



A Great Place to Live!

Pickens South Carolina

Dear Members,

July 2024

Well, it has been a busy few months! Leadership and members of the Board of Directors have been communicating daily to review current expenses, identify priorities, and look for ways to cut costs.

Included in this Newsletter is an update on where we are with landscaping, legal support, updates to our leadership, collections and roads initiatives. I am grateful to everyone on the Board for rolling up their sleeves and tackling the many opportunities we have in front of us.

As always, we work with the best interests of The Rock at Jocassee community in mind.

Yours Truly,

Darren Gillis

President

The Rock at Jocassee Property Owners Association

The Rock at Jocassee POA
P.O. Box 32
Sunset, SC 29685
therockpoa@gmail.com

NO MORE PAPER MAILINGS: The POA is transitioning all communications to email only. *To ensure that the POA has your current email address, please contact therockpoa@gmail.com*
The POA will not be sending paper mailings after July 1, 2024.
POA Bylaws, Article VIII-Membership Meetings



No 4th of July Fireworks at the Club House: The Club House will not be putting on it's fireworks display this year. A 4th of July Celebration can be found in Pickens on Saturday, July 6.

<https://visitpickens.org/event/independence-day-celebration/>.

POA Priorities Updates:

LANDSCAPING & BEAUTIFICATION: By far, the largest expense on the POA budget for the past several years has been landscaping. In an effort to reduce costs, the POA has entered into an agreement with a new vendor for basic landscaping services (mowing, weed whacking and weed spraying on the POA common areas. *Please report needed landscaping work (on POA common areas only) to*

therockpoa@gmail.com. Additionally, if you have recommendations for beautification projects to improve the community, please send those suggestions to the same email, and the POA will consider those opportunities.



ACCOUNTING SERVICES: The second largest expense the POA has faced over the past several years is for Outside Accounting Services (Cassell & Hendricks). The POA Board is working hard to take on

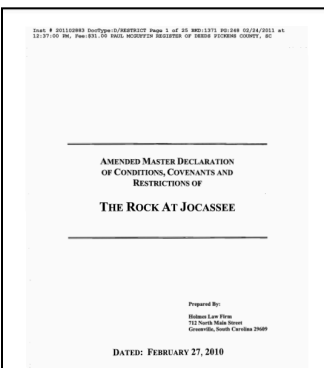
the administrative responsibilities that have previously been performed by Cassell & Hendricks. This includes billing and communications, as well as a new P.O. Box mailing address. Please be kind, and keep in mind that the Board is made up of volunteers who do not get compensated for their service. We will continue to look for opportunities to reduce overhead costs to the POA.

ROADS: The POA is in the process of soliciting a road study and installation plan for road repairs and resurfacing. We will keep POA membership updated as we get more information.



COLLECTIONS/ARREARS: There are still quite a few lots with unpaid dues. An additional \$60/month late fee is assessed for any dues payments received after April 1. The Board has been working hard to bring all outstanding debt current. Real estate agents representing lots currently for sale have been notified if there are dues owed. The Board will be moving forward with placing liens on any property where there is an outstanding debt as of **July 1**. After July 1, the amount of \$460.00 will be added to the outstanding debt to cover legal fees for lien filing. To confirm amounts owed and pay off debt prior to legal action, please contact the POA at therockpoa@gmail.com.

LEGAL UPDATE - The POA has retained attorney Will Childers Esq., of Tonnsen Bach, to provide legal advice as necessary. Will comes highly recommended by the Cliffs at Glassy POA. He also represents Valley and Keowee Vineyards POAs. 90% of Will's practice is dedicated to community association matters.



MERGING LOTS: Starting in 2025, annual dues will be assessed on each Lot, regardless of whether or not that lot has been merged with another. This decision is based on the advice of legal counsel. Because there has been confusion on this issue in

the past, *the POA will not seek back dues (prior to 2025) for merged lots.*

SIGNAGE: We urge all property owners to respect the rules of The Rock at Jocassee with regard to signs. Our goal is to maintain an attractive and uniform look to our community that will benefit everyone. **Please be kind to your neighbors and do not post signs of any kind on your property.**



POA Covenants & Restrictions (Article III, Section 3.13): Signs - no billboards or advertising signs of any kind shall be erected and displayed on the Real Property except for signs for the sale of a property of a design in keeping with the character of the neighborhood and of a size not more than four square feet in area.



UNREGISTERED/JUNK CARS: We urge all property owners to respect the rules of The Rock at Jocassee with regard to vehicles on your property (including cars, parts of cars, golf carts, etc.). Our goal is to maintain an attractive and uniform look to our community that will benefit everyone. **Please do not keep any unregistered vehicles or parts of vehicles on your property or parked on the roadways.**

POA Covenants & Restrictions (Article III, Section 3.24.3): No wrecked, damaged, disabled, partially dismantled, or inoperable, junked vehicle or parts thereof or other motor vehicles may be parked or stored on any lot. No automobile or other motor vehicle which does not have a properly displayed current tag or license plate may be parked or stored on any lot. No automobile maintenance or repairs of any type may be made on any lot or in the street in the subdivision except that "minor" repairs or service may be made.

Annual Dues Collections: The POA will be moving forward with placing liens on any property where there is an outstanding debt as of **July 1**. After July 1, the amount of \$460.00 will be added to the outstanding debt to cover legal fees for lien filing. To confirm amounts owed and pay off debt prior to legal action, please contact the POA at therockpoa@gmail.com.

