



**Litchfield**  
 BY • THE • SEA  
 Community Association, Inc.

December 2022

Dear Homeowner:

As this year comes to a close, we would like to take a moment to say thank you for your continued support of Litchfield-By-The-Sea Community Association, Inc. We are committed to working with each of you to ensure the proper operation and economic stability of our association and to provide a comfortable and worry-free environment for our owners.

Over the last few months, we have diligently worked on the 2023 budget, which is enclosed in this packet. With the final budget approved, a 6% increase in the monthly assessments was necessary due to rising labor and material costs across all sectors, the development and launch of a brand new website, and the Board decision to hire its first full time manager.

2023 Monthly Assessment Amounts

Ocean Side & River Club:	Improved Properties: \$128	Unimproved: \$93
West Side Properties:	Improved Properties: \$ 43	Unimproved: \$33

Also, please find the enclosed coupons and envelopes to assist in making your assessment payment. **Payment coupons are not enclosed for owners who have authorized the automatic bank draft method of payment.** Payment Coupons for the bulk trash and recycling program will be mailed separately in December.

Along with the regular monthly assessment, the Board has also approved a Special Assessment for 2023. Pursuant to the Declaration of Covenants and Restrictions, Article V, Section 4 allows the Board to set a special assessment in a single calendar year for members as long as it does not exceed 10% of the member’s annual assessments. The funds must be used for capital projects, construction, repairs or additions to the Litchfield by the Sea common property. All projects must be completed within the same year as the special assessment and total approximately \$300,258. **The payment coupon for the special assessment will be sent under separate cover.**

Managed by:

www.waccamawmanagement.com  
 info@waccamawmanagement.com



Pawleys Island Office

P.O. Box 2308  
 Pawleys Island, SC 29585  
 843.237.9551

Carolina Forest Office

P.O. Box 51558  
 Myrtle Beach, SC 29579  
 843.903.9551

Briarwood Office

605 Briarwood Drive, Suite C  
 Myrtle Beach, SC 29572  
 843.272.8705

2023 Special Assessment Amounts

Ocean Side & River Club:	Improved Properties: \$154	Unimproved: \$112
West Side Properties:	Improved Properties: \$52	Unimproved: \$40

Special assessment funded projects for 2023 may include the following:

- Storm Drain work on both campuses: \$50,000
- LBTS Oceanside Fencing: \$25,000
- River Club tree removal: \$40,000
- River Club Landscape median landscaping: \$65,000
- South Gate Enhancements: \$40,000
- Main Gate Fountain Repair: \$30,000
- Beach House Door Repairs: \$10,000
- Beach House Acoustic Panels: \$20,000
- Oceanside Irrigation Pond clean up: \$50,000

Costs above are estimated and multiple bids will be sought for each project. The Board reserves the right to change the priority of projects in a given year with particular emphasis on responding to storm related repairs. In 2022, nearly \$90,000 was spent repairing damage after Hurricane Ian.

Please continue to direct any correspondence regarding Association business to the Waccamaw Management Customer Care Center. The Customer Care team can assist you with any questions or changes in homeowner information.

Waccamaw Management, LLC, AAMC  
Post Office Box 2308  
Pawleys Island, SC 29585  
(843) 237-9551  
[info@waccamawmanagement.com](mailto:info@waccamawmanagement.com)

Please also visit the Litchfield by the Sea website at <http://litchfieldbythesea.com> for all of your homeowner information.

In closing, we wish you a joyous Holiday Season.

Sincerely,

Board of Directors,  
Litchfield-By-The-Sea Community Association, Inc.

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