



December 2020

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 2021 budget, which is enclosed in this packet. With the final budget approved, a 6% increase in the monthly assessments was necessary due to rising maintenance and insurance costs and to continue to rebuild the association’s reserve funds.

2021 Monthly Assessment Amounts

Ocean Side & River Club: Improved Properties: \$114 Unimproved: \$83
West Side Properties: Improved Properties: \$ 39 Unimproved: \$29

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 cable, trash and recycling program will be mailed separately in December. The newsletter enclosed outlines the fees for the bulk programs and a change in schedule for the trash service.

Along with the regular monthly assessment, the Board has also approved a Special Assessment for 2021. 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 \$267,098. **The payment coupons for the special assessment will be sent under separate cover.**

2021 Special Assessment Amounts

Ocean Side & River Club: Improved Properties: \$137 Unimproved: \$100
West Side Properties: Improved Properties: \$47 Unimproved: \$33

Special assessment funded projects for 2021 will include the following:

- Road and drainage repairs near the LBTS Main Gate
- Phase III of storm drain repairs at River Club and LBTS;
- Additional section of the Beach House deck – conversation from wood to a more durable material
- Security System Software Upgrade
- Preparations for River Club Road work

Managed by:

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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
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Please also visit the Waccamaw Management website at www.waccamawmanagement.com. It allows you instant access to your account balance, transaction history and offers a convenient online payment option. 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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