



ANNUAL PROPERTY OWNERS MEETING
August 2, 2025

ANNUAL NEWPORT POA MEETING

August 2, 2025

OLDE EIGHT

Ashley LeBaron

Director of Operations

ANNUAL NEWPORT POA MEETING

August 2, 2025

HELLO & WELCOME TO OUR NEW NEIGHBORS

- Bob and Barbara Letourneau
- Rob and Lisa Pizur
- Jennifer and Gregg Haraka
- Paul and Belinda Washlesky
- Earl and Sandy Womack
- Mandy Brown
- Judith Krupica & Jim DiVerde
- Brandon and Robin Bartlett

ANNUAL NEWPORT POA MEETING

Special Tax District

David Tuteral

Newport POA Special Tax District

- Special Tax District (STD) established in 2018
- Provides funding via subdivision fees for budgeted items
 - Paving of Backwater Road
 - Boardwalk Maintenance Repayment
 - POA project costs, maintenance, utilities, etc. are also added to the Subdivision fee
- Newport Subdivision STD Fees (County FY is June to June)
 - Past Fees
 - FY2023: \$970 FY2024: \$1,072.66 FY2025: \$1,026.22
 - FY2026 fees: \$1,047.65 (Based on 70 taxable properties)
 - Future Newport STD fees will vary depending upon budgeted items and number of taxable properties

Special Tax District Financials (as of 7/7/25)

- 2025 Expenses:
 - \$47,362.99
- 2025 Current Balance:
 - \$34,343
 - (this will vary depending upon when taxes are paid to County)
- Operating Budget:
 - \$23,843
 - (current balance – estimated remaining 2025 expenses, \$10,500)

Special Tax District 2025 Expenditures (as of 7/7/25)

Expenditures	2025 Budget	2025 Expenses
Infrastructure		
Paving of Backwater Rd – to Greenwood County (Balance: \$253,391 – 11 more yrs)	\$23,035.67	\$23,035.67
Boardwalk Repair – to JC McKinney (Balance: \$138,250 – approx. 7 years)	\$15,000	\$15,000
West Carolina Cable Installation (WCFIBER)	\$12,000	0
Utilities		
Duke Power (electric)	\$8,000	\$4,937.93
CPW (gas)	\$1,200	\$555.67
Maintenance		
Mowing	\$7,000	\$3,300
TruGreen	\$1,400	\$227.68
Road Maintenance	\$1,000	0
Signage Maintenance	\$500	\$305.71
Contingency		
	\$2,000	0
Per Parcel Fee for County Treasurer	\$700	\$700
Total Expenditures		
	\$71,835.67	\$48,062.66
<i>Taxable Number of Parcels (comes from County)</i>	70	
Flat Fee per Taxable Parcel	\$1,026.22	

Special Tax District FY2026 Budget

Infrastructure		
Paving of Backwater Road – to Greenwood County	(Balance: \$230,355 – 10 more years)	\$23,035.67
Boardwalk Maintenance Payback – to JC McKinney	(Balance: \$116,250 – approx. 6 years)	\$15,000
Entrance Gate Purchase & Operation		\$10,000
Insurance and Liability Policy		\$3,000
Utilities		
Duke Power (electric)		\$9,500
CPW (gas)		\$900
Maintenance		
Mowing		\$7,000
TruGreen		\$700
Road Maintenance		\$1,000
Signage Maintenance		\$500
Contingency		
Per Parcel Fee for County Treasurer		\$700
Total Expenditures		
Total Expenditures		\$73,335.67
<i>Taxable Number of Parcels (comes from County)</i>		70
Flat Fee per Taxable Parcel		\$1,047.65

Special Tax District

Questions?

AGENDA FOR ANNUAL NEWPORT POA MEETING

August 2, 2025

Welcome and Call to Order

Confirm that a Quorum is present

Introduction of the Board

Steve Wilson-President

Judy Kirkpatrick-Vice President

Jane Trnka-Secretary

David Tuteral-Treasurer

Janice White-Sargent at Arms/Grounds & Maintenance

AGENDA FOR ANNUAL NEWPORT POA MEETING

August 2, 2025

Introduction

Olde Eight

Hails

Financials-POA

Newport Web Page

Architectural Committee

Newport Flag Program

Discussions: Boardwalk, Trailer Parking, Town and Country

Pet Policy

Vote on Changes to D of C's

Election of Board Members

Owners' Questions

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

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
corporation submits the following information 709 Swing About

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

The name of the registered agent of the nonprofit corporation at that office is Tim Burke
City Greenwood County Greenwood State South Carolina Zip Code 29649

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 Greenwood South Carolina 29649
Street Address 709 Swing About City Greenwood County Greenwood State South Carolina Zip Code 29649

