



## Good Tidings 5-8-2026

*"Take time in a place you love, restore your spirit on the beach." – Luanne Rice*

Dear Litchfield-By-The-Sea Owners,

### **Smart Water Management:**

As our community continues to mature, maintaining the beauty of our shared landscapes, while managing rising utility costs, has become a top priority. For a large-scale association like ours, water isn't just a utility, it's one of our most significant resources for maintaining our aesthetic appeal and property values.

### **Why This Matters:**

Recent shifts in local climate patterns and increased demand for water are making traditional irrigation methods less sustainable. By investigating alternative sources of water, we can reduce our dependence on a limited water source, keep monthly expenses stable, and ensure our green spaces thrive even during dry spells.

### **Native Landscaping:**

Another aspect of our water strategy is the slow transition to climate-friendly landscaping. By slowly replacing non-native plants with native plants in our common areas, we reduce the need for chemical fertilizers and heavy watering. Native species are naturally resistant to local pests and require significantly less maintenance once established, providing a lush aesthetic that respects our local ecosystem.

### **What Sub-Association's and Owners Can Do:**

While LBTS manages the common areas, individual efforts by sub-associations and homeowners can make a massive difference:

1. **Check Your Sprinklers:** Ensure heads are pointing at your lawn, not the sidewalk or driveway.
2. **Water Early:** To minimize evaporation, irrigate between 9:00 PM and 6:00 AM.
3. **Report Issues:** If you see a broken sprinkler head or a "river" in the common areas, please contact the management office immediately.

**Looking Ahead:**

Our commitment to smart water management is an investment in the long-term health and beauty of our community. By blending better management with mindful landscaping, we protect both our environment and the value of 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**

- **Beach Club Sunshades**

Work continues at the Beach Club sun sail project as part of our ongoing efforts to enhance resident comfort and amenities. Existing brackets required modification and replacement, including the installation and welding of new heavy-duty half-inch brackets to ensure long-term durability and structural support. The new white sails are being installed to provide improved shaded areas and increased sun protection for residents and guests at the Beach Club.

### **River Club**

- **Pool Filtration Improvements**

Two additional sand filters have been replaced as part of the ongoing pool maintenance program. Sand filters play a critical role in maintaining water clarity and sanitation by trapping debris and contaminants. Continuing to replace aging filters, improves overall water quality, circulation efficiency, and ensures the pool continues to meet health and safety standards.

- **Depth Marker Replacement Project**

We are currently in the process of replacing all pool depth indicators. These markers are essential for both safety and compliance, clearly identifying water depths (e.g., 3 ft, 4 ft, 5 ft, 9 ft) and reinforcing “No Diving” areas. The updated markers will be more visible, durable, and easier to read, enhancing swimmer awareness and reducing risks of liability.

- **Community Signage Enhancements**

Maintenance staff continue to work on updating and improving signage throughout the community, including areas such as Tall Pines, Magnolia Run, and Emerald Green. These

improvements are focused on consistency, visibility, and overall aesthetic appeal, helping with wayfinding while maintaining the community's visual standards.

- **River Club Guard House Information Sign**

Work is underway on a new or updated informational sign at the River Club Guard House. This sign is intended to provide clear directions, rules, and important notices to residents and guests, improving communication and overall traffic flow in the area.

## 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

- Completed all mowing and weed eating on both campuses this week.
- Mowing will continue daily on both properties (LBTS & River Club).
- Mowing and weed eating will continue weekly in Compass Point.

#### Ornamental Detailing

- Trimmed the shrubs throughout LBTS and along Retreat Beach Circle
- Detailing around Beach Club house.
- Removal of vines and volunteer weeds will continue as needed
- Replaced a palm tree at the Beach Club house.
- Replaced several plants near the fishing docks at LBTS and at The Rookery.

#### Fertilization, Weed Control & Pest Services

- Weed control treatments were completed throughout LBTS and River Club, and including all areas around the Beach Club house.

#### Irrigation Inspections & Maintenance

- System will be routinely inspected for operational efficiency and condition.
- Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- Minor adjustments for efficiency will be made during inspection.
- Repairs for malfunctioning, broken or worn-out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.
- Made several repairs throughout LBTS and River Club.

## On the Security Scene

### **See Something, Say Something**

Security Officers have increased engagement at the main gate to verify that pedestrians are residents or authorized guests. Recently, a couple continued attempts to enter after being advised they were trespassing but were successfully redirected by Security.

Similar situations have occurred in other areas of Willbrook, with Officers effectively addressing each instance and escorting unauthorized individuals off the property.

**If you see something or someone suspicious, please contact Security at 843-237-2451.**

### **Account Status & Barcode Access**

This is a second reminder to check your LBTS HOA account and ensure your balance is current.

Barcodes tied to accounts **90+ days past due will be deactivated**

If deactivated, access will require:

- Use of the guest lane
- After-hours use of the River Club call box

Access will be restored once the account is brought **current**.

Thank you for helping us maintain smooth and efficient gate operations.

### **Delivery Restrictions**

- Late-night deliveries are now limited to between 10:00 p.m. and 6:00 a.m.
- Major carriers (Amazon, UPS, FedEx, etc.) have been notified, and a formal letter has been sent to their corporate offices.

### **Memorial Day Reminder**

With Memorial Day weekend approaching, please expect increased traffic throughout the community.

- Drive slowly
- Stay alert
- Be courteous to neighbors and guests

## LBTS Social Events, Activities, & Community Outreach

05/12/2026- **Live Music** – 5PM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

05/14/2026- **Yoga**- 9:30AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

05/14/2026- **Chair Yoga**- 11:00AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

Reminder: No Tai Chi This Week

## **FUN Events Happening Around Town**

### **Society Of Animals Exhibit** May 9th

Brookgreen Gardens is hosting "A Founder's Legacy: The Society of Animal Artists and Brookgreen Gardens". The exhibit celebrates the 150th anniversary of sculptor Anna Hyatt Huntington and features wildlife sculptures and paintings from talented animal artists across the country. Guests can enjoy a blend of fine art, nature, and history throughout Brookgreen's beautiful galleries and gardens. Following with a gallery talk with featured artist at 2PM.

**Location:** Brookgreen Gardens, 1931 Brookgreen Dr, Murrells Inlet, SC 29576

### **44<sup>th</sup> Annual World-Famous Blue Crab Festival** May 16<sup>th</sup> & May 17<sup>th</sup>

This popular waterfront festival features fresh local seafood from area restaurants, live music throughout the weekend, more than 250 arts and craft vendors, and a family-friendly Kid Zone with games, crafts, face painting, and balloon activities for children 12 and under.

**Location:** Historic Little River Waterfront, 4468 Mineola Avenue, Little River SC 29566