



Reflections Owners Association

2 Stoney Creek Road* Columbia, South Carolina 29209*(803)776-5795 reflectionsofcolumbiasc.com

February 2026

Club House

February 8th @ 5pm—Chili Cook-Off & Super Bowl Party

February 19th @ 6pm—ROA Meeting

**REFLECTIONS CHILI COOKOFF &
SUPER BOWL LX**

SEAHAWKS VS PATRIOTS

**ANNUAL CHILI COOKOFF
& WATCH PARTY**

FEBRUARY 08 | 5:00 PM

THE CLUBHOUSE | BYOB & SNACK TO SHARE

The Playoff Games have been played and now it's time for Super Bowl LX featuring the New England Patriots vs. Seattle Seahawks!!!

Please join us on Sunday, February 8th for the Reflections Annual Chili Cook Off and Watch Party beginning at 5:00 pm. Chili entries will be accepted between 5:00 - 5:30 and then we will have a tasting and vote for the 2026 Best Chili Award!! The winner will be announced before the Super Bowl begins.

If you do not wish to enter the Chili Cook Off, please bring a snack to share and as always, a beverage of your choice.

Hosted by The Social Committee

Reflections Office and Club House

2 Stoney Creek Dr., Columbia SC 29209

Office Hours: M – F 8 – 5

Office # 803-776-5795

Community Association Manager – Ashly Hrivnak

Reflections Email: reflectionscolumbia@gmail.com

Facebook: *Reflections Neighborhood*

Web-Site: reflectionsofcolumbiasc.com

February CCR Spotlight

****Each month in 2026, we are going to focus on a section of the Covenants, Conditions and Restrictions (CCRs) of the Association in an attempt to help the membership understand what the Association is/is not responsible for and what it can/cannot do. Owning a home in an Association comes with the responsibility of knowing who takes care of what, limitations of those requirements, and how things can or cannot be done. This month we are going to look at the provision for special assessments as they relate to capital repairs, construction, reconstruction, or replacement of a capital improvement of the Common Areas.****

Section 4.4 Special Assessments for Capital Improvements

(a) For Common Areas

In addition to the Maximum Annual Assessments authorized above, the Association may levy in a calendar year a Special Assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto; provided, however, that any such assessment shall have the the assent of two-thirds (2/3) of the votes of members who are voting, in person or by proxy, at the meeting duly called for this purpose with a quorum present as required by the Association's By-Laws.

All Special Assessments for the Common Area shall be fixed at a uniform rate for all Lots or Units and may be collected on a monthly basis.

Ashly Hrivnak

From the President's Desk

Hello Friends and Neighbors and welcome to 2026. I hope everyone's new year is off to a great start in spite of the frigid weather. The Board is in the process of compiling a list of projects and issues to focus on during 2026. At the top of the list is financial stability for the association. As you probably know, the amendments proposed last year did not pass. The most disappointing thing about that is not that they didn't pass but that less than half of Reflections homeowners bothered to vote. I'm not sure how to address that but it will be the subject of many conversations going forward. I can't express enough the importance of being involved at least to that extent. Your vote matters! As for the amendments, we heard your concerns and will take it all into consideration as we move forward. The future of Reflections depends not only on making appropriate changes to our governing documents, but your cooperation as well. Other items on the list range from issues with the pool and clubhouse rental to updating the policy and rules manual. And, as always, we need your participation. There are many ways to help your community. Serving on a committee and/or helping out with projects such as the newsletter and common area beautification are just a couple things you could consider. And as always, we are open to suggestions and ideas.

Thank you!

Duane Blackmon

ROA President

Safety & Welfare

February Safety Reminders:

It's after the holidays and another six weeks until spring arrives. But you don't have to wait to see your shadow to start your spring projects. Chase those late-winter blues away with some February home maintenance. Get inspired with these home improvement and safety tips.

Recaulk the tub and toilet

Prevent leaks and water damage in your home by checking the sealing and caulking in your bathroom. It only takes a few minutes to patch up any problem areas. You can find caulk online or at your local hardware store.

Deep clean to prevent mold

Bathrooms are a paradise for molds, mildew, and fungus. This February, clean out your vents, fix any water leaks, and scrub the walls and ceilings to prevent black mold and other household mildews.

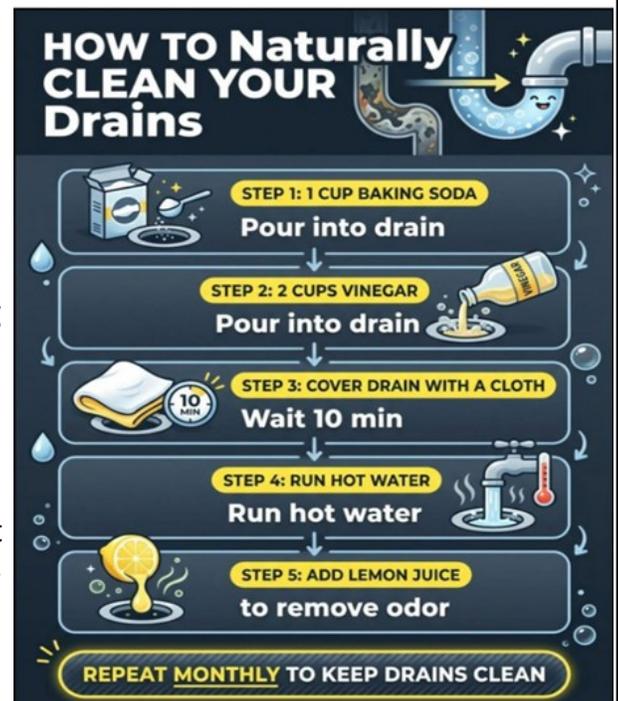
General maintenance tips to keep your home safe:

Preventing clogs and maintaining the health of your plumbing system keeps your drains in top condition. Make a habit of repeating this process monthly.