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 of the corporation
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
State Fee: \$25.00 ONLINE
Mark Hammond South Carolina Secretary of State

ARTICLES OF INCORPORATION

6819-346-431 Instrument 20060011457 Book Page 1002 353

20060011457
BAGGT & FARGETT 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 09 09
10:17:00AM 01:24 PM
REBILITATION
Book 1002 Page 353 - 353

Spaces Above For Recording Purposes Only

This Declaration is made on the 12th of October, 2006, by SCN Newport Land Development Company, L.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 controls 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 home therein in

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

DECLARATION & COVENANTS

20060011457
Filed for Record in
GREENWOOD COUNTY SC
JANUARY 09 09
10:17:00AM 01:24 PM
REBILITATION
Book 1002 Page 353 - 353

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

ANNUAL NEWPORT POA MEETING

POA Financials

David Tuteral

Newport POA Financials

- Provides funding for Newport POA budgeted items
 - Lawyer fees (general advice on governance, Olde Eight, etc.)
 - Maintenance expenses (new signs, painting, pump & irrigation, etc.)
 - Landscape beautification (flowers, plants, straw, etc.)
 - Administrative (website hosting, PO Box, tax returns, PayPal, etc.)
- Newport POA Assessments
 - 2025: \$170/yr per taxable parcel; additional \$300 for boardwalk parcels
 - 2026: \$185/yr estimated; additional \$300 for boardwalk parcels
 - Future Newport POA Assessments will vary depending upon budgeted items and expenses
- Architecture Building Fee: \$1,750
- Architecture Compliance Deposit; covers any fines: \$2,000

Newport POA Financials (as of 7/7/25)

- 2025 Income: \$16,307
 - (Architecture Compliance Refundable Deposits not included as income)
- 2025 Expenses: \$2,034.59
- Architecture Compliance Refundable Deposits: \$22,000 (11 homes)
- Boardwalk Maintenance Reserves (money market account): \$5,400
 - (Comes from additional \$300 assessments for boardwalk parcels)
- Current Checking Balance: \$76,889
- Usable Checking Balance: \$54,889
 - (Current balance - \$22,000)
- Anticipated Income: 2025 Assessment not paid: \$187 (1 parcel)
- Anticipated Income: 2025 Architecture Bldg Fees: \$7,000 (4 new builds)
- Estimated Operating Checking Budget for end of 2025: \$52,076
 - (Usable balance + anticipated income – est remaining 2025 expenses, \$10,000)

Newport POA Income & Expenditures (as of 7/7/25)

Income	2024	2025
POA Assessments	\$14,091	\$13,257
Architecture Building Fees (\$1,750 per build)	\$19,250	\$9,750
Trailer Storage (\$100 per space)	\$1,235	\$1,300
Boardwalk Maintenance Assessments (\$300 per parcel)	\$2,700	\$2,700
Total Income	\$37,276	\$27,007

Expenditures	2024	2025
Lawyer Fees (general advice on governance, Olde Eight, etc.)	\$10,705	\$385
Maintenance expenses (new signs, painting, pumps & irrigation, etc.)	\$604	\$199.62
Landscape beautification (flowers, plants, straw, etc.)	\$119	\$125
Administrative (website hosting, PO Box, tax returns, welcome baskets, etc.)	\$2,313	\$1,324.97
Insurance	\$3,055	NA
Total Expenditures	\$16,796	\$2,034.59

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



🛒 \$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

Members: Bob Sims and Sammy Lanford

2025

- Homes and lot development have increased to 50 Homes
- Architectural Committee supporting growth of Newport



ANNUAL NEWPORT POA MEETING

Eight homes completed

Lots: 31, 36, 38, 55, 80, 114, 135, 136

Nine homes under construction,

Lots 18, 32, 47, 50, 54, 56, 61, 137, 168

Two owners have expressed intent to build.

Lots 17, 19

One Home (H) sold / Three lots

Lot 14(H), 47, 56, 61

Two lot / Four Homes for sale.

Lot 11, 29, 18(H), 50(H), 55(H), 168(H), 137(H), 175(H)



Avenue of Flags in Newport

- 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.



Flag Program - Newport POA

- Volunteer donations collected in April
(will accepted additional donations today)
- Proceeds donated equally to 3 local charities
 - Tranquility Point, Pathway House, Humane Society

2025: \$3,450 2024: \$2,000 2023: \$1,650
- Displayed on five holidays:

Memorial Day	Labor Day
Flag Day	Veterans Day
Independence Day	





THE BOARDWALK



ANNUAL NEWPORT POA MEETING

August 2, 2025

Boardwalk Discussion

- The Boardwalk is complete and POA is responsible for maintenance.
 - Inspection
 - Pressure washing
- Neither the current property owner of the 20ft strip or the POA Board have been able to come to an agreement regarding the 20ft strip of property.



