



# Manchester Park JOURNAL

The newsletter of the Manchester Park Neighborhood HOA – Lexington, South Carolina

May 2019

[www.manchesterparkhoa.com](http://www.manchesterparkhoa.com)

## Greetings from your HOA Board!

Welcome to the second edition of the Manchester Park Journal, our community's HOA newsletter. One of our goals when we began as a new board in late 2017 was to increase and diversify our communication with our community's residents, so we hope this newsletter finds you well and offers some useful information about what is going on in our community, especially for those of you not on social media. This Spring, we have noticed a lot of neighbors outside in their yards planting beautiful flowers, mowing their lawns, and pressure washing. We thank you for taking pride in your home and community and for helping our neighborhood look great!

We want to take a moment to thank Jim Harvey for his service to the HOA Board over the last two years. Jim has decided to step down due to health reasons, but we greatly thank him for his service to the HOA. We also want to welcome Angie Peters to the HOA board and also to Joanne Benson, who has graciously agreed to come back on temporarily to finish out Jim's term.

With that said, our next annual HOA meeting is going to be held this coming August 2019, and board positions will be open. If you are interested in running for a position on the HOA board, you will need to contact MJS before the meeting so your name will appear on the ballot. Voting will take place at the annual meeting. Thanks everyone!

### Check out HOA website!

[www.manchesterparkhoa.com](http://www.manchesterparkhoa.com)

On our website, you will find...

- HOA Board Meeting Minutes
- Contact info for MJS
  - Our neighborhood management company
- Violation Forms
- Important Documents
  - Rules & Regulations
  - Architectural Guidelines
  - Application for architectural approval
  - Form to submit a violation



### **NOTICE**

May 3, 2019

**TO:** Residents near Mac Circle and Old Barnwell Road in Lexington, SC

**FROM:** Veronica Barringer, Area Director  
Midlands Environmental Affairs Columbia Office  
Bureau of Environmental Health Services

**SUBJECT:** RABID RACCOON

On May 2, 2019, a raccoon in your area tested **POSITIVE** for the rabies virus. The rabid raccoon is now deceased.

**Due to the possibility of the spread of rabies, DHEC urges you to use caution when dealing with wild or stray animals.** If you have reason to believe that you, your family members, or your pets have come into contact with this raccoon or another animal that potentially has rabies, **please call DHEC's Environmental Affairs Columbia office at (803) 896-0620 during normal business hours (M-F, 8:30-5:00).**

If your pet appears to have been bitten or scratched by another animal or is found with wounds of unknown origin, please consider that your pet could have been exposed to rabies and contact the Columbia office. This is especially important as rabies has been confirmed in your area. Use caution when handling injured pets and avoid contact with wounds and saliva. Take any injured pet to a veterinarian so the wounds can be treated and rabies vaccination can be discussed.

**Please remember that rabies vaccinations for pets are required by the South Carolina Rabies Control Act.** If your pet does not have a current rabies vaccination, please contact a veterinarian as soon as possible for an appointment. Links for low cost rabies clinics are also on the DHEC website at: <https://www.scdhec.gov/rabies>.

We appreciate your cooperation in helping to reduce the spread of rabies in your community.

**IMPORTANT**

**Keep an eye out on Facebook, our website, and your mailbox for the announcement of our annual HOA community meeting!**

# ***What has your HOA Board been up to?***

The HOA board has been hard at work on many projects that are helping to make our community a better place to live.

Here are some of the things we've been working on!

- Upgraded all landscape lighting in the community around both entrances to LED bulbs
- Made multiple repairs to the front entrance fountain
- Renegotiated contracts with our landscapers to add mowing and clean-up services to some outside areas of the neighborhood to improve appearance (Ex: Mac circle)
- Submitted an official copy of our Manchester Park HOA governing documents and bylaws to be in compliance with the new federal Homeowner's Association law that was passed
- Purchased a new URL for our HOA website, which is now [www.manchesterparkhoa.com](http://www.manchesterparkhoa.com)
- Provided cookies and hot cocoa for the 2<sup>nd</sup> Annual Official Lighting of the Snipes Family Christmas Light Display
- And more.....

