored out of sight.
6. Complaints: ACC Guidelines, App 15, Request for Action (Next Page)

33

### OPEN ISSUES:

THESE FIVE ISSUES WERE BROUGHT TO THE ATTENTION OF THE BOARD.

1. SPEEDING: A SAFETY ISSUE IN THE NEIGHBORHOOD—WALKERS, BIKERS, KIDS, AND PETS.
2. PARKING: TOUGH ISSUE BECAUSE OUR STREETS ARE SO NARROW. PLEASE PARK IN YOUR DRIVEWAY IF POSSIBLE
3. PETS: THE DECLARATIONS AND COVENANTS STATES TWO PETS PER HOUSEHOLD
4. TRAILERS: WE HAVE NO AREA FOR TRAILER PARKING. WORKING WITH MR. McCKINNEY FOR AVAILABLE SPACE.
5. TRASH/RECYCLE BINS: IAW THE DECALRATION AND COVENANTS BINS ARE TO BE STORED OUT OF SIGHT.
6. COMPLAINTS; THE BOARD WELCOMES COMMENTS AND ALL SUBMISSIONS WILL BE KEPT IN CONFIDENCE.

<p><b>APPENDIX 15</b></p> <p><b>Request for Action</b></p> <p>NEWPORT ARCHITECTURAL CONTROL COMMITTEE</p>			
Name of Complainant: _____ Address of Complainant: _____ Telephone Number: _____ Email: _____	Name of Offender: _____ Address of Offender: _____ Telephone Number: _____ Email: _____		
<p><b>Details of the Complaint (Infraction of the "Covenants" and/or ACC Guidelines)</b></p> <p>_____</p> <p>_____</p> <p>_____</p>			
<p><b>Date of first action taken:</b> _____</p> <p><b>Action taken:</b> _____</p>			
<p><b>Date of 2nd action taken:</b> _____</p> <p><b>Action taken:</b> _____</p>			
<p><b>Date of 3rd action taken:</b> _____</p> <p><b>Action taken:</b> _____</p>			
<p><b>Final Resolution:</b> _____</p> <p>_____</p> <p>_____</p>			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; padding: 2px;">Name of ACC/NPOA Member: _____</td> <td style="width: 30%; padding: 2px;">Date Received: _____</td> </tr> </table>		Name of ACC/NPOA Member: _____	Date Received: _____
Name of ACC/NPOA Member: _____	Date Received: _____		
<p>A20</p>			

THIS FORM CAN BE FOUND IN THE ACC GUIDELINES—APPENDIX 15.

COMPLETE AND SEND TO THE BOARD

## ANNUAL NEWPORT POA MEETING

### *Front Gate*

1. Discussion on putting in a gate at the Front entrance has been ongoing for many years.
2. The difficulty has been in finding a company who can install and maintain the gate.
3. Recently a local company, Lakelands Garage Doors, is now installing and maintaining the gate systems
4. The authority for installing a gate falls under Declaration and Covenants. The Newport Property Association is charged to provide for the health, safety, and general welfare of the owners and residents.
5. The gate installation cost will not be a financial burden on the Property Owners.
6. Gates will “swing in” on both incoming and outgoing side. The entire gate and swing mechanism will be located behind the posts providing for the security of the system.
7. Multiple means to access: IR, Fab (like a garage door opener), Cell, and code.
8. A separate meeting will be set up to discuss the pros/Cons.
9. The Property Owners have been overwhelmingly in favor. (Show of hands)

35

THE BOARD HAS ENGAGED WITH LAKELAND GARAGE DOORS TO DETERMINE IF A FRONT GATE IS POSSIBLE AND IF THEY WOULD BE AVAILABLE TO INSTALL

- LAKELANDS GARAGE DOORS IS A HIGHLY REPUTABLE COMPANY AND HAS INSTALLED GATES AT SEVERAL LOCAL DEVELOPMENTS.
- THE COST WILL BE PAID FROM THE CASH ON HAND FUNDS AND NO ADDITIONAL ASSESSMENT TO THE PROPERTY OWNERS.
- THE FIRST ESTIMATE, WHICH INCLUDED ELECTRICAL AND ALL OPTIONS WAS AROUND \$40,000. THE BOARD IS NEGOTIATING A LOWER PRICE.
- THERE WOULD BE MULTIPLE WAYS TO ACCESS/USE THE GATE:
  - 1) USE OF A KEY FAB; 2) CELLULAR; 3) CODE
- BY A SHOW OF HANDS THERE WAS OVERWHELMING SUPPORT OF INSTALLING A GATE.
- A SEPARATE MEETING IN THE NEAR FUTURE WILL BE HELD TO ANSWER ANY ADDITIONAL QUESTIONS / CONCERNS / OBJECTIONS.

