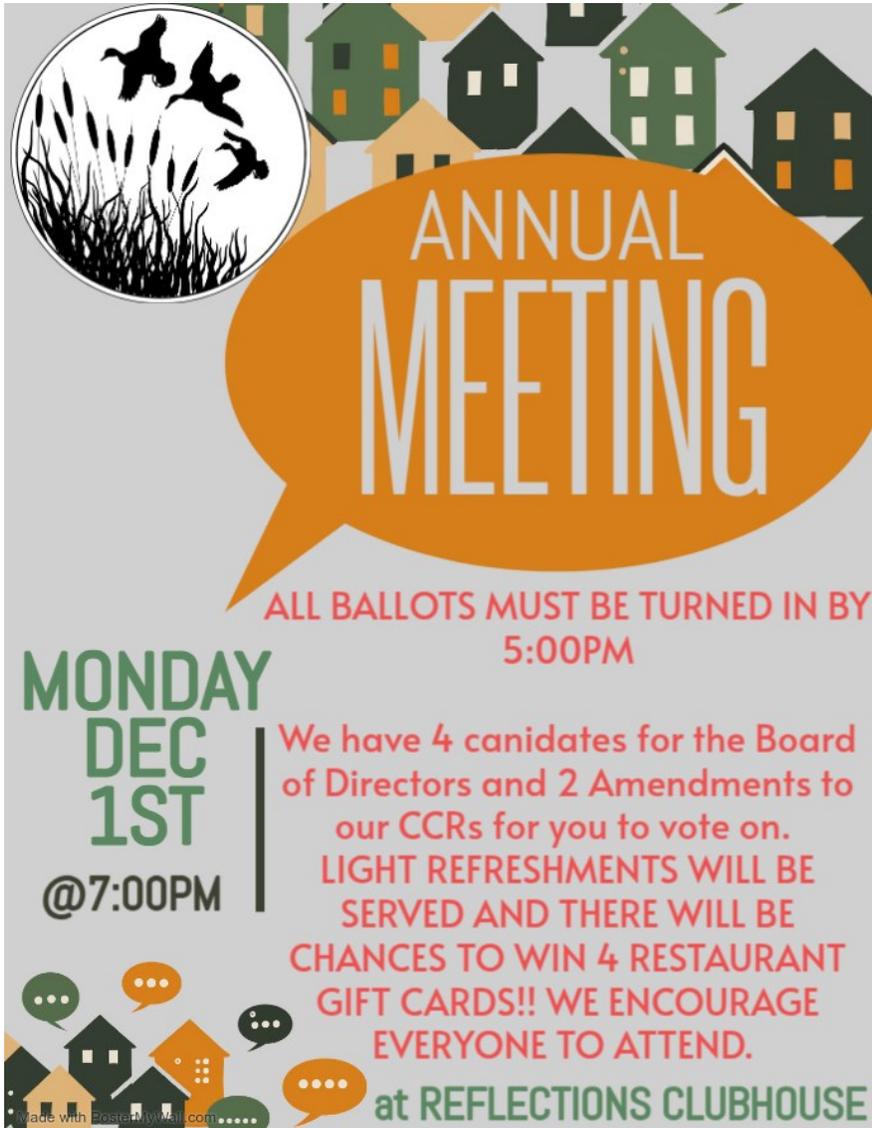




# Reflections Owners Association

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

# December 2025



**ANNUAL MEETING**

ALL BALLOTS MUST BE TURNED IN BY  
5:00PM

**MONDAY  
DEC  
1ST  
@7:00PM**

We have 4 candidates for the Board of Directors and 2 Amendments to our CCRs for you to vote on. LIGHT REFRESHMENTS WILL BE SERVED AND THERE WILL BE CHANCES TO WIN 4 RESTAURANT GIFT CARDS!! WE ENCOURAGE EVERYONE TO ATTEND.

at REFLECTIONS CLUBHOUSE

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## Club House

Monday, December 1st @ 7pm—Annual Meeting

Friday, December 5th @ 6pm—First Friday

Tuesday, December 9th 4pm—6pm—Ashly's Baby Shower

December 31st @ 7pm—Annual New Years Eve Party

# Budget 2026 Information

The Board is proposing amendments that include a 10% cap, and many neighbors have had questions. We want to make everything clear, simple, and transparent.

