



Reflections Owners Association

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

July 2025



CLUB HOUSE CALENDAR OF EVENTS

July 4th—First Friday—July 4th Cook-Out
July 17th—ROA Board Meeting—6pm
August 5th—National Night Out



Hello Neighbors,

June 19, 2025

Last Saturday I attended a meeting at our club house. Our board president explained how the cost of EVERYTHING is going up.

Although those in attendance were complemented for attending, we had less than 50 of 187 owners represented. We need better participation and attendance .

Duane explained that according to our CCRs, the board can increase our yearly regime fee by no more than cost of living plus 3% without approval of the membership. While this calculation may have been appropriate 30 years ago, it is not sufficient today. Prices on almost everything are spiraling higher. The Board requests we approve cost of living plus 10% as the cut off before membership must approve. I know, this is terrifying: I'm retired and on a fixed income. I also know:

1: this is the very MAXIMUM the board would increase our regime, and

2: with the right, conscientious board members representing us, we will have a fair, frugal regime increase.

I support voting for the change in our CCRs to allow this change.

I ask that each and every owner understand our expenses...come speak to Ashly if you are not sure.

AND, I ask that everyone become involved in our owners association...come to the monthly ROA meetings, volunteer for committees, participate in our social functions (get to know your neighbors) and be involved in our election of board members.

IF WE HAVE GOOD REPRESENTATION OF ALL AREAS ON OUR BOARD, OUR REGIME FEES WILL BE FAIR AND FRUGAL!

Thank you for this consideration.

Betsy Siemers

Southbury Lane

Owner/resident for over 30 years

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

Facebook: *Reflections Neighborhood*

Web-Site: *reflectionsofcolumbiasc.com*

Friends & Neighbors,

If you recall the board attempted to prohibit short term rentals such as Airbnb, VRBO, etc., in the community last year but we could not get the needed support from you. Just so that you are aware, there are currently at least two operating in Reflections. Recently, there have been security issues with items stolen from vehicles and at least one apparent intoxicated person lying in the roadway in original Reflections. By witness accounts, in both cases, the people involved were traced back to one or the other of these rentals. I'm writing to inform you of the security issues and to remind everyone to please be certain to lock your vehicles, especially at night but, more importantly, do not leave anything of value in your vehicles. Our manager and the board will be consulting our legal team and visiting this issue again in an effort to explore every option available to maintain the security of Reflections as much as possible. Our preference would be to prohibit such short term rentals but we will need you to support our efforts.

*Thank you,
Duane Blackmon
ROA President*

Reflections Office Update

REFLECTIONS AMENITIES

The Reflections amenities are for the residents and their guests of Reflections. You must wear the amenity bracelet while enjoying these amenities and the Reflections resident MUST be in attendance. If the resident or no amenity bracelet is worn or is visible, you will be asked to retrieve the bracelet or return with the resident you are a guest of. This is for the safety of all.

Ashly's vacation this year is from July 3rd through July 8th (the office will be closed during this time). The office will re-open July 9th for normal business. Ashly works remotely 2 days a month. While the Reflections office will be closed for in-person visits on those days, she is available to all homeowners and residents via phone, email and portal communications.

ROA RULES Chapter 7 Section 7.5

FISHING RULES

- A. All persons fishing on any lake within Reflections boundary shall prominently display an amenity bracelet, issued by the Manager's office, at all times;
- B. Residents of Mallard Landing may purchase a special ROA amenity bracelet that gives them permission to fish Mirror Lake only;
- C. Fishing in any lake within Reflections shall be prohibited from one hour after sunset to one hour before sunrise;
- D. Violation of this policy will be subject to a fine by ROA and may be treated as a trespass violation under the South Carolina Code of Laws; and
- E. Boats are not permitted on Emerald Lake; and
- F. Fishing rules are posted on all 3 lakes and are available on our website.

Hello Reflections!

My name is April Welborn and I am the Board Vice President. I am a homeowner and have lived in Reflections for 6 years. In late 2021, I joined the Board so I could get to know the community that I love so much and become more involved. I have made so many wonderful friends within the Community and look forward to continuing to make more! I was voted on as Board Vice President early last year when the current VP had to step down.

I am the creator and administrator for our neighborhood Facebook page. When I decided to create this group, it was to get the "word out" for Community Meetings, Functions and News. It was not meant to be a "sounding board" so to speak for complaints, arguments or the like. In recent weeks there has been a "great debate" against the Amendment changes the Board is working hard to accomplish. First, I would like to let everyone know that your voices ARE heard! Whether it's a comment left on the Facebook page or a call and/or email to Ashly and the Board. We HEAR you and we take your thoughts and suggestions very seriously. The Board Members email each other almost daily and everything that is brought to Ashly is brought to our attention as well. We discuss via email, Huddles and Executive Sessions on Board Meeting nights. We want you to know your opinions DO matter and we HEAR you. I just want the Community to understand that I run the Facebook Page, not Ashly, not the Board, me as the creator and it was intended to be just another form of a way to get the word out about functions within the Community and to get residents more involved in activities. We have a great Social Committee who is committed to bringing the Community together and that's what the Facebook Page is all about!

