

Newport POA Newsletter

Q1 2023

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meeting Many thanks to all who attended the **Mid-Year Meeting** in January for updates regarding our neighborhood. The Powerpoint slides are available on the Newport site (under documents)

ACC GUIDELINES

The Guidelines and Appendices are being revised and updated, and will be posted on the Newport site in the near future. They are generated to ensure Newport is a safe and desirable neighborhood for owners and guests. Be sure to read through to be aware of guidelines, fines, etc.

Please note:

Appendix 3 (Building Permit Application) must be completed and submitted for approval before new construction or any changes to the exterior of a home are made (tree removal, fence, patio, etc.).

If you have a concern, question, need to report an ACC violation, etc., complete **Appendix 15 (Request for Action)** form, found in the Appendix. Verbal and/or email complaints will not be addressed unless an emergency.

THANK YOU!

A **BIG THANK YOU** to Lisa Meredith and Dale King for their dedication while serving on the ACC (Architectural Control Committee). We appreciate the hours and work you put into ensuring our neighborhood is a great place to live!

Thank you to Bob Sims, who will continue to serve on the ACC.

During the transition as new members join the ACC, Lisa has graciously agreed to assist with current projects to ensure they are completed. Thanks, Lisa!



Newport Wine Walk!

This Saturday, February 25th
4:00 pm – 6:15 pm ish

Thank you to our hosts:

White Wine: Kontaks @ 227 Headwater @ 4:00 pm

Red Wine: Thompsons @ 255 Headwater

Dessert Wine: Kirkpatrick @ 209 Kayak Pt

Contributions of wine and eats: please contact Jane Trnka @ 407-883-1074 or newportpoa.secretary@gmail.com by Wednesday.

CONSTRUCTION UPDATES

Lot 15- ACC has contacted builder/owner. Requested extension.

Lot 17/18- Working together to install sea wall.

Lot 19- Laying down rip rap to temporarily stop erosion.

Lot 20- Interior & exterior painting. Working to get Cert of Occupancy by end of Feb

Lot 21/22- Rec Cert of Occupancy. Landscape pending.

Lot 34- House Plans approved. Construction started.

Lot 55- Interior / Exterior.

Lot 116/117/118- Building Application Submitted, foundation trees removed. (Portland Circle)

Lot 144- Planning for Cert of Occupancy end of Feb. Will contract for Landscaping.

Lot 170- Final prep pending.

Lot 171- House complete – for sale.

Lot 172- Compliance completed.

Lot 175- Compliance completed.

Lot 177- Complete.

UPDATE ON BOARDWALK

Next steps are being discussed. Updates will be provided as appropriate.

In the meantime, no one is to go near the area that is fenced or use the boardwalk in any manner.



2022 Holiday Mail Box Decorating Contest!

Congratulations to the Lomans, Petersons and Hills for having the winning fun and festive decorations!

COMMUNITY EVENTS

SOME Ideas for FUN Times!

Greenwood:

3/25: Spring Craft Show

3/25: Rock & Roll Cruisers

Workshops at the Arts Center:

www.artscentergreenwood.com

Shows at the Greenwood Community

Theatre: www.tix.com/ticket-sales/gct/6741

Abbeville:

Concerts at the Opera House:

www.abbevillecitysc.com

Clinton:

Food Truck Mondays begin in March.

5:00 – 8:00 pm

Newberry:

Concerts at the Opera House:

www.newberryoperahouse.com



For an update on the repairs at Stoney Point, please read page 2 of this newsletter.

POA BOARD

President: Steve Wilson
(newportpoa.president@gmail.com)

Vice President: Bobby Patterson
(newportpoa.vp@gmail.com)

Treasurer: Jim Nazzaro
(newportpoa.treasurer@gmail.com)

Secretary: Jane Trnka
(newportpoa.secretary@gmail.com)

Grounds: Steve Hill
(newportpoa.grounds@gmail.com)



Minutes from the Medford's

Its been only a few weeks since the damage occurred to the fitness center and clubhouse, but it seems like a lifetime! The good news is that there is progress being made. We would like to keep you updated on that and what is going on at The Links.

- **Fitness Center:** This will be the first area of renovation and we expect it to begin within 1-2 weeks. We have hired a contractor who is in the process of getting the estimates together. What we plan is to not only repair the structure and the equipment, but look to purchase more. We are looking at different flooring options too. In addition, we are partnering with the owner of Flex Fitness & nutrition center to offer nutritional counseling and support, fitness classes and personal training. *In the meantime, I have short term passes to the YMCA that would be available for our members usage*.
- **Clubhouse:** The entire main level of the clubhouse has had all of the water mitigation and cleanup completed and we are working with the contractor and a decorator to recreate the Bermudas and Rosies space. We will be prepared to share those plans shortly...and you will be wowed! Thankfully the kitchen was not damaged so we have been able to **resume food and beverage service by reopening Bogeys with both casual offerings as well as takeout Lunch & Dinner options.** *We have waived the first quarter dining minimum* for your convenience, however we do hope that you will support this part of the club that is in the center of our community. "Burger Tuesday" and "Happy Hour" specials are available as well as new "Date Night" offerings on Saturday night.
- **Cart Barn (lower level of clubhouse):** This area too was completely damaged which is why you see the carts parked in the gazebo. Thanks to some ingenuity, this is now a temporary area for cart storage until the restoration is completed in this area. (Golfers: You will need to check in at the pro shop to obtain a cart)
- **Golf Course:** Thankfully our course was not damaged by the freezing temperatures so golfers can continue to enjoy this club feature. We have planned for capital improvements to this area including cart path renovations, new plantings & landscaping, a major water pumping station to better maintain the greens and healthy conditions of the fairways. Work will begin as weather permits.
- **Tennis Courts:** The courts had not been adversely affected by the flooding, however we will be working on the playing surfaces in the near future.
- **Lap Pool:** We had already made the decision to close the pool for the winter (its a good thing that we did or we would have had a worse disaster with the low temperatures). With the disaster that occurred it caused us to put this project on hold; however as soon as feasible and we complete our due diligence on costs, etc, we will be addressing this too. The good news is: it will soon be Spring!
- **Boat & RV storage:** We have completed the expansion of these two areas and are currently full...so we are looking into additional options as well.
- **Pickleball courts:** Coming soon...our newest club amenity will be the construction of two new state of the art pickleball courts. PB is the fastest growing sport by far! If you haven't tried it yet, you will want to.

With this "Minutes from the Medford's" we hope to convey our ongoing commitment to this wonderful community from us (Hole 19, LLC).

Please do not hesitate to contact us directly for any questions.

**Thank you
Denise & Jim**