## **Manchester Park HOA** **Board Members**

**Tony Banco**

*President*

**Thomas Smith**

*Vice President*

**Karen Brooks**

*Treasurer*

**Angie Peters**

*Secretary*

**Joanne Benson**

*Board Member*

## How do I contact an HOA board member?

For the personal privacy of our board members, all correspondence including questions, comments, and concerns can be directed to our neighborhood management company, MJS. They will take your information and pass your question or concern along to the appropriate board member, who will get back with you as quickly as possible.

MJS, Inc.

4910 Trenholm Rd. Suite C  
Columbia, SC 29206

[mjs@mjsmgt.com](mailto:mjs@mjsmgt.com)

803-743-0600



It's that time of year again! Time to hang up the winter coats, get outdoors and enjoy the beautiful weather....and tackle all of those household projects that we've been putting off. By taking the time to do of these small things, you can greatly improve the appearance of your home, increase your property value, and help to stay in compliance with HOA bylaws for upkeep of your property.

- 1) Pressure wash/soft wash the exterior of your home to remove dirt and mold.
- 2) Repair broken pickets in your fence and clean/seal it with a water sealant.
- 3) Apply some type of weed control and fertilizer to your lawn to help maintain its appearance.
- 4) Trim bushes and hedges around your home and replace any that are diseased or may have died during the winter months.

The following list features the top 3 reasons that homeowners are reported for violations in our community. Please use this list to self-assess your home and practices. For a complete listing of all homeowners' responsibilities, please refer to the HOA Rules & Regulations documents found on our website.

## **Top 3 Homeowner Violations**



### **1) *Parking in the street OR in the yard on the grass.***

(For the full guidelines on parking, please see page 10 of Rules & Regulations. This problem can often be solved by submitting an application for architectural approval to widen your driveway.)

An application for architectural approval may be downloaded from the "Documents" section on our HOA website at the following link: <https://www.manchesterparkhoa.com/important-information>

### **2) *Lack of maintenance or neglect of home exterior***

Ex: Visible mold growing on home from not pressure washing, shutters falling off, vinyl siding missing, torn or ripped window screens, mail box needing painting, etc.



### **3) *Landscape Maintenance***

Ex: Grass not being cut, unsightly weeds, fence repairs needed, etc.

# Everything you need to know about....

## **VIOLATIONS**



*Out of all the things we hear about as an HOA board, the one subject that is most frequently brought up and elicits the most strong emotion from homeowners, is that of violations. Here are the most important things you need to know about violations, how they work, and how you can stay in compliance.*

- 1) The HOA is not out to get you. One of the duties of an HOA is to ensure that everyone's property value stays protected by holding an expectation for home appearance, lawn maintenance, respect of other homeowners, etc. The HOA only enforces the guidelines set aside in the Manchester Park Rules and Regulations documents (See HOA website or FB page).
- 2) Manchester Park, as well as most other HOA neighborhoods, are "self-governing" in regards to reporting of violations. In addition to everyone having the personal responsibility of keeping up and maintaining the appearance of their own home, this means that ALL homeowners are responsible for submitting violations when they see one. Board members can and do submit violations, but it is not the sole responsibility of the board to do so. This is everyone's job. (The violation form can be found on our website or it can be emailed to you by contacting MJS directly.)
- 3) Submitting a violation can be done by mailing or emailing the violation form to MJS, our management company. After it is received and confirmed as a violation, a warning letter will be sent to the homeowner with a compliance date. If the homeowner does not comply by the date listed in his/her letter, he/she will be fined. If fines are not paid, legal action can be taken.

*FYI, if you see a homeowner who has not remedied a problem (Ex: repeated parking in the street, not mowing grass, etc.) but you have already submitted a violation for the issue via MJS, that does NOT mean the issue has not been addressed or that the homeowner was not sent a letter and asked to comply with the rules/regulations. Homeowners can be sent warning letters and/or fined, but still choose not to comply. If that is the route a homeowner chooses to take, the legal process begins, but it takes time and money. This is why it is in the best interest of everyone in the community to comply, as well as communicate fully with MJS.*

- 4) If you have received a violation letter in the mail, please DO NOT ignore it. If you are not able to comply with the request in the given time frame, you have the right to appeal in writing to MJS to ask for an extension. If you have not complied with the corrective actions necessary and MJS has not received any communication from you regarding an appeal, fines may increase, legal action could be taken, and/or a lien could be placed on your home.