**December 1st is the LAST day to submit your vote.**

## **NEW POLICY (If Amendments Pass)**

Any budget increase above CPI + 7% (CPI + 8%, 9%, or 10%) will be:

### **STRICTLY LIMITED**

Emergency or disaster use ONLY

Requires two unanimous Board votes:

- Unanimous electronic vote (email)
- Unanimous vote in an open-session meeting

This ensures your money is protected and controlled.

## **What Cannot Be Done (with the lawsuit budget)**

If the budget amendments are not passed to reflect in the 2026 budget, then the following from the reserve study and Board planning will not be able to be accomplished:

- 11 roofs that need to be replaced due to age will have to take a back burner
- Neighborhood projects Gardenwood or Shadow Creek
- OG Reflections will continue to be limited to safety only work orders
- Retaining walls, both railroad ties and concrete will not be able to be repaired or replaced
- The fence around the pool and at the dog park will not be able to be replaced
- Clubhouse bathroom renovation completion

**All existing common area funds will have to be delegated for emergency use ONLY.**

**If the Amendments pass, then the Board can plan to fund the following for 2026:**

- Resurfacing of the pool tiles
- Replacing the remainder of the dog park fence
- Complete the exterior woodwork on the Clubhouse
- 5 of the 11 extra roof replacements needed
- Put funds back to begin working on Shadow Creek neighborhood project

The two comparison budgets for 2026- the lawsuit version to which we are currently legally bound, and, the Amendment version which would be approved if the Amendments are passed are available as of September 23rd on the CAMS portal. As a reminder, these amendments are not only about the percentage increase, they are also equally about the way that the assessments are calculated/how the funds are allocated.

## Community

***"A unified body of individuals"***  
***"A state or feeling of caring about and wanting to interact with others"***  
***"A group linked by a common policy"***

### There's Still Time and Every Vote Counts

We will be collecting ballots for the amendments and for board candidates up until 5pm on Dec. 1st. If you have not turned in your ballot PLEASE do so before the deadline. The annual meeting begins at 7pm on Monday, Dec 1st. Please attend. Please participate. Please be part of the community.

Reflections and Neighbors,

2025 is coming to a close and I want to take just a moment to reflect on what I am grateful for. Working for this community is a unique experience and one that has been both enriching and rewarding for me as a career manager. This year has seen the board and me asking a lot of the membership in helping to continue to steer things forward in the right direction; our work is not done and will continue into 2026 and beyond. It is my sincere hope to see more and more involvement from this community in every aspect. I have plenty of faith that will happen into the new year. I am grateful to be able to serve Reflections and assist this Board of Directors, and I hope to continue to be able to do that for quite some time.

As my family and I prepare for the birth of our daughter in January, I am beyond grateful for the kindness and care so many of you have shown me these last several months. Please know that every kind word and gesture means so much to me and that is the reason that I love my job. I am here to serve you all, and you serve me in return with your kindness and consideration. In this holiday season, I hope so much that you all have a cheerful and joyful time with your own families and your community, that you can rest and reflect on this year and prepare for even better next year. I hope you all have a very Merry Christmas and Happy Holidays!

