



Reflections Owners Association

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

November 2025

Club House

Thursday, November 20th @ 6pm—ROA Board Meeting

Monday, December 1st @ 7pm—Annual Meeting

Friday, December 5th @ 6pm—First Friday

Please turn your Amendment Ballots in!

Whether you vote yes or no for the Amendments your vote counts and matters.

The Ballots for the Board of Directors also can be turned in prior to December 1st.

Please keep the Amendment Ballot separate from the Board of Directors Ballot.



Harvest Hope Thanksgiving Food Drive

A collection box is available in the Clubhouse now through November 24th. ONLY non-perishable food items please.

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

ROA Members,

In an effort to alleviate concerns about the 10% cap that we are proposing in the amendments currently up for your vote, the Board is in the process of drafting a policy that will go into affect immediately if the amendments pass. This policy will state that any budget increase exceeding CPI + 7% (CPI + 8, 9 or 10%) would be reserved for use ONLY in case of emergencies and disasters that ROA does not have funds in reserve to cover. Also, increases of these amounts would require two separate votes of the Board of Directors with 1) Unanimous electronic vote via E-Mail, and, 2) the other being a unanimous vote in an open session meeting.

We hope that this will help alleviate concerns and help you all understand our intentions in proposing these amendments as written.

Duane Blackmon
ROA President

Budget 2026 Information

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.

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

We would ask that all of this information be reviewed carefully and that questions/concerns and comments be formulated respectfully and thoughtfully. There is a lot of complex work that goes into any iteration of this community's budget and the goal is to always make the right call for the community.

If you would like a printed copy, please **email the board at reflectionscolumbia@gmail.com** so that Ashly has an idea of how many print copies are needed.

A Note from the Manager's Desk

As we are approaching the holiday season, please remember a few things:

Consult the ARC Guidelines for rules and regulations on holiday decor.

Guests and visitors should only use the Guest code for the front gate.

Be wary of calls and emails from people that you don't know, requesting your personal information; there are smarter and more legitimate seeming scams around the holidays.

Pay attention to our announcements regarding trash and recycling pick up; schedules with the county change on the holidays.

If you are able, please attend the Annual Meeting on December 1st. Membership in an HOA requires owners to stay aware, informed and involved.

Ashly Hrivnak



Hi neighbors!

I just moved into Twin Oaks in May, and now that I'm settled I wanted to let you all know that I clean houses!

I started cleaning houses 5 years ago to help support myself through college, mostly for older folks and those who needed some extra assistance keeping up with their homes and I ended up loving it! I've done everything from regular up-keep, deep cleans, and move in/out cleans.

These days I do it on the side in my free time because I truly do enjoy helping people feel comfortable in their space! If you or someone you know would like some extra help around the house message me!

With the holidays coming up I also pet sit! I know some folks in the neighborhood were looking for someone who pet sits and I also do that!

I can be contact via text at 803-607-2325.

**I am currently a member of the ROA Board of Directors and this offer is not affiliated with the Board in any way. I am offering my services on my own as a private individual.*

Allison McElveen

Reflections,

Due to concerns from some members and Directors about privacy, the Board felt it necessary to develop and implement a policy around the recording of Board meetings, and establish the reminder that the Board of Directors makes the rules on how meetings are conducted, and what rules attendees must follow. This policy was developed with the assistance of the Association's legal counsel and is in effect.

The new policy, implemented as of September 18th, 2025, is as follows:

WHEREAS, the Board of Directors of the Reflections Owners Association is empowered to provide its internal rules and proceedings,

WHEREAS, the Board of Directors through the Reflections Owners Association Bylaws, is empowered to set and amend Rules and Policy for the Association and its related Membership,

NOW THEREFORE, as it is **HEREBY RESOLVED**, that the Board of Directors have resolved to implement a policy concerning the recording and distribution of Board meetings that may be open to the Membership. In the interest of privacy concerns, consent requirements and the ability to easily manipulate technology, the Board sees fit to impose the following rules, restrictions and guidelines. Should anyone not abide by these rules as outlined, the Board of Directors has the authority to remove the offender from the meeting and/or recess or adjourn the meeting.

Recording Video of Board Meetings

- a) Recording any video of Board Meetings will be at the discretion of the Board of Directors.
- b) If the Board of Directors desires a meeting to be recorded, then intention to record it will be announced at the start of the meeting, after the Call to Order.
- c) If the Board of Directors desires a meeting to be recorded, a request for consent from ALL WHO ARE PRESENT will be issued. Should consent not be granted unanimously, then recording WILL NOT take place.
- d) Any recordings of a meeting of the Board of Directors are under strict prohibition from being posted to, live streamed, clipped, or pinned to any form of social media.
- e) Any recordings of a meeting of the Board of Directors are under strict prohibition from being recorded by any member or non-owner resident of the association and shall only be recorded by an approved Director or Manager.

