



***ANNUAL PROPERTY OWNERS MEETING***  
***August 12, 2023***

# AGENDA FOR ANNUAL NEWPORT POA MEETING

August 12, 2023

Welcome and Call to Order

Confirm that a Quorum is present

## Introduction of the Board

Steve Wilson-President

Bobby Patterson-Vice President

Jane Trnka-Secretary

Jim Nazzaro-Treasurer

Steve Hill-Sargent at Arms/Grounds & Maintenance

# AGENDA FOR ANNUAL NEWPORT POA MEETING

August 12, 2023

Special Presentation

Financials-POA/STD

Architectural Committee

2023 Update (What's New)

Conestee Dam Update

Newport Web Page

Newport Flag Program

Election of Board Members

Meeting Adjourned

# ANNUAL NEWPORT POA MEETING

## GOVERNING DOCUMENTS

CERTIFIED TO BE A TRUE AND CORRECT COPY AS TAKEN FROM AND COMPARED WITH THE ORIGINAL ON FILE IN THIS OFFICE

Sep 27 2019  
REFERENCE ID: 406900

**STATE OF SOUTH CAROLINA  
SECRETARY OF STATE  
NONPROFIT CORPORATION  
ARTICLES OF INCORPORATION**

*Mark Hammond*  
STATE SECRETARY

**FILED IN BLACK INK**

Pursuant to Section 33-31-202 of the South Carolina Code of Laws, as amended, the undersigned corporation submits the following information

1. The name of the nonprofit corporation is Newport Property Owners Association, Inc

2. The initial registered office of the nonprofit corporation is 709 Swing About  
Greenwood Greenwood South Carolina 29649  
City County State Zip Code

The name of the registered agent of the nonprofit corporation at that office is Tim Burke  
City County State Print Name

I hereby consent to the appointment as registered agent of the corporation

*Tim Burke*  
Agent's Signature

3. Check "a", "b", or "c" whichever is applicable. Check only one box

a.  The nonprofit corporation is a public benefit corporation

b.  The nonprofit corporation is a religious corporation

c.  The nonprofit corporation is a mutual benefit corporation.

4. Check "a" or "b", whichever is applicable

a.  This corporation will have members

b.  This corporation will not have members

5. The address of the principal office of the nonprofit corporation is 709 Swing About Greenwood South Carolina 29649  
Street Address City State Zip Code

6. If this nonprofit corporation is either a public benefit or religious corporation (when box "a" or "b" of paragraph 3 is checked), complete either "a" or "b", whichever is applicable, to describe how the remaining assets of the corporation will be distributed upon dissolution

a.  Upon dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code, or shall be distributed to a public purpose. Any such assets to a state or local government, for a public purpose. Any such assets, not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated

070308-0003 FILED 03/08/2007  
NEWPORT PROPERTY OWNERS ASSOCIATION, INC  
File Fee: \$25.00 ONLINE  
Mark Hammond South Carolina Secretary of State

## ARTICLES OF INCORPORATION

0819-346-431

Instruments 20060011457 Book Page 1002 263

*Clay J.*  
20060011457  
BACOT & PRIGETT LLC

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENWOOD )  
DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS,  
EASEMENTS, LIENS AND CHARGES OF  
NEWPORT

20060011457  
Filed for Record in  
GREENWOOD COUNTY SC  
JANUARY 2007  
10-17-2006, At 01:54 PM  
RECEIVED  
Book 1002 Page 263 - 263

Space Above For Recording Purposes Only

This Declaration is made on the 2<sup>nd</sup> of October, 2006, by SCN Newport Land Development Company, I.L.C., a South Carolina limited liability company, hereinafter referred to as "Declarant."

