



The Harbison Herald

July Summer 2018



HARBISON COMMUNITY ASSOCIATION

The **Declaration of Covenants** is the governing document that describes obligations of an association - like HCA - and of every owner or property in areas covered by the association. Covenants take into consideration the best interests of residential, business, and apartment owners and, through rules/regulations, serve to enhance and protect the value, desirability, and attractiveness of properties in Harbison.

Based on questions received concerning various Covenant rules, the HCA Board of Directors and the DDRC (Design Development Review Committee) have issued clarifications of various provisions contained in the Declaration. **These clarifications are included in this newsletter.**

While the majority of owners comply with our Covenant - rules/regulations - there are instances when fines to the owners are necessary to correct the violation(s). The HCA Board and DDRC have developed a **Proposed Fine Schedule** which is **also included in this newsletter.**

If an owner is notified of a covenant violation, the owner will be given time to correct the situation. If the matter is not resolved to the satisfaction of the HCA Covenant Office, the owner may be notified of a **fine.**

If the owner believes that he/she may have valid circumstances related to the specific violation/fine that should be considered, the **owner may appeal to a committee (members to be determined) who will have the authority to make any adjustments.**

The HCA Board and DDRC welcome comments by members. Executive Director Dave Grove reported that over 2000 post cards were mailed to owners regarding the proposals inviting comments by the members concerning the proposals, but only two written comments were received. In addition, draft copies of the proposals were available in the lobby, and the proposals have been discussed in several member/board meetings. The Board continues to request comments from owners about these items. It is an opportunity for an owner to express his/her opinion before the vote is taken on these fines, which may come as early as the **August 28, 2018 Board Meeting.** Owners are welcome to attend!

Please contact Ray Cloutier in Covenant Enforcement at (803) 781-2281 if you have questions.

Reminder:

Harbison Community Center will be closed for annual maintenance from 9:00 pm Friday, August 17, 2018, until Monday, August 27, 2018.

Clarifications of Restrictions

The Association and the Design Development Review Committee (DDRC) are providing these clarifications of several restrictions along with a reiteration of certain sections of the Covenants. The numbers of the sections in the Declaration and the related clarifications are printed below.

Section 8.07, Submission of Plans and Specifications

- No existing building or the use of any existing building or the use of any property can be added to or changed without the written approval of the DDRC.

Section 9.07, Approval Required

- No existing residential building or lot can be added to, modified, altered, or changed without the written approval of the DDRC. Such as, but not limited to:
 - erecting a fence
 - installing a pool
 - building a storage shed, play house, dog pen, tree house, or any other type structure
 - installing outdoor lighting
 - adding on a room, deck, or garage
 - changing the exterior color of a house; either paint, stain, siding, shingles, etc.
 - altering the exterior of a house in any other way not listed
 - solar (panels) energy systems

Section 11.01, Maintenance Required by Owner

- The keeping of a lot in good order and repair include **NO** continuous or repetitive parking of any vehicles, cars, trucks, etc. on any **NON-PAVED** surface (grass, pine straw, leaves, dirt, etc.) on/in any portion of the property. There are many reasons it is improper and therefore a violation of the Covenants to park on a **NON-PAVED** surface. Some examples are:
 - It devalues the property and the neighborhood.
 - It can cause damage to water lines, sewage lines, and, in some cases, other underground utilities.
 - It is unsightly and objectionable to adjoining properties.
 - It causes damages to the yard and eventually the drainage on the property and adjoining properties.
 - In some cases, if a medical or fire emergency should happen at the residence, the vehicle parked in the front yard could cause a delay in response or pose a danger to responding departments.

