



Good Tidings 10-3-25

"Autumn... the year's last, loveliest smile." – William Cullen Bryant

LBTS News

A note from the LBTS Office: A Fond Farewell & Exciting News!

Hello everyone,

I hope this message finds you well! I wanted to take a moment to share some bittersweet news. I'll be wrapping up my time here at the Litchfield-By-The-Sea Community Association, and my last day will be October 24th. It has truly been a joy working alongside all of you in this wonderful community! Together, we've enhanced our services, improved transparency, and really embraced the spirit of self-management. Honestly, the highlight of my time here has been the amazing connections I've made with each of you, and I've cherished every moment spent learning and sharing experiences together!

Now, I'm excited to introduce someone who will be taking over—please join me in giving a warm welcome to Alan Dubroff, CMCA®, AMS®, PCAM®. Alan brings over 17 years of experience as a General Manager and Executive Director in both residential and resort communities, and he has worked in some beautiful places like Colorado, Hawaii, and Florida! His focus has always been on leading large, service-oriented upscale associations, and he has a fantastic track record. One of the standout moments in Alan's career was managing an exclusive community in Hawaii, where he partnered with the Four Seasons to offer world-class service and amenities. Plus, he's successfully transitioned associations from third-party management to self-management, which will be invaluable for our next steps! Alan is genuinely thrilled to join the LBTS team and continue building on the fantastic foundation we've all laid together. He'll be arriving on October 13th, and I can't wait for you all to meet him. Let's give him the same warm welcome you offered me! I have no doubt that Alan will do an incredible job and bring fresh energy to our community. Thank you all for your support and for the wonderful memories we've created together. It has been an honor to be part of your lives!

Wishing you all the best for the future,
Bernie Guthrie, Chief Operating Officer

On behalf of the LBTS Board of Directors:

We are excited to share the significant progress we've achieved in transforming LBTS into a fully "self-managed" business over the past year. After decades of relying on external management and conducting an extensive year of research, we made a pivotal decision in 2023 to embrace self-management—an approach that is now the standard among our peer communities in South Carolina. In 2024, we welcomed Bernie Guthrie as our Chief Operating Officer, tasked with elevating LBTS to a "Best in Class" standalone management organization. With her unique expertise, track record of success, and dynamic leadership, Bernie has truly propelled us toward this goal. Excellent work, Bernie! As we build on our accomplishments from the past year, we are committed to refining our operational model and enhancing our aging physical assets and customer services. Alan Dubroff brings the perfect combination of experience and a proven management style to further our pursuit of becoming a "Best in Class" beachfront resort. Together, we are poised for an exciting future!

Sincerely,
The LBTS Board

Larger Projects Riding the Tide

Each day, we coordinate and perform minor repairs across both campuses. However, larger projects are very visible and may disrupt traffic, and we'd like to make you aware of those...

We are continuing to work on signage throughout the property, including ongoing improvements at the River Club. New signage for the main gate entry has been purchased and installed.

The light at the Southgate sign has been repaired.

The Beach Club has recently undergone a full inspection to ensure the facility is in optimal condition. Several minor maintenance projects have been completed, including repairs to outlets with built-in chargers, servicing of the icemaker, and general upkeep to maintain safety and functionality for all residents.

In addition to signage work, the drain project at the River Club is scheduled for completion during the week of October 6th.

Landscaping across LBTS

Landscaping Maintenance (Last Week)

Turf Grass Mowing and Ponds

- Mowing daily on both properties (LBTS & River Club)
- Detailing around the Beach Club house
- Removal of vines and volunteer weeds will continue as needed
- Edged the grass along the asphalt through the community in River Club

Fertilization, Weed Control & Pest Control Services

- Weeds were sprayed throughout the entire property in LBTS
- Weeds were sprayed throughout the entire property in River Club
- Weeds were sprayed in Compass Point

Irrigation Inspections & Maintenance

- Visual inspection will include the controller and electronic components, spray and rotor heads, and shrub risers.
- Repairs for malfunctioning, broken, or worn-out components (heads, line breaks, controllers, electronics, pumps, etc.) will be performed after client approval.

Landscaping Maintenance (This Week)

Turf Grass Mowing and Ponds

- We were limited on what we could cut this week due to the heavy rainfall.
- Mowing will continue daily on both properties (LBTS & River Club)
- Mowing and weed eating will continue weekly in Compass Point

Ornamental Detailing

- We removed all the seasonal flowers and prepped the beds for the new seasonal flowers to be installed Monday of next week. We will be doing half of them on Monday and the other half the following Monday.
- Removal of vines and volunteer weeds will continue as needed
- We trimmed the shrubs around the signposts in River Club where they will be repaired and painted.

