



Good Tidings 4-24-2026

"The waves of the sea help me get back to me." – Jill Davis

Dear Litchfield-By-The-Sea Owners,

The 2026 Annual Election of Directors is open for voting!

If you have an email on file with the Association, you should have received an email invite from our 3rd party voting vendor, **Vote HOA Now**. The email invitation will be sent through the Association's secure voting site from the following email address:

litchfieldbythesea@ivotehoa.com

If you have not yet received the email invitation to vote, please check your spam/junk folder AND please check all the email accounts that the Association may have on file for you. If the email is not in your junk/spam folder, or in one of your additional email accounts, please follow these instructions:

1. Email us at info@litchfieldbythesea.com and include the following information:
 - a. The Name on the Deed of your LBTS property
 - b. Your LBTS address (or addresses if you have multiple properties)
 - c. Your primary email address
2. Once we receive this information, we will reply to your primary email with the following:
 - a. Your unique 9-digit Registration Code
 - b. The Voting site link: <https://litchfieldbythesea.ivotehoa.com/register>
3. You will then be able to follow the link above, enter your registration code, and vote.

Voting online is easy and quick. You will have three steps:

1. Receive the invitation email and click the link to go to the voting site (or go to the voting site listed above and enter your code). Only one registration/vote is allowed per unit.
2. Register for the vote by entering your name, email, and creating a password.
3. Make your choices on the ballot and submit.

When your vote is complete, you will receive both an onscreen confirmation and an email that the vote has been recorded. The entire process takes only a few minutes.

Properties with no email address on file will be mailed a paper ballot by USPS to the mailing address on file. Please remember, **the Deadline to submit a paper ballot/proxy, or vote electronically, is 4pm Eastern Time on June 11, 2026.**

If you would like to view more information on the candidates, the '**2026 Annual Meeting Notice and Candidate Biographies**' is on the Owner's Portal for your review. In addition, below is a link and passcode to view the zoom recording of the '**Meet the Candidate**' event held on April 9th.

Zoom Recording Link: [Meet the Candidate](#)

Passcode: RFVD!9#H

IMPORTANT INFORMATION - for the Association to hold a valid meeting and election, a quorum of 51% + of the total vote of the members must be present by proxy/ballot. Therefore, it is very important that you vote so we can reach our quorum requirement and conduct business during the Annual Meeting.

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 Beach Club has been pressure washed, including the furniture.
- Countertops have been installed in the Main Guard House.
- The new fountain at Osprey Lake has been installed and is now operational.
- A fountain for Osprey Lake (Pelican Watch side) has been ordered.

River Club

- Signage improvements are ongoing throughout the community.
- Two sand filters have been replaced for the pool.
- A new grinder pump system has been installed at the guard house, and the building has been pressure-washed.

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).

Ornamental Detailing

- Trimmed the shrubs throughout the LBTS campus.
- Detailing around Beach Club house.
- Removal of vines and volunteer weeds will continue as needed.
- Flower beds at LBTS and River Club have been updated with new flowers.
- New sod has recently been installed in portions of LBTS and River Club.

Fertilization, Weed Control & Pest Services

- Weed control treatments have been completed throughout LBTS and River Club, including all areas surrounding the Beach Clubhouse and the back deck.
- A second round of turf applications was completed last week, and turf areas were treated for mole crickets earlier that week.

Irrigation Inspections & Maintenance

- System will be routinely inspected for operational efficiency and condition.
- Several repairs were made throughout Litchfield near the Beach Clubhouse and by South Entrance to get water to the new flowers.

On the Security Scene

Hi neighbors—here are this week's quick updates from the security team and LBTS staff.

HELIAUS

Allied Universal Site Supervisor J. Mammos has been busy getting HELIAUS set up for our community—uploading checkpoints, report templates, categories, and other program items—and continuing to coach officers on using the system. As outlined in the previous newsletter, HELIAUS is an AI-enabled workforce management system that helps our security team log patrols and calls in real time, confirm coverage through GPS, and turn activity into searchable

reports. This gives the Association clearer visibility into patrol performance and incident trends—supporting more consistent service, faster follow-up, and data-informed adjustments to patrol patterns.