ANNUAL NEWPORT POA MEETING Trailer Parking Discussion

1. Trailers: IAW our Declaration and Covenants (Art VIII, Sect. 8 & 9) trailers are not to be kept at individual's home/lot.
2. Mr. McKinney has allowed us to establish a trailer parking area.
3. Don Lowman manages the trailer storage area.
4. Anyone needing a space can contact Don:
ginger12000@yahoo.com

ANNUAL NEWPORT POA MEETING

August 2, 2025

Town and Country

Service Menu:

1. Financial Support

- Maintain POA Financials by bonded and certified accounting staff
- Provide monthly record of financials

2. Administrative Support

- Maintain records: Key documents, Board notes, Changes and document updates
- Briefings

ANNUAL NEWPORT POA MEETING

August 2, 2025

Town and Country

Service Menu (continued)

3. Architectural Support

- New home management including all records, Violations
- Assist new residents

4. Minor and Major Infrastructure Repairs

- Boardwalk maintenance
- Road repairs

ANNUAL NEWPORT POA MEETING

August 2, 2025

Pets - Current DofC

Declaration of Covenants

Article VII, Section 3

Section 3, Animals. No animals, livestock or poultry of any kind shall be raised, kept, bred maintained on any Lot or the Common Area except that a Lot Owner shall be allowed to have no more than Two common household pets. Said pets shall be kept on leashes when not confined: If a pet becomes nuisance as defined by the Association, then the nuisance must be removed immediately upon notification by the Association.

ANNUAL NEWPORT POA MEETING

August 2, 2025

Pets – Proposed DofC

Proposal:

- Section 3, Animals. No animals, livestock or poultry of any kind shall be raised, kept, bred maintained on any Lot or the Common Area except that a Lot Owner shall be allowed to have no more than Two common household animals. Detailed Animal Governance will be contained within the ACC Guidelines or a separate Animal Policy

ANNUAL NEWPORT POA MEETING

August 2, 2025

1. General Guidelines

- a) Aggressive Behavior
- b) Waste Removal
- c) Leash Requirement
- d) For Safety and comfort of Residents: Limit of two animals per handler

2. Permitted Animals and Quantity

- a) Number of Animals: Maximum of two (2) per household
- b) Permitted Types:
 - i. Dogs: Common domesticated dog breeds
 - ii. Cats: Common domesticated cat breeds
 - iii. Other: birds, fish, or hamsters are permitted

3. Restricted Animal Types:

- a) Livestock: Chickens, goats, sheep, pigs etc
- b) Snakes, iguanas, rodents (Mice, Rats), venomous animals of any type

ANNUAL NEWPORT POA MEETING

August 2, 2025

Proposal:

Declaration of Covenants

Article VII, Section 3 [Amended]

Animal Policy

Section 3, Animals. No animals, livestock or poultry of any kind shall be raised, kept, bred or maintained on any Lot or the Common Area except that a Lot Owner shall be allowed to have no more than Two common household animals. Detailed Animal Governance will be contained and governed within the ACC Guidelines or a separate Newport Animal Policy.

Your vote:

Yes – I support the proposed changes to the Article VII, Section 3 of the Declaration of Covenants.

No – I do not support the proposed changes to the Article VII, Section 3 of the Declaration of Covenants.

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 two Candidates
2. Vote for **Two-candidates**. (Cannot vote twice for a single candidate)
3. Vote will be by handwritten ballot and the candidates with the most votes win.
4. The Secretary, Sargent at Arms, & 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. (Listed Alphabetically)
Sammy Lanford Donald MacTaggart Lisa Meredith Nancy Simpson
7. Member Discussion
8. Conduct the vote

ANNUAL NEWPORT POA MEETING

August 2, 2025

The Board has received requests for information on the following items:

The Front Gate

The Boat Ramp/Marina

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 of Covenants (ART VIII, Sect 3)—Limit is two animals per household
4. Trailers: IAW our Declaration of Covenants (Art VIII, Sect. 8) trailers are not to be kept at individual's home/lots.

In the Neighborhood

ANNUAL NEWPORT POA MEETING

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 of Covenants (Art VIII, Sect 16) they are to be stored out of sight.