# ANNUAL NEWPORT POA MEETING

## *Front Gate (Continued)*

Additional Questions discussed at meeting about front gate

- There has been no final decision on whether the gates would be closed 24/7 or closed only during non-contractor working time periods. (Similar to the gates at Stoney Point)
- If the gate is closed, Contractors may have special code to enter. Once house completed the code will be deleted. It was also discussed the possibility of a special contractor gate. However, that location is not been determined.
- Emergency vehicles are able to enter with the YELP alert. Gate will open automatically. Lakelands currently provides this service for all their gates and would provide for the Newport gate.
- If gate is damage(ed) by vehicle our POA insurance policy will covers the damage. Discussion of adding a camera.
- Mr. McKinney stated he hoped the Board would follow thru with a discussion on the gate. "A separate meeting will be set up to discuss the pros/cons.
- Mr. McKinney Would like to know the Newport Community priority for amenities. Highest priority wants versus needs. Willingness to pay for the amenities.
- Mr. Patterson stated if gates ordered today, it would be 4-6 months before they would be installed.
- Stated at the show of hands of property owners wanting a gate- majority wanted the gate.
- Mr. Bob Lentz stated that the Board, IAW the D&C's does have the authority to proceed with the gate.

## ANNUAL NEWPORT POA MEETING

- **MAILING ADDRESS:**

NEWPORT P.O.A.

PO BOX 49214

GREENWOOD, SC 29649

- **PRIMARY COMMUNICATION IS THROUGH EMAIL**---VERY IMPORTANT THAT YOU HAVE CHECKED / VERIFIED YOUR EMAIL ADDRESS BEFORE YOU DEPART TODAY.
- WE ARE HERE TO SERVE, SELFLESSLY, WORK FOR YOU

## ANNUAL NEWPORT POA MEETING

# OPEN DISCUSSION

38

1. MR. FITZGERALD. ASKED QUESTION ABOUT INTALLING A STREETLIGHT AT CORNER OF STONEY POINT ROAD AND BACKWATER ROAD. STEVE WILSON HAS CONTACTED GREENWOOD COUNTY REQUESTING TO HAVE A LIGHT INSTALLED. CURRENTLY WAITING ON A REPLY.
2. MR. THOMPSON STATED THERE IS A LIGHT POLE AT THAT CORNER AND WOULD MAKE INTALLING A LIGHT MUCH EASIER.
3. MR. MCKINNEY MENTIONED AGAIN, THAT HE FELT IT IMPORLTANT TO KNOW WHAT THE NEWPORT COMMUNITY DESIRES REGARDING FUTURE AMENITIES. HE WOULD LIKE TO KNOW THE AMENITIES, PRIORITY, AND IDEAS ON HOW TO PAY FOR THE AMENITIES.
4. JIM NAZZARO VOLUNTEERED TO SEND OUT A SURVEY TO ALL OWNERS NEXT MONTH. JUDY FITZPATRICK VOLUNTEERED TO HELP WITH THE SURVEY.
5. Ms. WILSON  
THANKS TO TRACEY HILL FOR HANDLING THE WELCOME BASKETS.  
THANKS TO GINGER FOR TAKING CARE OF THE FRONT ENTRANCE.

THANKS TO GINGER AND JANE FOR HEADING UP OUR SOCIAL FUNCTIONS—THE WINE WALK WAS A HUGE SUCCESS. MAYBE A CHILI & BEER NIGHT WILL BE NEXT.

CANNOT SAY ENOUGH TO CLAY AND JENNY—THE OYSTER ROAST WAS INCREDIBLE

FINALLY, THANKS TO DONALD MacTAGGART FOR CLEARING THE NATURE WALK PATH AROUND THE POND AND FOR PLACING THE ROCKS AT THE FRONT ENTRANCE.