WHEREAS, the Declarant is the owner of certain real property located in Greenwood County, South Carolina, more particularly described as follows:

See Exhibit A

WHEREAS, the Declarant intends to develop on the Property residential and resort communities and Declarant is desirous of maintaining design criteria, location, plans, construction specifications and other contents including but not limited to boundary setbacks to assure the integrity of the projects; and

WHEREAS, the Declarant has caused or will cause The Newport Property Owners Association, Inc., a corporation organized under the nonprofit corporation laws of South Carolina, to be formed for the purpose of providing a nonprofit organization to serve as the representative of the owners and residents with respect to the administration and the enforcement of all covenants, conditions, restrictions, easements and charges contained herein; all items created hereby; the creation, operation, management and maintenance of the Common Areas, and any Limited Common Areas; the operation, management and maintenance of any leased property; the assessment, collection and application of all charges imposed hereunder; and the promotion otherwise of the health, safety and general welfare of the owners and residents and the preservation of the values and amenities; and

WHEREAS, each Purchaser of a Lot will be required to construct and maintain a fence therein in

Greenwood County, SC - Document# 2006-1-11457 1/21

## DECLARATION & COVENANTS

20060011457  
Filed for Record in  
GREENWOOD COUNTY SC  
JANUARY 2007  
10-17-2006, At 01:54 PM  
RECEIVED  
Book 1002 Page 263 - 267

STATE OF SOUTH CAROLINA  
COUNTY OF GREENWOOD

BYLAWS OF NEWPORT PROPERTY OWNERS ASSOCIATION, INC. (Declaration recorded in Deed Book 1002 at Page 263)

These BYLAWS OF NEWPORT PROPERTY OWNERS ASSOCIATION, INC. (the "Bylaws") are made on the Execution Date (hereinafter defined) by the Board of Directors (the "Board") of the Newport Property Owners' Association (the "Association").

WHEREAS, SCN Newport Land Development Company, LLC, (the "Declarant") did record that certain Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Newport, dated October 12, 2006, and recorded October 17, 2006, in the Office of the Clerk of Court for Greenwood County in Deed Book 1002 at Page 263, (as further amended and supplemented the "Declaration"); and

WHEREAS, the Declarant never adopted Bylaws for the Association after incorporation; and

WHEREAS, the Declarant has abandoned, relinquished, and voluntarily released all its rights reserved to it in the Declaration; and

WHEREAS, the Board of Directors believes it to be in the best interest of the Association to adopt the following Bylaws pursuant to the South Carolina Nonprofit Corporation Act (S.C. Code Ann. § 33-31-206), and to record these Bylaws pursuant to the South Carolina Homeowners Association Act (S.C. Code Ann. §§ 27-30-110 to -170).

NOW THEREFORE, in accordance with the foregoing, the Association does hereby adopt and record the following Bylaws for Newport Property Owners Association, Inc.

After recording, please return to:  
McCabe, Trotter & Beverly, P.C.  
P.O. Box 212089, Columbia, SC 29221  
File No.: 20698.3

## BYLAWS

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

# ANNUAL NEWPORT POA MEETING

## Financials

*Jim Nazzaro*

# ANNUAL NEWPORT POA / SPECIAL TAX DISTRICT MEETING

- STD established in 2018
- Provide funding via subdivision fees for budgeted items
  - Backwater Road
  - WCFIBER
  - POA project costs, maintenance, utilities, etc. are also added to the Subdivision fee
- Subdivision Fees
  - Subdivision Fee for 2022 was \$970
  - Subdivision Fee for 2023 will be \$1073 (Based on 66 taxable properties)
  - We anticipate increases to keep up with inflation and any new improvement projects approved by the board.