Recording Audio of Board Meetings

- a) Audio recordings of any Board meeting will be allowed by members and non-owner residents ONLY for personal use. Under no circumstances shall audio recordings be distributed via email, social media posting, link sharing, air dropping, etc. without express and written permission of the Board of Directors.
- b) Audio recording of any Board meeting can and will be allowed by the Secretary of the Association to be used for the accuracy of creating Meeting Minutes.

RESOLVED FURTHERMORE, that the Board of Directors may amend, revise, or adopt further policies regarding the above policy addressing recording of Board meetings, at any time and as the Board sees fit to do so.

Reflections Owner's Association, Inc.

talk. listen. respect.



Community Association Civility Pledge

A commitment to fostering a climate of open discussion and debate, mutual respect, and tolerance between all who live in, work in, and visit our community.

1. We expect each individual, whether a resident, guest, board or committee member, community association manager, staff member, business partner, or contractor, to be accountable for his or her own actions and words.

2. We believe all interactions in the community should be civil despite any differences of opinion on a particular issue. We believe in finding common ground and engaging in civil discussion about community issues important to each of us.

3. We vow to respect all points of view and will strive to provide a reasonable opportunity for all to express their views openly—without attacks and antagonization. We agree to keep our discussions focused on the business issues at hand, as well as on the ideas and desired outcomes.

4. We urge all residents to be engaged and informed. Get to know your neighbors, your board members, and your community manager. Attend meetings, join a committee, or serve on the board. Understand the community's rules, regulations, and covenants, and the value they add. Ask questions, share your opinions, and vote.

5. We also encourage all residents to review Community Associations Institute's (CAI) Rights and Responsibilities for Better Communities. The principles laid out in the document can serve as important guideposts for all those involved in our community: residents, guests, board and committee members, community association managers, staff members, business partners, and contractors. Read more at www.caionline.org/RightsandResponsibilities.

6. We believe these commitments to civility, as well as engaged and informed residents, are a vital part of our shared goal of being a vibrant, thriving community.

These commitments are guiding principles. They are not governing documents or legally enforceable and do not give rise to penalties if they are not followed.

If you agree with these commitments to civility, please sign and return the document.

Reflections Owners Association, Inc.

COMMUNITY ASSOCIATION NAME

September 26th, 2025

ADOPTION DATE

By the creation and adoption of the CAI Civility Pledge, the College of Community Association Lawyers (CCAL) recognizes the importance of civility in community association governance. Complete and email your civility pledge to government@caionline.org. For questions, call (888) 224-4321.



Social Committee

Wellness Wednesday



Please join us on Wednesday mornings from 10-11 for an hour of exercise. The routines vary and could include floor/mat exercise, light weight strength training, aerobics and more. Cost is \$7 per session, please bring a mat and light weights. Hope to see you there! All routines are adapted to your abilities.



.....UP and COMING EVENTS

December 5th @ 6pm., First Friday, Please bring a snack to share and your beverage of choice.

December 31st, Annual New Year's Eve Party



Recycle Pick-Up FRIDAY NOVEMBER 7TH & 21ST

Bulk Item Collection

Bulk (large) item collection is by appointment only and at no charge to residents. Bulk Pick-ups are limited to four (4) approved items per scheduled appointment. To determine whether an item qualifies for bulk collection or to make an appointment to have items picked curbside, please complete a Service Request through our mobile app, online (richlandcountysc.gov/richlandrecycles) or call **803-576-2440**. Items that qualify include but are not limited to: Furniture and mattresses; Hot water heaters; Push mowers (no gas or oil); Metal grills (no propane tanks); Large appliances (doors on appliances need to be removed). Residents can also visit one of our drop-off centers to dispose of these items or other items that may not qualify for pick-up, free of charge and at their convenience. Items that DO NOT qualify include, but are not limited to: Electronics; Sporting Equipment; Medical Equipment; Exterior Structures; Construction and Demolition Debris. How to prepare your bulk for collection: DO NOT place items curbside until you receive a confirmation call or email with your scheduled appointment date. Place ONLY the items that were scheduled for Collection at the curb no later than 7am on the scheduled appointment day. Place your bulk items at least 6 ft. from other roll carts, yard waste or garbage.