Over the past two weeks, Allied Universal also held two three-hour training sessions focused on report writing. The goal is simple: clearer, more consistent reports that help us document activities, responses, and incidents in HELIAUS.

Courtesy Inspections

LBTS staff began courtesy property inspections in River Club this week, and the plan is to continue them at least monthly. When something needs attention, we'll send a friendly reminder—most items are simple things like lawn care, general upkeep, and overall appearance. Please note: if an issue isn't corrected or continues, a second notice will be sent and fines may begin in accordance with the Violation Remedy Policy.

As a reminder, below is one of the community standards we all agree to follow to help keep LBTS looking its best.

LBTS Rules & Regulations: Section 20

20. OWNERS' OBLIGATION TO MAINTAIN PROPERTY

It shall be the responsibility of each owner and/or individual to prevent the development of any unclean, unsightly or unkempt conditions with respect to buildings or landscaping on owner's property. All buildings, landscaping and grounds shall be maintained in a manner to preserve the property values for all LBTS owners. If an owner fails to maintain their property in accordance with community standards, the owner will be subject to the Violation Remedy Policy outlined in this document. Failure to pay fines will become a lien against the property including all legal fees necessary to ensure compliance. An owner's failure to maintain his property may also be abated by the Association with the charges related thereto being the responsibility of the Owner as provided for within the Covenants.

Seasonal Reminder: Water Conservation

With warmer weather here, outdoor watering typically picks up. Local utilities are asking everyone to pitch in with **voluntary conservation** so we can reduce strain on the system during dry conditions.

- **Mandatory restrictions:** None right now—there are no legally enforceable limits on when or how much you can water your lawn in Georgetown County.
- **Drought conditions:** We're experiencing one of the driest starts to the year in more than a century. Water levels are below normal, and a county-wide burn ban has been issued.
- **Voluntary schedule:** To help avoid future mandatory restrictions, the Georgetown County Water & Sewer District suggests the schedule below based on your address:
 - Odd Addresses: Monday, Wednesday, Friday.
 - Even Addresses: Sunday, Tuesday, Thursday.
 - Preferred hours: 10:00 PM to 2:00 AM (lower-demand hours).

LBTS Social Events, Activities, & Community Outreach

04/28/2026- **Activity Night**- Trivia Night at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island. Four rounds of five general knowledge questions. Doors open at 5:00PM / Trivia begins at 5:30PM!

04/29/2026- **Tai Chi**- 10:00AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island Experience the Gentle Power of Tai Chi, Free One-Hour Class.

04/30/2026- **Yoga**- 9:30AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

04/30/2026- **Chair Yoga**- 11:00AM at Beach Clubhouse, 790 Retreat Beach Circle, Pawleys Island

FUN Events Happening Around Town

Brookgreen Gardens 6TH Annual Spring Wine Festival April 25th

Celebrate the season at the 6th Annual Spring Wine Festival, where spring truly comes alive in the gardens! Set against the stunning backdrop of Brookgreen Gardens, this unforgettable afternoon offers the perfect blend of relaxation and indulgence. Sip and savor a curated selection of wines while enjoying live music and delicious bites from local food trucks. Stroll through the scenic grounds surrounding the Fountain of the Muses and Pegasus Lawn or simply unwind with a chair and take in the beauty of the gardens in full bloom. As a special bonus, guests will enjoy exclusive access to the new Purdy Welcome Center and Conservatory Gardens—making this experience even more unique. Don't miss this perfect spring celebration of wine, food, and nature!

Location: 1931 Brookgreen Dr, Murrells Inlet, SC 29576

Pawleys Island Old Town Hall Spring Art Show (Weekends through Mother's Day)

Discover a fresh collection of Pawleys-inspired artwork, photography, books, and small works—created by 31 talented local members of the Waccamaw Neck Arts Alliance. All works are for sale, and a portion of each sale goes to the maintenance of the Old Town Hall.

Location: 321 Myrtle Ave, Pawleys Island, SC 29585