# ANNUAL NEWPORT POA / SPECIAL TAX DISTRICT MEETING

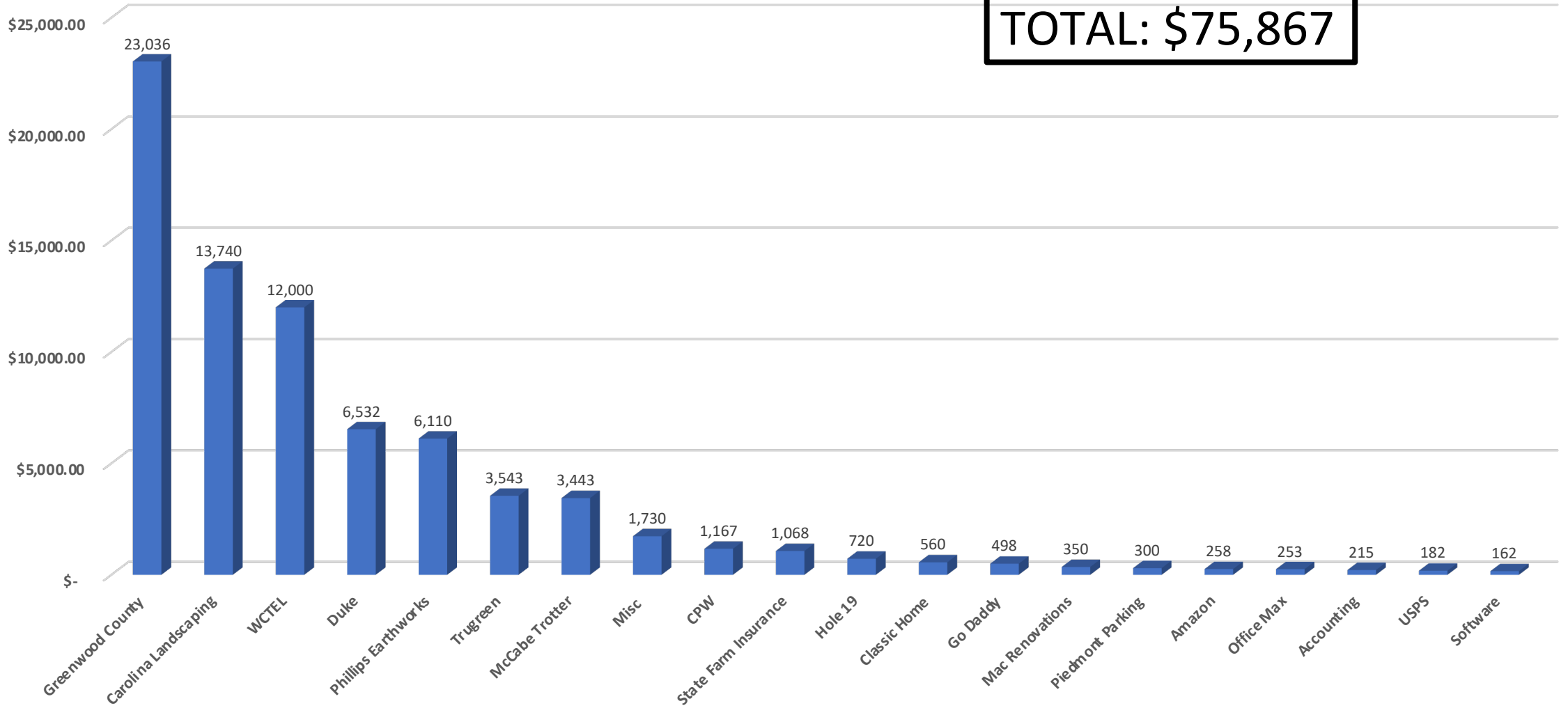
## POA Banking Financial Status 2022 VS Current

- POA Account Balances 12/31/2022
  - \$78,178 Checking
  - \$ 103,209 CD Reserve
- Current Balances
- \$55,093.81 Checking
  - \$18,000 reserved for new construction holds
  - Available balance \$37,093
  - \$0 CD Reserve
- STD
  - Current Account Balance approximately \$22,000

# 2022 POA Spending

## 2022 Expenses

**TOTAL: \$75,867**





# ANNUAL NEWPORT POA / SPECIAL TAX DISTRICT MEETING

## 2023 Unplanned Expenses

- Boardwalk major rebuild
  - \$18,000 Tree Removal
  - \$120,000 Boardwalk Rebuild
  - Total Boardwalk Rebuild will require an additional \$157,000 potentially spaced over 8 years
    - Future Payments will be made annually through Subdivision Fees, credits for fees on new home built by MCK/Macrenovations (\$1750/New Home Construction) and individual Boardwalk assessments of \$300/yr

# ANNUAL NEWPORT POA / SPECIAL TAX DISTRICT MEETING

## 2024 Financial Forecast

- POA Dues will be \$169
- ACC Fees will remain at \$1750 with a \$2000 refundable hold till completion
- STD Subdivision fee will be \$1073
  - Backwater Road
  - WCTEL fiber installation costs
  - Anticipated increases of Duke Energy Costs and Common Area Maintenance.
  - First Installment of 8 deferred payment fees for Boardwalk Rebuild