Fertilization, Weed Control & Pest Control Services

- Weeds were sprayed throughout the entire property in LBTS & River Club where we were able to, due to the ground being saturated.

Excitement Ahead

10/8/2025 Tai Chi - **No Tai Chi classes on October 8th.**

10/9/2025 Yoga 9:30 AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

Chair Yoga 11:00 AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

Chair yoga is an adapted yoga practice that allows you to stay seated while practicing yoga focused poses. It can be practiced by anyone who wants to enjoy the benefits of yoga and may (or may not) have mobility limitations. For example, chair yoga is great for anyone who needs more support, is managing an injury, or wants a more therapeutic approach to the practice.

Practicing yoga while seated benefits those who are limited in their ability to perform movements without stability and support.

10/14/2025 Live Music Night at the Beach Clubhouse (5pm-8pm)

790 Retreat Beach Circle, Pawleys Island, SC. Enjoy Live Music for the evening!

Donations will be appreciated and donated to Baskervill Food Pantry.

Feel free to bring an appetizer to share with your guests.

Around Town

Brookgreen Gardens Harvest Home Weekend Festival October 4th 9:30 AM - 4:00 PM

Gather up your crew for a fun weekend outdoors at Brookgreen Gardens' Harvest Home Festival. Activities include pumpkin painting, scarecrow building, and more! Scarecrow-making kits will be available, or you can bring your own supplies from home. For \$5, you can take your scarecrow home with you! Pumpkins are also available for decoration. Cost is \$5 for small pumpkins and \$9 for large pumpkins. Food trucks will be on hand, and Brookgreen Gardens restaurants will be open. Location: 1931 Brookgreen Drive Murrells Inlet

Indigo Dyeing October 10th 10:00 AM- 12:00 PM

Join the group to learn about the history and process of indigo dyeing at the Waccamaw Neck Library. Call 843-545-3351 to sign up!

Location: 41 St. Paul Place, Pawleys Island

Community Yard Sale October 11TH 8:00 AM – 12:00 PM

The Friends of the Georgetown Library is sponsoring a Community Yard Sale, in the Judicial Center parking lot. The rain date is October 25th. Set-up for the sale will be at 6:30 am, and multiple selling spaces may be purchased. Spaces are available for \$15 per single space or \$20

per double space. There will be no admission charge for buyers, and everyone is invited to browse and shop! To purchase selling space, register online at <https://www.myfogl.org/about-9>
Location: Georgetown Library | 405 Cleland Street Georgetown

Brunch, Bubbles & Jazz – Sunday, October 12TH 11:30 AM – 2:00 PM

Helping Hands of Georgetown is pleased to announce this year's fall fundraising event @ Debordieu Club featuring a Live Auction and Jazz entertainment. Tickets are \$125 and will quickly sell out; go to <https://www.helpinghandsofgeorgetown.org/annual-fall-fundraiser/> to register or call Tracy @ 843.527.3424 for more information. Meteorologist Ed Piotrowski (WPDE TV 13) will be the guest MC. Location: 275 Debordieu Blvd Georgetown

Looking Ahead

Fall Fest - Saturday, October 25th 10:00 AM- 4:00 PM

Browse over 150 vendors & food trucks from across North and South Carolina (and beyond!) showcasing crafts, gifts, treats, and eats that you won't want to miss! Come hungry and stay late — the food truck lineup will be bigger and better than ever. Sanctuary Life Church will be bringing fun for the whole family to enjoy. Location: 9714 N Kings Hwy, Myrtle Beach

Halloween on the MarshWalk Friday, October 31st 5:00 PM

Get ready for a spooktacular night at the annual Halloween on the MarshWalk, the area's longest running and most successful Halloween celebration! Ghosts, goblins, and ghouls of all ages are invited for an evening full of fun, food, costumes, and prizes!

Location: 4097 US-17 Business Murrells Inlet

Did You Know?

The H.L. Hunley was the world's first successful submarine to sink an enemy vessel. It was built in Charleston during the Civil War. On February 17, 1864, the hand-cranked submarine successfully attacked and sank the USS Housatonic in Charleston Harbor. Unfortunately, the Hunley and its crew of eight never returned from the mission, and the submarine was lost until its discovery in 2000.

Best Regards,

Litchfield-By-The-Sea Community Association



