



## Good Tidings 2-27-26

“Collect moments like seashells; each one tells a part of your story.” – Harper Cove

### Administration News & Updates:

Dear Litchfield-By-The-Sea Owners,

A New Chapter for Litchfield By The Sea! Exciting things are happening around our beautiful coastal community! The Litchfield By The Sea Community Association continues its transition to self-management, and the energy across the property is electric. This shift is all about putting the heart of our community back into the hands of those who care about it most—our owners and our dedicated on-site team.

#### **The Benefits of Self-Management**

Self-management isn't just a logistical change; it's a commitment to excellence. By managing our own operations, we gain:

- **Direct Accountability:** Our team answers directly to the community, ensuring every decision aligns with our unique standards.
- **Agility:** We can respond faster to maintenance needs and community feedback without the red tape of outside management firms.
- **Financial Stewardship:** Every dollar is reinvested directly back into making Litchfield By The Sea the premier destination it was always meant to be.

#### **Visible Progress & Better Connections**

Have you noticed a little extra "sparkle" lately? From updated signage & fountains to crisper common areas, the improvements to our property appearance are already evident. We've also been working hard to revamp our communications, keeping you informed and engaged with more transparency and a friendlier touch.

#### **A Growing Team for a Premier Community**

To operate like the Premier Community we are, we are thoughtfully growing our staff. We are expanding key departments to ensure every owner's needs are met with a smile and a helping hand:

- **Maintenance & Janitorial:** Scaling up to keep our infrastructure and aesthetics in top-tier condition.
- **Owner Services:** Enhancing the personal touch and support for our residents.
- **Security:** Strengthening our team to ensure peace of mind across the entire property.

### **Looking Ahead: Room to Grow**

As our "family" grows, so does our need for a proper home base! While we love our current spot at 49 Wall Street, we are officially on track to outgrow the space. To support our expanding Maintenance, Janitorial, and Security teams, we are looking forward to a future that includes:

- **A Dedicated Maintenance & Janitorial Building:** A hub for the equipment and people that keep LBTS beautiful.
- **Expanded Office Space:** More room for our Owner Services and Administrative Staff to serve you better.

This transition is more than just a change in management; it's a reinvestment in the lifestyle LBTS owners love. Thank you for being part of this journey as we continue to elevate Litchfield By The Sea!

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

- The Main Guard House renovation is progressing well and remains on schedule.
- Installation of electronics and equipment has begun at the South Gate Guard House.
- The bulkhead project that included the replacement of 14 pilons along the south side of Osprey Lake is complete.

### River Club

- The stormwater project from Pond 4 to the irrigation pond is scheduled to begin the second week of March.
- Fence cleanup along Club Circle will begin March 10<sup>th</sup>.

## **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
  - o Completed all mowing and weed eating on both campuses this week.
  - o Mowing will continue daily on both properties (LBTS & River Club).
  
- Ornamental Detailing
  - o Trimmed the shrubs throughout LBTS
  - o Detailing around Beach Club house
  - o Trimmed the palm trees around the Beach Club.
  - o Trimmed bushes in River Club the median.
  
- Fertilization, Weed Control & Pest Services
  - o Weeds were sprayed throughout the entire property in LBTS, River Club and around the Beach Club house.

## **LBTS Social Events, Activities, & Community Outreach**

03/04/2026 Tai Chi- 10:00AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island  
Experience the Gentle Power of Tai Chi, Free One-Hour Class.

03/05/2026 Yoga- 9:30AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

03/05/2026 Chair Yoga- 11:00AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

## **FUN Events Happening Around Town**

**12th Annual Oyster Roast & Bloody Mary Festival** March 1<sup>ST</sup>

Make your way to the MarshWalk at The Wicked Tuna for a full day of oysters, live music, craft vendors, food trucks, signature cocktails, a silent auction, and—of course—the Best Bloody Marys on the Beach! Join the fun while supporting the incredible work of the Sea Beyond Foundation, dedicated to preserving our beaches and protecting marine life.

Location: 4123 US-17 N Bus, Murrells Inlet, SC 29576

**Women of the Past You Should Know** March 5<sup>TH</sup>

Join us for an engaging and informative talk celebrating the remarkable women who shaped our local history. Discover stories that deserve to be remembered and shared—women whose lives and contributions left a lasting mark on our community. Come learn, reflect, and be inspired by the women of our past. A FOWL Members Only Event

Location: 41 St. Paul's Place, Pawleys Island, SC 29585

**2026 Local Author's Fair** March 7<sup>TH</sup>

Enjoy a special meet-and-greet event featuring talented local authors as they showcase their latest books and connect with readers. Browse and purchase a variety of titles, explore different genres, and engage in conversation with the writers behind the stories. This gathering offers a wonderful opportunity to support local talent and celebrate our vibrant literary community.

Location: 41 St. Paul's Place, Pawleys Island, SC 29585