



Litchfield
BY • THE • SEA
Community Association, Inc.

www.litchfieldbythesea.com

2023 LBTS Association Information

Presidents Note:

As we look forward to 2023, we pause and reflect upon our accomplishments of the past year and our plans for the future. The past few years have brought change for all of us. Your Board is committed to continuing our goals of being transparent and communicating regularly with our Owners. The coming year will continue to bring change as we refine our plans for revenue enhancement and make a commitment to better serving our members. With that purpose in mind, Litchfield by the Sea will be staffed by a full time professional come January 1st. Lisa Hergenrother will be assuming this role and we are excited to see what all of us can accomplish together. The Board will also be working on a strategic plan to lay out a road map for the next 10 years. The Board will be soliciting feedback during the planning process.

Wishing everyone a healthy, happy and prosperous New Year!

Bob Postiglione, President
Litchfield by the Sea Board of Directors

Major Projects Completed in 2022

- Final section of the Beach House deck replaced with more durable material.

- Landscape enhancements on the Oceanside campus.
- New tennis nets and windscreens will be installed by year end along with converting one tennis court to two pickle ball courts. screens
- Multiple irrigation repairs on several different sections of the irrigation main line on the Oceanside Campus.
- Hurricane Ian storm damage included: road repairs, bulk head repairs near and behind Osprey Watch, repairs on the Beach cross over near Shipyard, and repairs to the handicap ramp near the Beach House.
- Sand scraping in front of the Beach House after Hurricane Ian.
- Technology upgrades in the Beach House including web cams and the ability to live stream meetings.
- Sink hole repairs in the River Club.
- Repairs to sections of the asphalt walking path on the Oceanside Campus.
- Replacement of the air conditioning units in the Beach House deck public rest room building and in the bath house at the River Club pool.
- The Reserve Study has been updated.
- All capital projects in 2022 totaled \$311,000.
- The Beach House Committee is arranging events and a monthly mixer to bring LBTS owners together.

Trash & Recycling Bulk Contract

Trash services for The Reserve, Reunion Hall, River Club, and Willbrook Plantation are contracted with GLF/Waste Industries. The annual fee for trash service will be \$161. Pick up schedules will also remain the same: River Club and Willbrook will be each Tuesday, with Reunion Hall and the Reserve each Friday. Recycling (west side only) will be \$139 per year with the service day every other Friday. Payments for trash and recycling services are due by February 15, 2023 in order to avoid a disruption in service. Anyone wishing to cancel their trash or recycling must submit a cancellation form by December 31, 2022. These forms are available on the Litchfield by the Sea website on the homeowner's tab.

Communication with Owners

The Board shares information using the Litchfield by the Sea website (litchfieldbythesea.com) or by issuing email blasts through the Town SQ platform. To ensure that you are receiving information in a timely manner, please make sure you have signed up for Town SQ and that your contact information is up to date. If you do not have a Town SQ account, you are strongly urged to establish one. If you need help setting up your Town SQ account, call Waccamaw Management and speak to one of the Customer Care Representatives at 843-237-9551.

Beginning January, 2023, a new website for the association will be launched that will be more user friendly. We encourage owners to regularly visit the website, www.litchfieldbythesea.com, to seek out useful information - i.e. the most recent version of the Rules & Regs, meeting dates, agendas, and minutes, information on renting the beach house, etc. This is the official

association website.

Future Board Meetings

2023 meeting dates will be posted on the website www.litchfieldbythesea.com by December 31, 2022. All board meetings are livestreamed.

LBTS Barcodes and Passes

All new bar codes are \$20. Please visit www.litchfieldbythesea.com for an application and instructions.

The Board is still moving forward with a project to charge rental guests a daily resort fee per vehicle. This project will be a collaborative one, working closely with the Real Estate companies that manage rental activity as well as involving other stakeholders such as HOA Member Presidents, and owners who self-manage their rental units.

A few reminders:

- Owners are required to register visitors in advance by calling the main gate (843-237-2451) or by visiting the owner's portal at <https://lbts.gatehouseportal.com/> so passes may be prepared and ready, upon their arrival to avoid back-up at the gate.
- Utilize the North or South gates to avoid lines.
- ALL barcodes are to be affixed to the registered vehicle.
- Speed limit in LBTS is 25 mph.
- Please fill in all holes on the beach!
- All dogs must be on a leash at all times.

LBTS Community Pool (at River Club)

For those members who do not have an individual pool at their association, the LBTS community pool is located at River Club for all LBTS owners and their accompanied guests' enjoyment.

LBTS Beach House

LBTS owners may rent the Litchfield by the Sea Beach House for your special occasion. Information and rates can be found by visiting the homeowners tab on www.litchfieldbythesea.com.

Reservations can be made by calling Waccamaw Management at 843-237-9551.

Only LBTS owners can rent the Beach House. **Please note:** sponsorships, i.e. where an LBTS owner allows a non-owner rental privileges, are not permitted.

Golf Carts

The Litchfield-By-The-Sea Board wants to remind all homeowners that South Carolina Law prohibits operation of a golf cart anywhere, including In Litchfield by the Sea, by **anyone who does not have a driver's license**. Additionally, golf carts cannot be driven between midnight and dawn. All golf carts are to be registered and have a Litchfield-By-The-Sea bar code affixed to the cart.

There are stringent rules on golf carts which can be found in the current Rules & Regs on the LBTS website.

Multi-Owner Units

The Managing Partner for a multi-owner unit will be responsible for providing an up-to-date owner's list (including email addresses) to the Managing Agent by faxing to 843-237- 1034, or regular mail (shown below). Changes throughout the year should be forwarded to the Managing Agent.

All LBTS Association correspondence and changes of ownership must be submitted, in writing, by the Owner of the property to:

Litchfield By The Sea
Community Association, Inc.
Post Office Box 2308
Pawleys Island, South Carolina 29585