



*Reflections Owners Association*

2 Stoney Creek Road\* Columbia, South Carolina 29209\* (803) 776-5795 [reflectionsofcolumbiasc.com](http://reflectionsofcolumbiasc.com)

## April 2025

### CLUB HOUSE CALENDAR OF EVENTS

**April 4th—First Friday Social—6pm**

**April 5th—Rummage & Crafts Sale—8:30am—12:30pm**

**April 17th—ROA Board Meeting—6pm**

**May 1st—Pool Open for the Season**

**May 2nd—Cinco de Mayo—6pm**

### A Note from the Manager's Desk

As of the membership meeting on March 20, 2025, the ROA Board has revised the policy related to maintenance and repairs to homes that are delinquent in assessments. Effective immediately, any homeowner who is thirty (30) days, or more, past due in their assessments, will not be eligible to have work orders completed until the arrears are brought current. Due to the dollar amount of unpaid assessments, and the high cost of labor and materials to complete maintenance, the Board sees fit to enforce this policy. It is imperative to the financial health of Reflections that ALL homeowners pay assessments monthly when due. The Board cannot reasonably carry out their fiduciary responsibilities to you all when a portion of the community is not paying for the services required. We hope that this policy change will encourage those who owe fees to bring them current and stay current.

Additionally, the Board has carefully reviewed the cash flow of the association and again, due to the dollar amount of unpaid assessments and the high cost of labor and materials, has voted to place a temporary hold on all maintenance/repair work orders that are not related to immediate safety hazards and roof leaks. This decision was not made lightly, and was made with the intention to ensure that ROA can continue to maintain payment of contracted operating expenses and for essential work order expenses. We have said many times before that assessments are under-collected, and we will be sending out to the entire community a thorough breakdown of your monthly assessment amounts and where those amounts go. As we have experienced hard economic impacts over the last several years, it has become necessary for the Board to tighten up expenses to prevent long-term financial hardship for the association.

Continued to page 2

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](http://reflectionsofcolumbiasc.com)

Continued from page 1

Once delinquencies are more reasonable, and enough time has elapsed for the accrual of funds to maintain the expenses of exterior maintenance to Original Reflections, the Board will rescind the hold on these work orders.

The neighborhood schedule for Gardenwood will still be completed this year as planned, however will be done based on work orders and as funds are available. We cannot spend what we do not have, and we cannot spend what we need to if the delinquency of unpaid assessments continues as it has been.

If you need assistance with your payments, potential payment plans are available to you and the form is located in the Portal. Please note that even if you are on a payment plan, the hold of non-essential work orders will still apply until the payment plan is satisfied.

We understand that this situation may be alarming to some owners in the community and would like to highlight that several times in the history of Reflections Boards and managers have had to take this same action. It becomes necessary, from time to time, to take a step back, understand the financial position and fiduciary requirements, and plan accordingly in order to do what is best for the Association as a whole.

Ashly Hrivnak



**DID YOU KNOW...**

## **Richland County Curbside Collection**



To make curbside collection more efficient, follow these guidelines.

### **Household Garbage pick-up—Tuesdays**

### **Recycling pick-up—Alternate Fridays**

1) Place your cart at the curb by 7:00 am. (5:30 am for Recycling). 2) To keep cart clean, all household garbage should be bagged and tied shut before placing in your cart. 3) Recyclables should be placed loose in your recycle cart. **DO NOT BAG!** 4) To prevent litter, make sure cart lids are closed and secure at all times. 5) Remove your cart from the curb by 7:30 pm same day or after collection is complete.

On occasion, if you happen to exceed the amount of household garbage that your cart will hold, place the excess waste in garbage bags, securely tie and place next to the garbage roll cart for collection. Garbage carts are for disposal of regular household garbage.

Items **NOT** accepted include, but are not limited to: Hazardous waste or materials; Flammable liquids; Yard waste; Hot ashes; Dead animals; Construction debris.

### **Recycle carts are for approved recyclables ONLY**

Items **NOT** accepted include, but are not limited to: Glass; Plastic bags, wraps, or film; Garbage or yard waste; Fabric, clothing, or shoes; Foods or liquids; Hazardous waste or materials.