IF ANYONE HAS ANY IDEAS FOR FUTURE EVENTS, PLEASE LET US KNOW.

- *Dennis & Adrienne*

---

- THANKS FOR THE MEMORIES. YOU WILL BE MISSED. WE WISH YOU "FAIR WINDS AND FOLLOWING SEAS". IT IS NOT GOODBYE—WE'LL SEE YOU IN THE "VALLEY OF THE SUN".

- THANKS VERY MUCH.







THE POA MEETING ADJOURNED AT 1142.

THANKS FOR ATTENDING. THE SPECIAL TAX DISTRICT FOLLOWS

# Special Tax District June 4, 2022

41

THE ANNUAL SPECIAL DISTRICT MEETING CALLED TO ORDER AT 1143,  
JUNE 4, 2022

JIM NAZZARO, COMMISSIONER AND TREASURER PRESIDED.

## SPECIAL TAX DISTRICT

### COMMISSIONERS:

- JIM NAZZARO: 2 years
  - PAUL TRNKA: 3 Years
  - STEVE WILSON: 1 Year

## **NEWPORT SPECIAL TAX DISTRICT MEETING**

- MEETING CALLED TO ORDER
- **GOAL:** THIS IS AN INFORMATIONAL MEETING DESIGNED TO PROVIDE THE DETAILS OF THE NEWPORT SPECIAL TAX DISTRICT (STD).
- **BACKGROUND:**
  - BACKWATER ROAD WAS A GRAVEL ROAD THAT NO ONE LIKED.
  - AN AGREEMENT BETWEEN THE COUNTY AND TWO PRIVATE LANDOWNERS COULD NOT BE ACHIEVED.
  - THE COUNTY DECLARED EMINENT DOMAIN ON THE ROAD
  - THE COUNTY PAID THE RESPECTIVE LANDOWNERS AND TOOK POSSESSION
  - THE COUNTY AGREED TO PAVE BACKWATER IF A SPECIAL TAX DISTRICT WOULD PAY FOR THE ROAD OVER A 15YR TIMEPERIOD.
  - NEWPORT REGISTERED VOTERS APPROVED THE CREATION OF THE STD

43

CALL THE MEETING TO ORDER. 1143

PLEASE NOTE THIS IS INFORMATIONAL MEETING AS REQUIRED BY GREENWOOD COUNTY

WAS A MEANS TO TRANSITION BACKWATER ROAD FROM A GRAVEL TO BLACKTOP ROAD

GREENWOOD COUNTY PROVIDED THE MEANS TO ACHIEVE THIS GOAL

## Special Tax District

- Voted on in 2018
- Required to provide funding via subdivision fees for paving of Backwater Road
  - Road Cost added to tax bill and prorated over 15 years
  - Road Cost is \$345,535
  - Road Cost will be added to each taxable lot in Newport
- POA project costs, maintenance, utilities, etc. are also added to the tax bill
- Subdivision Fees
  - Subdivision Fee 2019 was \$431---Did not include Backwater road tax since the road was not completed
  - Subdivision Fee for 2020 was \$822---DID include the Backwater road tax
  - Subdivision Fee for 2021 was be \$1,029---Did include Backwater Road Tax and WCTEL installation contract cost
  - **Subdivision Fee for 2022 will be \$970, a reduction of \$59 from previous year**
  - Baring any significant changes, we anticipate the Subdivision Fee will remain constant for the forceable future.

## 2023 Special Tax District Budget

Special Tax District Name	Newport - 898
<b>Backwater Road</b>	
Paving of Road to county	\$ 23,035.67
Utilities:	
CPW (Gas)	\$ 900.00
Duke Power (Elec.)	\$ 7,320.00
Maintenance:	
Common Area Mowing/Planting	\$ 11,450.00
Road Maintenance	\$ 500.00
Signage Maintenance	\$ -
Trugreen	\$ 1,400.00
Infrastructure:	\$ 12,000.00
WCTEL Cable Installation	
Contingency	\$ -
Per Parcel Fee for County Treasurer	\$ 600.00
<b>Total Estimated Expenditures</b>	<b>\$ 57,205.67</b>
<b><u>Taxable number of parcels</u></b>	<b><u>59</u></b>
<b>Flat Fee per Taxable Parcel</b>	<b>\$ 969.59</b>