# 2024 Special Tax District Budget

Special Tax District Name	Newport - 898
<b>Backwater Road:</b>	
<b>Paving of Road to Greenwood County (Tax)</b>	<b>\$ 23,035.67</b>
<b>Utilities:</b>	
<b>CPW (Gas)</b>	<b>\$ 1,200.00</b>
<b>Duke Power (Elec.)</b>	<b>\$ 8,000.00</b>
<b>Maintenance:</b>	
<b>Common Area Mowing/Planting</b>	<b>\$ 7,000.00</b>
<b>Road Maintenance</b>	<b>\$ 2,000.00</b>
<b>Signage Maintenance</b>	<b>\$ 500.00</b>
<b>Trugreen</b>	<b>\$ 1,400.00</b>
<b>Infrastructure:</b>	
<b>WCTEL Cable Installation</b>	<b>\$ 12,000.00</b>
<b>Boardwalk</b>	<b>\$ 10,000.00</b>
<b>Contingency</b>	<b>\$ 5,000.00</b>
<b>Per Parcel Fee for County Treasurer (\$10 Ea)</b>	<b>\$ 660.00</b>
<b>Total Estimated Expenditures</b>	<b>\$ 70,795.67</b>
<b><u>Taxable number of parcels</u></b>	<b>66</b>
<b>Flat Fee per Taxable Parcel</b>	<b>\$ 1,072.66</b>

# Home Page – Pay Dues

## SITE LINKS

- Home
- Documents
- Gallery
- Contact

## GET IN TOUCH

✉ newportpoa.president@gmail.com

## PAY DUES HERE

**Pay Now**

VISA   MASTERCARD   AMERICAN EXPRESS

f

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GODADDY DESIGN SERVICES

Click on  
“Pay Now”

Newport Property Owners, INC

Purchase details

Description Dues Payment		
Price per item	USD	Quantity 1

**Continue**

Powered by PayPal

Enter  
amount; hit  
continue

**PayPal** 🛒 \$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**

# ANNUAL NEWPORT POA MEETING

## Architectural Committee

### 2023

- Homes and lot development have increased to 36 Homes
- Architectural Committee supporting growth of Newport

# ANNUAL NEWPORT POA MEETING

Eight homes completed

Lots: 15, 20, 21, 144, 170, 171, 172, 175

Seven homes under construction,

Lots 31, 34, 54, 55, 114, 115, 116

Five owners have expressed intent to build.

Lots 17, 18, 19, 38, 80

Six Homes (H) sold / four lots

Lot 4(H), 144(H), 175(H), 172(H), 171(H), 170(H), 2, 29, 54, 80

Three lots / Four Homes for sale.

Lot 36, 38, 49, 114(H), 115(H), 116(H), 177(H)



# ANNUAL NEWPORT POA MEETING

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New street signs are finally here. All will be installed by the end of the month.





# CONESTEE DAM

Built in 1892 to last 50 years, this Dam is now 130 years old and is the biggest danger to Lake Greenwood. New Dam is Full funded—Thanks for your support!



# Avenue of Flags in Newport

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- Allows Newport an opportunity to create an “Avenue of Flags” to show their pride and patriotism by displaying the American Flag in front of their homes on 5 National Holidays per year.
- Participation by each property owner is voluntary.