I know everyone is frustrated with learning that the Regime fees will be increasing, but please know the Board is working hard to keep it at the bare minimum. The Amendments are to help spread out the costs (it takes to keep Reflections running) equally to every homeowner. The Lawsuit of 1996 is outdated and past its Statute of Limitations, so we now have the opportunity for these Amendments. Ashly and our law team have worked long and hard to get the Community under the correct Budget (it hasn't been correct for years and now it's finally at a good place) and unfortunately given the history of the lawsuit, incorrect budgeting, COVID and cost of living increases, our little Community is suffering. We are ALL on the same page with not wanting to pay more, but with how the Budget was done incorrectly for so many years, we are suffering the consequences. Changing the Amendments is a GOOD thing and we hope you will take the time to research, ask questions and come to a better understanding of why it is so important to amend. Please, if you have questions, concerns or are not happy with the way the Board is handling things, come to the monthly Board meetings, send an email, call the office or contact a Board Member. We are all here to listen and would love more feedback from everyone!

Sincerely,

April Welborn

Reflections Board Vice President

MYERS Exterminating, LLC

Reflections Termite Inspection schedule for the following months.

August 2025 Shadow Creek Ct & Gardenwood Ct

October 2025 Ligustrum Ln & Ridge Lake Dr

P.S: If any homeowner wants theirs done sooner, they can call:

803-673-5463 Daniel Myers

803-917-7436 Steven Myers

Please remember that it is the homeowner's responsibility to contact Myers directly to schedule their inspection. The bond includes initial treatment, retreatment, inspections and damage repair (to new damage only.)

REFLECTIONS & SPECTRUM

Spectrum recently upgraded their equipment which now includes their new Xumo Stream Box. If you have not received updated equipment, please call or go to a Spectrum store and they will give you the current equipment that is included in the plan that is provided by the ROA. It is the homeowners responsibility to contact Spectrum for new and/or updated equipment. Please reference your address and that you are to receive the plan that is included in the Reflections Community Account ending in 7560 to make sure you receive all that is provided under the Cable/Internet plan the ROA currently provides.

Included in this service is:

Internet Ultra with speeds up to 600mbps Modem

Wifi Router

Xumo Stream box which includes 155+ channels; 6 streaming services including: Disney+ Basic, ViX Premium with Ads, HBO Max Basic, Peacock Premium, AMC+ and Paramount+ Essential at no extra cost.

*Please note, since Spectrum is now available via streaming devices their channel lineup has changed to all HD channels beginning with channel 200. You can access a new channel lineup guide via their website. Most stations are still available; they are just under a different channel (200 and above). If you are missing your favorite station, it is likely they have moved to a streaming app as some Networks have left cable and moved to their own streaming platform.

There is a store located at 950 Harden St or you can call 888-406-7063 and they can ship the new equipment directly to your house. You can also request a service technician to come to your house and install the equipment for you if needed. Please visit their website www.spectrum.com to create an account. The website offers a lot of information including what equipment you currently have, a new channel guide and more!



Wellness Wednesday

We have had 2 water aerobics classes so far. These occur on Wednesday from 10am to 11am. In the event of inclement weather, we will have some type of stretch/exercise class in the clubhouse. Our instructor Tracy Jacox-Gunter is willing to continue classes year-round and has scheduled her time to support what we are calling Wellness Wednesday from 10am to 11am. She can teach nutrition, healthy cooking, juicing class as well as exercise. Please let Shirley or Ashly know your suggestions for different classes you would like to participate in.



Social Committee News

July 4th Cook Out

Once again, we will have a cook out on Friday, July 4th. Lenard and his fellow grillers will grill hamburgers and hotdogs. We will provide sides and salads. The cost will be \$5 per plate- and we ask that if you are so inclined to please bring a dessert to share. We plan to start serving around 1PM. This will be a fun day of pool and food. Tables will be set up both inside and outside on the patio. We need to determine how many folks are planning on coming so we can purchase appropriate amounts of food. Please text Shirley Jarrett at 803 210 5134, or stop by the office and sign up there. We look forward to seeing y'all there!

National Night Out

Tuesday, August 5th is National Night Out. This is a fun community event promoting our partnerships with the community and neighborhood camaraderie to enhance safety and build stronger relationships. We are planning some fun activities, as well as some drawings for prizes. The theme will center on safety and emergency services. We will serve subs, chips and cookies. We hope to see a big turn out this year.