If a garbage or recycle roll cart is found to be noncompliant due to contamination, it will be tagged with a service notice with the reason why it was not collected and will need to be corrected before the next scheduled collection date.

More information is available on your CAMS portal under documents or Contact Richland County at 803-929-6000 for more information.

## ROA Architectural Guidelines 5.3.9

### 5.3.9 Garbage Containers and Pickup

A) **Original Reflections**, all garbage and recycling containers must be maintained in the service areas. If service areas have been enclosed, bins must still be stored out of sight. They should be screened either by plantings or by lattice work painted to match the color of the building. Homeowners are responsible for taking their own bins to the curb.

In **New Reflections** (Southbury and Twin Oaks, which do not have service areas), bins should be kept in garages. Homeowners should place garbage and recycling bins at the curb.

In all neighborhoods, bins (garbage and recycling) must be placed at the curb no sooner than the evening before the collection day and retrieved from the curb no later 7:30 pm on the collection day. It is possible, with a letter from a doctor stating that one is not physically able to take bins to and from the curb, to have the garbage and recycling collectors come to the service area to get and replace bins.

For more information, contact the Richland County Ombudsman at 803-929-6000.

Any Reflections owners (or renters) who do not put their bins in an out-of-sight area will be subject to reminders and fines.

**Dear Dog Walkers and Neighbors,**

Here at Reflections we care about our community. We have grown from 6 pet waste containers (2 on Stoney Creek Drive, 1 on the Land Bar between Emerald Lake and Mirror Lake, 1 by the grill area at the Club house, 1 on Lazy Acres at Stoney Creek, and 1 in the Dog Park) to adding 7 more! We have placed 1 at Mirror Lake near the club house, 1 by the pool area, 1 in the Woodwind Ct. neighborhood near the back fence, 2 on Ridge Lake Dr in common areas and 2 in Twin Oaks in common areas. Please be on the lookout for them. If your neighborhood desires 1 or more pet waste receptacles or if you would like to volunteer to help maintain the receptacles please contact Linda Richardson at [linda59richardson@gmail.com](mailto:linda59richardson@gmail.com) and she will help you.

**ALL vehicles** belonging to residents of Reflections need to be registered with the office. The form is located on our CAMS site under documents. Please bring the form completed to the office and you will receive a decal (s) for the rear of your car (s).



## Reflections Office Update

**Office will be closed April 8-10 and April 18th for Good Friday**

**Reminder: 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.**



## MARK YOUR CALENDAR'S

May 2nd, 6pm...First Friday—Cinco de Mayo

June 6th, 6pm...First Friday

July 4th, First Friday—Celebration Cook-Out

August 5th—National Night Out

**REFLECTIONS  
NEIGHBORHOOD  
RUMMAGE & CRAFTS  
SALE**

It's not too late to clean out those closets, drawers and cupboards! The Reflections Spring Rummage & Craft Sale is set for April 5th! If you are an artisan, this would be a good time to sell your crafts!

**APRIL 5TH FROM 8:30 - 12:30**

**Reflections Clubhouse**  
Tables will be set up in the parking circle and rent for \$10.00 each.  
Please text Shirley at 803-210-5134 to reserve a table.



The Reflections pool is scheduled to open May 1st! Please review the Pool rules and policies on your CAMS portal. Open the portal sign in to your account select Documents in the side bar, select ROA Rules (Revised review Rule 7.8 Pool & Pool Rules.

First Friday is April 4th from 6-8 PM. Bring a snack to share and a beverage of your choice. It's a great opportunity to chat and catch up with your neighbors.

Mark your calendars for May 2nd for a Cinco de Mayo First Friday. The Social Committee will provide Margaritas and tacos. Please bring an additional snack for the table.

The Social Committee is looking forward to a fun filled summer with a 4th of July celebration and a National Night Out Event in August. Hopefully you can join us for the fun.



## 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.



Reflections has a **Facebook** page! April Wellborn is the administrator and she is doing a fantastic job. You can find a weekly calendar of events and vendor activities in Reflections. Such as :Where is Meyers Pest Control this week? Is REA here today? Which Friday is my recycling Friday? You can also see pictures and friendly faces with the social activities postings. On Facebook go to the search box and enter: **Reflections Neighborhood**. This is a **PRIVATE** (must be approved) group.