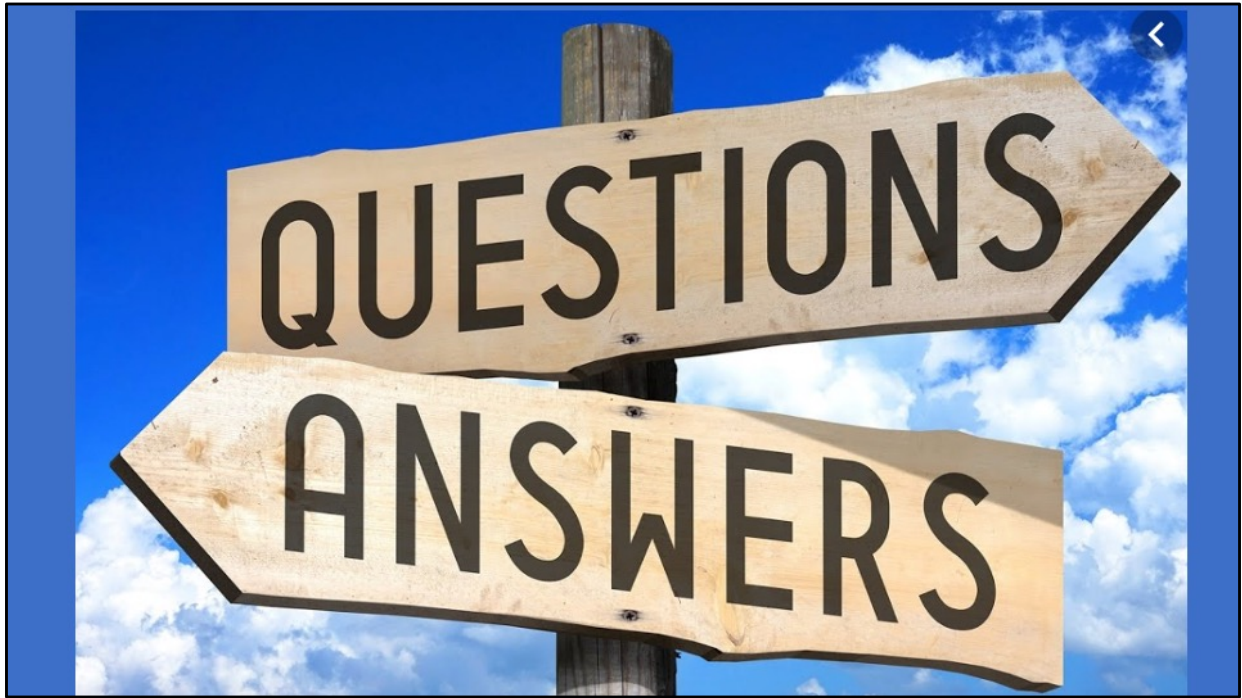
- 13 YEARS REMAINING ON THE BACKWATER ROAD ASSESSMENT
- 9 YEARS REMAINING ON THE WCTEL INSTALLATION ASSESSMENT.
- NOTE; IF MORE LOTS ARE MADE AVAILABLE THE SMALLER EACH RESPECTIVE ASSESSMENT
- THE POA BOARD AND STD COMMISSIONERS ARE DOING THEIR BEST TO KEEP COSTS DOWN AND INTURN REDUCE THE ANNUAL PROPERTY OWNER ASSISSMENT



## Special Tax District

This concluded the Newport Special Tax District meeting. The Commissioners are available after the meeting if any additional questions are available.

Thanks for your attendance.



QUESTIONS?

MOTION TO ADJOURN, SECONDED, QUESTION CALLED--

MOTION TO ADJOURN IS APPROVED.

MEETING ADJOURNED AT 1155.

THANKS TO THOSE WHO WERE ABLE TO ATTEND THIS YEAR'S MEETING.  
IF YOU COULD NOT ATTEND HOPEFULLY NEXT YEAR, YOU WILL BE ABLE  
TO MAKE IT.

VR/  
NEWPORT PROPERTY OWNERS BOARD