7. Need your help with clean up—i.e. Drains, Tree fall, Lake Clean-up.

8. Complaints: ACC Guidelines, App 15, Request for Action (Next Page)

9. Ponds: Concern expressed about people not living here are fishing in the ponds. Security and liability concerns. NO SWIMMING

10. Special Accommodations are to be directed to the ACC. [Fences, Tree Removal, exterior enhancements]

APPENDIX 15

Request for Action

NEWPORT ARCHITECTURAL CONTROL COMMITTEE

Name of Complainant: _____	Name of Offender: _____
Address of Complainant: _____	Address of Offender: _____
Telephone Number: _____	Telephone Number: _____
Email: _____	Email: _____

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 3rd action taken: _____
Action taken: _____

Final Resolution: _____ _____ _____
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Name of ACC/NPOA Member: _____	Date Received: _____
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ANNUAL
NEWPORT POA
MEETING
August 2, 2025

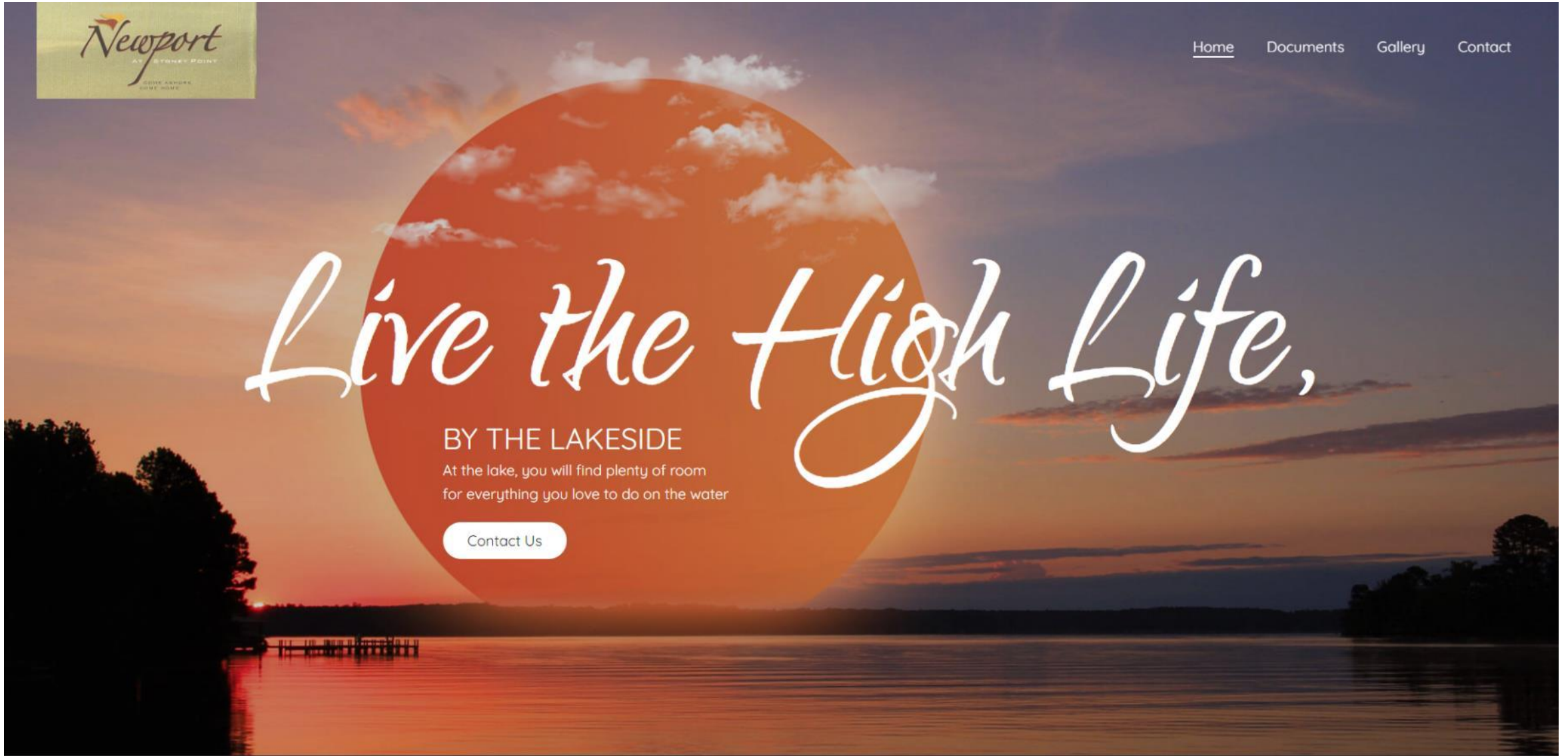
Results of the
Election of the new
Board Members

Results of
Declaration Vote

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

Home Page



Newport
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Live the High Life,

BY THE LAKESIDE

At the lake, you will find plenty of room
for everything you love to do on the water

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QUESTIONS

ANSWERS

ANNUAL NEWPORT POA MEETING

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