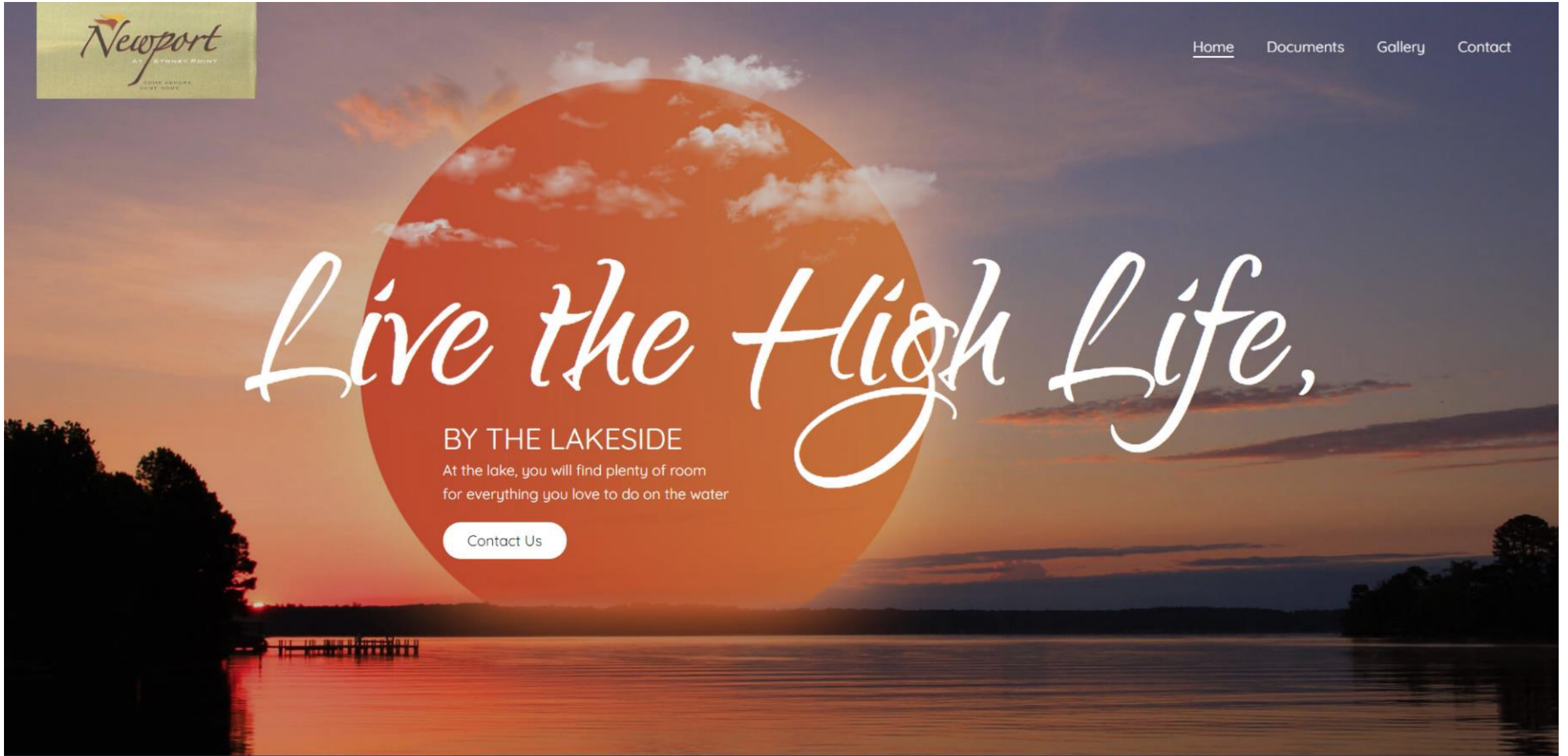


# Display Flags in Newport-- Details

- \$50 donation per year for one flag
- 100% of all proceeds donated to local Charities as decided by Newport POA
  - 2023: \$1,650
    - \$550 each charity (Tranquility Point, Pathway House, Humane Society)
- 3' x 5' flag on 10' pole displayed by curb
- Displayed on five holidays:
  - Memorial Day
  - Flag Day
  - Independence Day
  - Labor Day
  - Veterans Day



# Home Page



# 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 may vote for Candidates
2. Vote for **two-candidates**. (Cannot vote twice for a single candidate)
2. Vote will be by written ballot and the two candidate with the most votes wins.
3. The Secretary, Vice President, & independent property owner will determine the outcome of the written vote.
5. The results will be announced when confirmed.
6. Let's meet the Candidates.  
Donald MacTaggart Steve Hill David Tuterl
7. Member Discussion
8. Conduct the vote