Did you know: Lemon juice not only leaves a pleasant scent but also helps to further neutralize any lingering odors.

The Safety and Welfare Committee is an essential component of our community's efforts to maintain a safe and welcoming environment for all residents. Through diligent work and community cooperation, we will continue to address safety concerns and enhance the well-being of our neighborhood.

SEE SOMETHING, SAY SOMETHING: File your report on the CAMS portal or send detailed issue (pictures are helpful) of your safety concerns to Jolene Trejo



This is the NON-Emergency number for the Richland County Sheriff's Office for residents to call if they hear gunshots, witness a suspicious activity or have a concern that is not necessarily an emergency, but would still like to make the police aware of the situation.

803-576-3000





Social Committee



Please join us for the annual Chilli Cook off and Super Bowl watch party on Sunday February 8 at 5PM. If you want to compete, please bring your chili in a crock pot to the clubhouse by 5PM. We will have tasting bowls so everyone can taste the entrees, then vote on their favorite. The winner will be announced before the game. If you are not entering the chili cook off, please bring a snack to share. As always bring a beverage of your choice. Last year we had a variety of delicious chili dishes and it was difficult to pick a favorite. Hope you join us and we look forward to tasting your award-winning chili!

Wellness Wednesday: We would like to start back with Wellness Wednesday exercise at the clubhouse on Wednesday mornings at 10. If you are interested, please let Shirley Jarrett (803 210 5134) know. The start date will be announced soon. The cost will be \$10 per class.

First Friday will start up again on March 6.

If you would like to see different events or changes to current events, please contact Shirley Jarrett or any committee member with your ideas.



ROA Rules Manual

Chapter 1: Administration Rule 1.9: Owners & Tenants Responsibilities for Family & Guests

It is important for all residents of a PUD (Planned Urban Development) to be knowledgeable of the development's rules and regulations. As a PUD, it is necessary for ROA to have a current listing of ALL residents within Reflections as well as Emerald and The Arbors at Twin Oaks.

- A. When a property is purchased, the new owner must provide documentation and receive instructions and guideline form the ROA office.
- B. Information on all persons living within the residence must be listed.
- C. The ROA office will provide information to access Reflections' website. There is general helpful information, ruling documents, and necessary forms at this site.
- D. When a property is rented, it is **the owner's responsibility to notify** the office all residents of the property. New Residents must register in the office and receive the general information for the rental unit. Owners are responsible for the behavior of guests; and owners will report to the ROA office the name(s) of the guest, the dates they will be on the property, and the make, model, color, and license plate number for their car(s) prior to the arrival of the guests. Owners who reside in the residence may rent to Airbnb (and similar) guests; however only if the owner will be in residence during the time the Airbnb guests are in the home.
- E. Owners are responsible for ensuring that all employed personnel (vendors), tenants, family members, and guests are knowledgeable and are complying with all ROA rules and restrictions. Renters are prohibited from renting out using Airbnb or similar booking systems

Effective date 7/01/2020

RECYCLE RIGHT SC

PLASTIC

Bottles, tubs, jugs and jars



No pumps

Empty and rinse

METAL

All cans



Empty and rinse

PAPER

Paper, cartons and cardboard



Flatten cardboard

KEEP THESE OUT!



- ⊗ Aerosol cans
 - ⊗ Aluminum foil
 - ⊗ All batteries
 - ⊗ Ceramic items
 - ⊗ Clothing or textiles
 - ⊗ Diapers
 - ⊗ Disposable cups
 - ⊗ Electronics**
 - ⊗ Food-tainted items
 - ⊗ Tires**
 - ⊗ Toys
 - ⊗ Medical waste
 - ⊗ Plastic bags/wrap*
 - ⊗ Scrap metal/wood**
 - ⊗ Shredded paper**
 - ⊗ Styrofoam/peanuts
 - ⊗ Tanglers
 - ⊗ Household glass
- (car, lithium, etc.)*
(cord's, hoses, wires, etc.)



* Take clean and dry plastic bags and wrap back to the grocery store.

** These items may be able to be taken to a Drop-off Center or other facility that will recycle them. Call your local recycling agency to find out how.

February Recycle Dates

13th & 27th

February Household Trash Dates

3rd, 10th, 17th, & 23rd



Are YOU experiencing a water issue?

Please reach out to the City of Columbia at 803-545-3300.

The SPEED limit throughout

Reflections is