**Ashly Hrivnak**



**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**



# SAFETY AND WELFARE

## 2025 ITEMS ADDRESS AND RESOLVED

- Pool safety rails/ladder handle covers
- Anti-skid strips on outside entrance pool stairs
- Indoor/Outdoor rugs at clubhouse entrance from pool area
- Traffic mirror at Cassia & Ridge Lake

## 2025 ITEMS PENDING COMPLETION

- Removal/securing of rebar and electrical boxes around community that are a tripping/safety hazard

## COMMUNITY-LEVEL HOA REMINDERS

- **Do you know your neighbors?**
  - Good way to share safety tips and look out for each other
- **Maintain common areas**
  - Ensure common areas, like walkways, pathways, and lighting, are safe and well-maintained, especially as daylight hours shorten and winter weather approaches
- **Review emergency plans**
  - Update your emergency plans and ensure necessary contact information is provided

## DECEMBER SAFETY REMINDERS

- **Maintain your Chimney**
  - Have chimney cleaned and inspected before using it
- **Inspect and Maintain HVAC Systems**
  - Routine inspections ensure efficiency and prevents breakdowns
  - Replace filters for optimal air quality
- **Seal Windows and Doors**
  - Drafts around windows and doors can lead to significant heat loss, increasing energy bills
- **Clean Gutters and Downspouts**
  - Clogged gutters can cause water overflow, leading to ice dams and potential roof damage

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

My name is Allison McElveen, I work in the EMS and Trauma section of the Department of Public Health. I am a huge supporter of injury prevention! I am excited to be launching this new segment in the newsletter highlighting injury awareness and prevention strategies. Decorating for the holidays can be fun and something to look forward to all year however, many household items during the holiday season are dangerous and require you to be extra careful and keep a close eye on children.

Follow these safety tips to keep your holidays **Merry, Safe, & Injury-free**:

### Fire safety

- \*Ensure your fire and carbon monoxide alarms are working properly- especially before starting up those fireplaces
- \*keep a close eye on pets and children around fireplaces
- \*if using a live tree water it often and always turn lights off when not at home
- \*if using an artificial tree look for "fire resistant" label
- \*never strand together more than 3 sets of iridescent lights and do not overcrowd extension cords
- \*never start a car inside a garage, always completely open the door, and back out before letting the car run to heat up.

### Fall prevention

- \*wear proper footwear that is lightweight with a good grip if walking in icy weather
- \*slow down and take your time, take small steps
- \*use assistance such as handrails and canes
- \*if using a ladder to decorate always have a bystander to support the ladder. Never go in the attic or on a ladder when home alone.



Beginning Nov 11, 2025 there will be a new code to access the dog park. Please call Ashly or contact a Board Member for the access code.

**\*ALL OWNERS ARE RESPONSIBLE FOR PICKING UP THEIR DOGS WASTE AND DEPOSITING IT IN THE PROVIDED PET WASTE CONTAINER\***



Recycle Pick-Up

FRIDAY'S

DECEMBER 5TH & 19TH

## Holiday Schedule

There will be **NO** solid waste curbside services on the following Holidays:

**New Years Day**

Memorial Day

Independence Day

Labor Day

Thanksgiving Day

**Christmas Day**

Whenever a scheduled collection day falls on a holiday, that day's collection and all remaining collections for the week will be delayed by one day. Friday's collection will be Saturday. Holidays falling on a weekend do not change the curbside collection schedule.



# Social Committee



## Wellness Wednesday

Wellness Wednesday is paused for the month of December. We will announce the return in the New Year.



First Friday is December 5th @ 6pm. Join us for some Holiday comradery. Please bring a snack to share and your favorite beverage. Looking forward to seeing you.

A Drop-In Baby Shower for Ashly and baby "Penelope Grace" Tuesday, December 9th from 4pm to 6pm in the Clubhouse.



## Reflection's Annual New Year's

Eve party will be on December 31 starting at 7 PM until. We will have the traditional 2 toasts; one at 9 PM and one at midnight. Bring snack to share and beverage of choice. We look forward to bringing the New Year in with our neighbors.

## Other News

The Community collected and donated 391 pounds of food to Harvest Hope this year which exceeded last's 343 pounds.

There will NOT be a First Friday in January since we are having the New Years Eve Party on that Wednesday.

The Social Committee will meet in December to begin planning for the activities for 2026. We look forward to any feedback or suggestions you might have.

Thank you for your participation in our events

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

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