# ANNUAL NEWPORT POA MEETING

## History of Newport (1)

### Original Development--2006

- 2006 Development by SCN Newport Land Development Company LLC
- One of five developments called Greater Grand Harbor:
  - Newport at Stoney Point
  - Stoney Point
  - Grand Harbor
  - The Plantation at Grand Harbor (1.5 to 2.0 acre lots)
  - The Territories (5 to 10 acre lots)
- Greenwood County Ordinance 14-06 established Newport as a Planned Development District (PDD) Jan. 24, 2006:
  - 173 Dwelling Units Max.
  - Multi Family 40 Units Max.
  - Established zoning and development standards.
- Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges (CC&R's) filed with Greenwood County October 17, 2006.
- Phase 1 road and utility construction commenced in 2007 and initial lots sold.
- No Street Signs
- Six (6) streetlights
- Six houses completed by 2011.

# ANNUAL NEWPORT POA MEETING

## History of Newport (2)

### Demise of SCN Newport

- In 2012-2013 SCN Newport fell victim to the widespread home loan crisis resulting in foreclosure of the Newport Property and abandonment of their obligations thereto.
- On August 14, 2014, McK Mortgage Properties LLC (J C McKinney) purchased the foreclosed assets of SCN Newport consisting of the unsold property, common areas and roads within Newport and the road from the pump-house on Backwater Road to the entrance to Newport.

# ANNUAL NEWPORT POA MEETING

## History of Newport (3)

### Newport Property Owners Association (POA)

- The POA was operated without bylaws by SCN Newport (Tim Burke) and slated to be turned over to the property owners on or before April 1, 2012.
- To fill the vacuum created by the departure of SCN Newport the Newport Property Owners Association was reorganized on July 11, 2013 by electing board members and officers with the required approval of over 50% of the property owners.
  - Tim Thompson – President
  - Bob Lentz
  - Dennis Davenport (Dec.)
  - Riley Bailes (Dec.)
- Tim Burke turned over the POA Bank Account (\$2,500) and a cardboard box of “documents” to Tim Thompson.
- Subsequent POA boards developed Bylaws and they were formally filed with Greenwood County on December 4, 2019.



# ANNUAL NEWPORT POA MEETING

## History of Newport (4)

### Newport Property Owners Association (POA)

- POA maintained and improved Newport:
  - Maintenance of roads
  - Mowing and maintenance of roadsides and common areas
  - Game fish stocking of Kayak and Fish ponds
  - Installed and maintained additional Street Lights
  - Installed and maintained Street Signs and Stop Signs
  - Installed lighting on both Newport Entry signs
  - Mowed and maintained roadsides and common areas
  - Replaced Newport Sign at Stoney Point Road (Stolen twice)
  - Century Link installed copper cable internet cable

# ANNUAL NEWPORT POA MEETING

## History of Newport (5)

- Backwater Road
- One mile of unpaved gravel road from Stoney Point Road to the Newport entrance.
- SCN Group believed that they had a “handshake agreement” for the county to pave Backwater Road.
- Due to changes of both SCN and County personnel the road remained unpaved.
- In 2008 SCN Newport attempted to get the County to pave the road, but no written record or recorded conversations could be found and the County refused to pave the road.
- In 2013 the POA initiated discussion with Steve Brown of County Council to see what could be done to get Backwater Road paved.
- County required ownership of the Backwater Road right-of-way before anything could be done. Portions of the right-of-way was owned by three parties:
  - Fletcher Lawrence
  - McK Mortgage Properties
  - Homeowner at Stoney point / Backwater intersection
- Prolonged discussion with the three parties continued for several years and resulted in several draft agreements but no firm final agreement.
- In 2018-2019 a Special Tax District was created to provide a vehicle for funding the road over a 15-year period with the county.
- In 2019 the County exercised Eminent Domain to obtain ownership of the right-of-way for Backwater Road.
- Paving started in late 2019 and was completed in January 2020

# ANNUAL NEWPORT POA MEETING

## History of Newport (6)



### Installation of High-Speed Internet Service

- 2019. WCFIBER initiated a program to install high speed fiber optic services in Greenwood County.
- 2020, the POA held several discussions with WCFIBER on conditions for installing their services into Newport to include a Newport Townhall meeting.
- 2021 an agreement was finalized with WCFIBER to install high-speed fiber optic cable throughout Newport