Assessments for property violations: The Board has been made aware of an increasing number of property violations. This includes mailboxes not in compliance, junk (including vehicles) on properties, and noncompliant signage. The Board has voted to move forward with assessments for property violations. Starting August 1, the POA will start assessing a \$250.00 per month fee on any property in violation of the Covenants & Restrictions. Funds collected for violations will be placed in the Road Trust. To report a violation, please email therockpoa@gmail.com. All complaints will be kept confidential to the best of our ability. Please refer to the POA Covenants & Restrictions for an itemization of prohibited activities.



PayPal now available for online payments: to request an invoice via PayPal, please email therockpoa@gmail.com. There is an additional service fee to use the PayPal option.

COMMUNITY LIGHTING & SIGNAGE UPDATE: The Private Road sign has been returned to Woodmere and new fuses have been installed to community lighting. A new, and significantly less expensive, vendor has been identified to provide signage support going forward. Please report any lighting or signage issues to therockpoa@gmail.com.



VOLUNTARY CONTRIBUTIONS TO THE ROCK GOLF CLUB:

The Rock at Jocassee POA will no longer be collecting donations on behalf of The Rock Golf Club. The account has been closed and the balance amount of \$4500.00 has been delivered to Anders Properties, the owner of The Rock Golf Course. Anyone wishing to continue contributing to the Golf Course should send payments to: The Rock Golf Club and Resort, 171 Sliding Rock Rd, Pickens, SC 29671



ARCHITECTURAL COMMITTEE REVIEW: In an effort to streamline the Architectural Committee Review process and ensure a fair and impartial outcome for everyone, the Board has developed a Review Form to be used by property owners to request approval. Please email therockpoa@gmail.com if you are considering building to obtain the form.

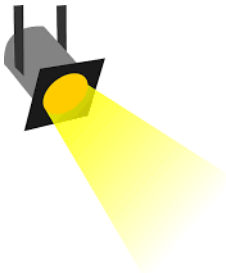
The Rock at Jocassee Property Owners Association Board: 2024

Officers:

President, Darren Gillis
Vice President Elect, Sharon Wester
Treasurer, JD Henning
Secretary, Deb Driscoll

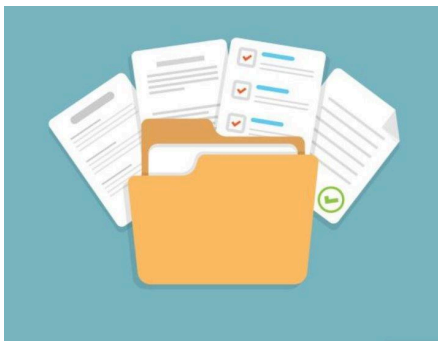
Members:

Matt Roach
Thomas Heath
Frank McCormack
Anthony Anders



SPOTLIGHT: Meet your 2024 POA Board Treasurer!

JD Henning: We are pleased to announce that JD, a POA property owner and Board member, has agreed to step into the role of Treasurer! JD is a Finance PhD, MBA, investment adviser, fraud examiner and certified anti-money laundering specialist with more than 25 years trading and investing stocks and other securities.



POA DOCUMENTS:

[Bylaws](#)

[Covenants & Restrictions](#)

Continuing Business:



COMMUNITY DIRECTORY: Calling all Neighbors! We are in the process of compiling a neighborhood directory. To include your information, please email the name of all household members, address, email address, telephone number, and the year you purchased here to: **therockpoa@gmail.com**. If you have contributed your information to the Directory, your copy is attached to this email.

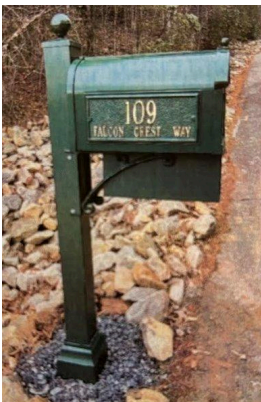
TRASH COLLECTION ON WOODMERE: At this time, B&M Sanitation will not collect trash from homes on Woodmere. If you are a homeowner on Woodmere who would like trash collection, please let us know (**therockpoa@gmail.com**). B&M may be willing to reconsider if enough homeowners commit to service, so we will be keeping a list.



SHORT TERM RENTAL OPPORTUNITIES: This is a resource for neighbors looking for short term rental opportunities in the neighborhood:

- [Table Rock Resort Condos](#)
- [328 Woodmere Drive:](#)

Any neighbors who would like to advertise a short or long term rental in the community can email to have their property added to the list: therockpoa@gmail.com



MAILBOXES: We urge all property owners to keep your mailbox in good condition and take pride in our neighborhood. The current cost of the mailbox is \$675 (subject to change based on current market value at the time of needed replacement). To order a mailbox, please email **therockpoa@gmail.com**.

POA Covenants & Restrictions (Article III, Section 3.15): All mailboxes must be purchased from the POA to assure uniformity and design. The mailbox fee assessed by the POA for the purchase of the mailbox is due and payable upon the closing of the sale of a lot.

ANNUAL DUES (2024 Regime Fees): Annual dues of \$600 have been approved by the POA.
An additional \$60/month late fee is assessed for any dues payments received after April 1.



Please remit any unpaid dues to:
The Rock at Jocassee POA
P.O. Box 32
Sunset, SC 29685

Or email therockpoa@gmail.com to pay online via PayPal.

POA Bylaws, Section 5: Annual dues and assessments consistent with the Bylaws of The Rock at Jocassee Property Owners Association, Inc. shall be levied against each member. These dues and assessments shall be levied upon all lots or portions of lots owned by the active member in connection with his residence. Any dues and assessments not paid within thirty (30) days after the due date will be increased by 10% of the annual dues each calendar month or part thereof that they are delinquent.



THANK YOU to POA property owner Matt Roach and Top Guns Realty for subsidizing copying costs for this newsletter and other POA business!