



Good Tidings 3-20-26

“Blossom by blossom, the spring begins.” – Algernon Charles Swinburne

Administration News & Updates:

Subject: Community Maintenance Update: Osprey Lake Fountains & Architectural Fountains

Dear Litchfield by the Sea Owners,

We would like to provide an update regarding the ongoing maintenance of our community water features. Ensuring these landmarks remain in peak condition is a priority for the Litchfield by the Sea Community Association.

Osprey Lake Fountains

To ensure the long-term safety and functionality of the lake’s aesthetics, we are currently executing the following repairs on the fountains:

- **Electrical Infrastructure:** We are replacing the electrical panels for all three fountains. The existing units were found to be in unsafe condition and beyond repair.
- **Fountain A:** Following a total motor failure and a denied warranty claim, we have purchased a new unit. Replacing the motor alone would have cost 70% of a new fountain; therefore, a full replacement was the more fiscally responsible choice. Installation will occur as soon as power is restored.
- **Fountain B:** This unit was replaced several months ago and will return to service immediately following the completion of the electrical panel repairs.
- **Fountain C:** This unit is nearing the end of its mechanical life. The motor is currently drawing excessive amperage and overheating. Once power is restored, we will perform a final evaluation to determine if a replacement is required.

It is important to note that Osprey Lake is a tidal, brackish environment. Standard lake fountains cannot survive here; we must utilize specialized saltwater-rated units that cost between \$10,000 and \$15,000 per unit (including installation).

To protect this significant investment, we have implemented a rigorous new preventative maintenance program for all saltwater units:

- **Quarterly Barnacle Removal:** Service teams manually scrape growth from the units to ensure proper water flow and prevent the motors from overheating. This extends the life of these assets.
- **Bi-Annual Zinc Anode Replacement:** Similar to a boat hull, we replace sacrificial zinc anodes every six months to protect metal components from galvanic corrosion. Again, this extends the life of these assets.

Architectural Roadway Fountains

We are also announcing a change in maintenance responsibility for our decorative architectural fountains located within the community roadways. To ensure consistent aesthetic standards and professional upkeep, the Community Association has officially assumed full responsibility for the cleaning and mechanical maintenance of these features. At this time, we are purchasing needed maintenance supplies and repair parts to effectively manage these assets.

This transition allows for:

- **Cost Savings:** transitioning the maintenance of these assets to the in-house staff eliminates vendor labor costs and saves the Community \$36,000 per year.
- **Consistent Quality:** transferring maintenance to the in-house staff allows us to control cleaning and repair schedules and establish appearance standards.
- **Long-term Preservation:** transferring maintenance to the in-house staff allows us to better manage these valuable assets and extend their useful life, which can potentially save the Association money.

We appreciate your patience as we transition the upkeep of these valuable assets and continue to enhance the beauty and value of our property.

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

- Installation of the new phone line at the Southgate Guard House has been completed.
- A new breaker box for the Osprey Lake fountains is scheduled to be installed next week.

River Club

- The drainage system connecting Pond 4 to the irrigation system has been completed.
- Signage work is ongoing and progressing as planned.

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 A large-scale leaf removal was completed in LBTS & River Club.
- Fertilization, Weed Control & Pest Services
 - o Weed control treatments were completed throughout LBTS and River Club, including all areas around the Beach Clubhouse and the back deck.

LBTS Social Events, Activities, & Community Outreach

03/24/2026 Activity Night - 5:00PM at Beach Clubhouse, 790 Retreat Beach Cir, Pawleys Island
Join us for a fun-filled evening of trivia! Put your knowledge to the test, enjoy some friendly competition, and make great memories with friends and neighbors. Come for the fun, stay for the laughs!

03/25/2026 Tai Chi- 10:00AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island
Experience the Gentle Power of Tai Chi, Free One-Hour Class.

03/26/2026 Yoga- 9:30AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

03/26/2026 Chair Yoga- 11:00AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

FUN Events Happening Around Town

17TH Annual Shag Festival April 11th

Held in historic Georgetown, the festival features live beach music, shag dance competitions, classic car displays, local food vendors, and artisan booths. Whether you're an experienced shag dancer or just love the laid-back vibe of Carolina beach music, the event offers something for everyone. With beautiful views of the harbor and a welcoming community atmosphere, the Georgetown Shag Festival is the perfect place to celebrate the Carolina Shag — South Carolina's official state dance — and the traditions of the coast.

Location: 725 Front Street, Georgetown, SC 29440

5TH Annual Georgetown Food, Beer & Wine Festival May 2nd

The festival is a lively community event that brings together great food, local beverages, and entertainment in a relaxed coastal setting. It features a diverse selection of offerings from local restaurants, breweries, and wineries, where attendees can enjoy everything from Lowcountry seafood specialties to classic Southern comfort dishes, along with craft beers and a variety of regional and international wines. In addition to the food and drinks, the event includes live music and entertainment throughout the day, local vendors and artisan booths, and opportunities to meet chefs, brewers, and winemakers. Set against the charming historic waterfront, the event blends culinary experiences with scenic views, making it both a food-focused and cultural outing that highlights the flavors and hospitality of coastal South Carolina.

Location: 715 Front St, Georgetown, SC 29440