# Lake Greenwood 2023 News & Announcements

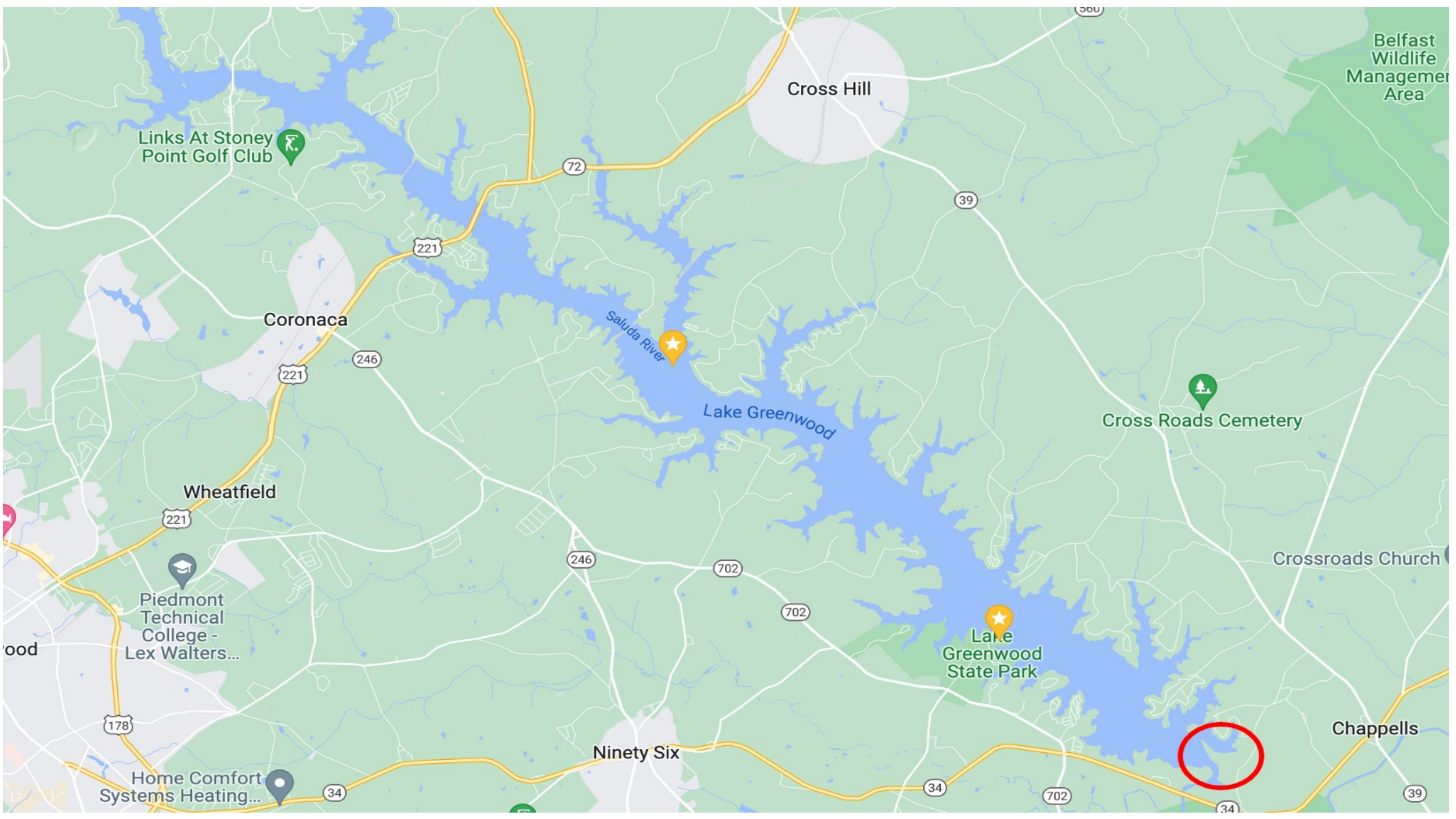
# ANNUAL NEWPORT POA MEETING

## LAKE GREENWOOD MASTER PLAN

All 3 counties (Greenwood, Laurens, and Newberry) have hired an engineering firm to prepare a New Lake Master Plan that will shape the projects and areas of Lake Greenwood for years to come. They have requested representatives from the different HOAs, Neighborhoods and non named areas of the lake to provide input and feedback for this project.

