



Good Tidings 1-9-25

"Take time in a place you love, restore your spirit on the beach."

-Luanne Rice

Administration News & Updates:

Dear Litchfield-By-The-Sea Owners,

I hope you had a Happy Holiday and Happy New Year!

On behalf of the LBTS staff, I would like to thank our owners & volunteers for a wonderful 2025. It has been a pleasure to serve you and to be a part of this wonderful Community. We are happy to be here!

2026 will be a very exciting year for Litchfield-By-The-Sea. The LBTS staff is dedicated to improving the owner experience, providing outstanding service, and enhancing the value of LBTS. To accomplish this, we have some operational improvements planned for 2026. This year you will see the following:

- Continued enhancements to Safety and Security
- Improvements to access-control and gate operations
- An improved public website that reflects the Premier Status of LBTS
- A modern and professionally produced Newsletter, in digit and print format, that reflects the Premier Status of LBTS
- Increased non-assessment revenue to help offset operational expenses
- Improved service, standards, and property appearance as we continue to transition more tasks from vendors to the in-house team

In addition, the planned development of the Litchfield Company lots offers LBTS some exciting opportunities in 2026. We are perfectly positioned to leverage the development of those parcels to improve LBTS's status as a Premier Resort Community, increase LBTS property values,

and enhance the owner/guest experience by having top-notch amenities right outside our front door.

Stay tuned, 2026 is going to be very exciting!

Sincerely,
Alan Dubroff, COO

Maintenance News & Project Updates

Each day, your LBTS Management Team coordinates and performs many small & large repairs across both campuses. However, when larger projects may impact owners/guests, we will provide details regarding those projects so you can plan accordingly. Thank you for your understanding and patience as we work to maintain and improve your community.

Litchfield-By-The-Sea

- Signage work is ongoing throughout the community.
- Light poles have been installed at the Southgate guard shack.
- The Southgate guard shack is scheduled to be completed by the 15th.
- The interior remodel of the main guard shack will begin tomorrow.

River Club

- We are continually working on signage throughout the property.
- Upcoming work includes:
 - Drainage improvements from Pond Four to the irrigation pond
 - Installation of irrigation for the new sod at the Pond 4 Boat Ramp

Landscaping News and Updates

The following landscape maintenance update is provided by our Landscape Maintenance Partner, United Land Services, to ensure we meet the needs of the community and address any issues caused by weather, pests/bugs, accidents, etc.

LBTS Common Area Landscape Maintenance

- Turf Grass Mowing and Ponds
 - Completed all mowing and weed eating on both campuses this week.
 - Mowing will continue daily on both properties (LBTS & River Club)

- Mowing and weed eating will continue weekly in Compass Point.
- Ornamental Detailing
 - Trimmed the shrubs throughout LBTS
 - Detailing around Beach Club
 - Removal of vines and volunteer weeds will continue as needed
 - Trimmed the grasses throughout LBTS
 - Trimmed the lantana in front of Beach Club around the fountain
- Irrigation Inspections & Maintenance
 - Weeds were sprayed throughout the entire LBTS property
 - Weeds were sprayed throughout the entire River Club property
 - All weeds were sprayed around the beach club
 - Soil samples were taken from the flower beds throughout LBTS & River Club to find out if there is a deficiency in the soil

FUN Events Happening Around Town

Shuckin' For a Cause! Seafood Festival & Oyster Roast at Hanser House January 11th

It's that time again, for the Annual Shuckin' for a Cause Seafood Festival & Oyster Roast, hosted by Hanser House in Pawleys Island, benefiting The Outreach Farm! For over 20 years, The Outreach Farm has provided no-cost protein to 33 clients across Horry, Georgetown, and Williamsburg counties, delivering more than 290,000 servings of protein to families in need. Event will feature Live Music, Kids Zone with Bounce House, Cornhole Tournament, Local Vendors, Silent Auction Cash Bar and more! Enjoy great food, live entertainment, and family-friendly fun—all while supporting an incredible local cause.

Location: 14360 Ocean Highway Pawleys Island SC 29585

The Piano Men- A Tribute to Elton John & Billy Joel January 18th

Broadway veterans Craig A. Meyer and Ross Bridgeman bring two legendary PIANO MEN to life in an electrifying concert celebrating the music of Billy Joel and Elton John! Sing along to iconic hits including "Piano Man," "Crocodile Rock," "Just the Way You Are," "Rocket Man," "You May Be Right," "Saturday Night's Alright," "Movin' Out," and many more. Get swept away in this dynamic, interactive concert honoring two giants of pop music.

Call the box office at 800-843-6779 to reserve.

Location: The Carolina Opry Theatre 8901 N. Kings Hwy. Myrtle Beach SC 29572

Bridge 2 Bridge Run March 21st

Each route is intentionally designed to showcase the scenic beauty and historic charm of Georgetown County. Starting at the iconic Rice Museum Clock Tower, the course winds past stunning waterfront views, historic homes, and local landmarks. Runners are rewarded with great finisher medals, elevated age-group awards, and a post-race party atmosphere that makes the experience unforgettable. Whether you're a seasoned runner, a first-time participant, or a spirited supporter, this annual event brings people together from near and far to run, walk, and connect. Mark your calendars!

Location: 633 Front Street, Georgetown SC 29585