Newport—we need two volunteers to provide input.

If you would like to participate, please contact Steve Wilson.



Belfast Wildlife Management Area

Cross Hill

Links At Stoney Point Golf Club

Coronaca

Saluda River

Lake Greenwood

Cross Roads Cemetery

Wheatfield

Crossroads Church

Piedmont Technical College - Lex Walters...

Lake Greenwood State Park

Ninety Six

Chappells

Home Comfort Systems Heating...

# ANNUAL NEWPORT POA MEETING

## IN THE NEIGHBORHOOD

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 pets per household
4. Trailers: IAW our Declaration and Covenants (Art VIII, Sect. 8) trailer are not to be kept at individual's house.
  - a. Mr. McKinney has allowed us to establish a trailer parking area.

# ANNUAL NEWPORT POA MEETING

## *In the Neighborhood*

5. Lawn Yard Waste Collection. Put on the curb the last Sunday of the month—will be picked up the following week.
6. Trash/Recycle Bins: IAW our Declaration and (Art VIII, Sect 16) Covenants they are to be stored out of sight.
7. Need your help with clean up—i.e. Drains, Tree fall, Lake Clean-up.
8. Volunteer or pay for service: Newport is a Volunteer driven Organization
9. Complaints: ACC Guidelines, App 15, Request for Action (Next Page)



**APPENDIX 15**

**Request for Action**

NEWPORT ARCHITECTURAL CONTROL COMMITTEE

<b>Name of Complainant:</b> _____	<b>Name of Offender:</b> _____
<b>Address of Complainant:</b> _____	<b>Address of Offender:</b> _____
<b>Telephone Number:</b> _____	<b>Telephone Number:</b> _____
<b>Email:</b> _____	<b>Email:</b> _____

**Details of the Complaint (Infraction of the "Covenants" and/or ACC Guidelines)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Date of first action taken:** \_\_\_\_\_  
**Action taken:** \_\_\_\_\_  
\_\_\_\_\_

**Date of 2nd action taken:** \_\_\_\_\_  
**Action taken:** \_\_\_\_\_  
\_\_\_\_\_

**Date of 3<sup>rd</sup> action taken:** \_\_\_\_\_  
**Action taken:** \_\_\_\_\_  
\_\_\_\_\_

<b>Final Resolution:</b> _____ _____ _____
--

<b>Name of ACC/NPOA Member:</b> _____	<b>Date Received:</b> _____
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# ANNUAL NEWPORT POA MEETING

## Trailer Parking

1. Trailers: IAW our Declaration and Covenants (Art VIII, Sect. 8) trailer are not to be kept at individual's house.
2. Mr. McKinney has allowed us to establish a trailer parking area.
3. Don Lowman, has volunteered to manage the trailer storage area.
4. Anyone needing a space can contact Don

# ANNUAL NEWPORT POA MEETING

## *Upcoming Social Events*

### 2023

1. October: Chili Cookoff
2. December: Mailbox Decorating Contest

### 2024

1. Feb/March: Newport Wine Walk
2. TBD

# 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 SELFLESSLY SERVE & WORK FOR YOU



**QUESTIONS**

**ANSWERS**

# ANNUAL NEWPORT POA MEETING

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From the Board I want to thank all of you for attending today's Annual meeting. We encourage you to provide any assistance in making this meeting more beneficial. We wish you safe travel wherever you may be heading.

Motion to adjourn.

*See you on the Lake*

(the Special Tax District Meeting follows)



Corey & Cathey's  
Little Piece of Paradise  
Est. 2019



# Lake Greenwood

Formed by a hydroelectric dam  
built across the Saluda River  
near Chappells, SC

212 Miles of shoreline  
11,400 Acres

Well known for the seasonal  
blooms of wisteria