In the simplest of terms: **PARKING ON NON-PAVED SURFACES IS PROHIBITED.**

- Inoperable vehicles that do not have a current license plate **MUST** be covered with a proper (to that vehicle) cover that is NOT a tarpaulin, blanket, or plastic sheet of any kind.
- Additional vehicles (cars, trucks, motorcycles, etc.) may be stored to the side or the rear of a house but **MUST** be covered with a proper (to that vehicle) cover that is NOT a tarpaulin, blanket, or plastic sheet of any kind.
- Minor vehicle maintenance can be an acceptable activity in residential areas in Harbison. Customary oil changes, tire changes/rotations, brake services, etc. are deemed acceptable. In rare and limited occasions, the necessity of jacks, blocks, or lifts may be permitted for three (3) days **ONLY**.
- The grass, weeds, shrubs, and/or ground cover are to be cut, trimmed, and maintained with sufficient regularity as to maintain a neat and trimmed appearance. This maintenance is to include keeping curbs and gutters free of growth.
- Leaves, pine straw, twigs, limbs, etc. must be routinely removed from all grassed areas of the property.
- Any dead tree(s), after first receiving approval from the Association, are to be cut down. All trees must be regularly monitored for dead and/or dangerous limbs and be trimmed or cut. Any cut tree and its tree limbs and debris are to be removed from the property and the community promptly.

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- All exterior surfaces of the house or any other structure shall not be allowed to deteriorate from acceptable appearance and good repair due to peeling, cracking, blistering, rotting, staining, mildew, etc.
- All exterior damaged or deteriorated siding, trim, fascia/eaves, roofing, doors, gutters, downspouts, chimney flues, windows, screens, fences, walls, decks, sheds, recreational structures, exterior light fixtures, or any structure or part of that structure must be repaired, including the replacement of any missing elements.
- All roof surfaces should be cleaned of accumulations of leaves, pine straw, limbs/twigs, etc. All roof gutters must be cleaned so that debris (leaves, pine straw, limbs, etc.) do not accumulate and are visible so pine seedlings or other volunteer plants do not begin to grow.
- All natural or xeriscape (minimal grass) areas of either mulch, pine straw, rocks, etc. must be in a garden-natural design and maintained in a neat and orderly manner to include NO weeds.
- Any bare patches of dirt are to be covered with approved landscaping such as grass, pine straw, mulch, etc. to prevent the dirt from being washed onto streets or adjoining properties.
- All pools must be kept clean and in proper chemical balance and free of any stagnation by algae, debris, or other such matter that will lead to mosquito infestation.
- No storing of non-typical household items is allowed in public view.
- Items not clearly for disposal, such as, but not limited to indoor furniture, rugs, mattresses, appliances, clothing, and electronic equipment are considered trash and debris if exposed to view on property for more than 24 hours and must be removed from the property.
- Any issues NOT listed above that the DDRC determines does not meet the Harbison Community's minimum good property maintenance/management standards shall be reviewed on a case-by-case basis.

Section 11.03, Landscape Restrictions

- No tree having a diameter of four (4) inches (measured from a point two feet above ground level) shall be removed (cut down) from any lot without the approval of the HCA. Along with the monetary fine, a replacement planting plan may be required to be submitted to the DDRC for review and approval.

Section 11.05, Disposition of Trash and Other Debris

- No sign(s) may be placed upon any residential property other than one (1) real estate sign generally accepted as standard in design and size. They do not have to be submitted for approval, but are not exempt from restriction should such signage be considered detrimental to the area in which it is located or to community appearance. Yard/Garage Sale signs may be allowed, but only one (1) at the event's property and one (1) at the nearest cross-street. Yard/Garage Sale signs may only be put up one (1) day prior to the event and MUST be removed by the end of the day of the event.

Section 11.07, Disposition of Trash and Other Debris

- No lumber, metals, bulk materials, refuse, or trash shall be kept, stored, or allowed to accumulate on any lot.
- No burning of any trash and no accumulation or storage of litter or trash of any kind shall be permitted on any lot.
- Roll carts (either trash or recycling) may ONLY be placed curb-side on the evening before the scheduled pick-up day and MUST be removed from curb-side the evening of the scheduled pick-up day. On other than pick-up days and in instances where lot conditions make it impossible to keep roll carts fully out of sight, reasonable effort MUST be made to reduce their visibility from surrounding properties. IN NO EVENT shall the containers be stored in the front yard (extended to the side property lines) of the property.

Section 11.12, Trailer Parking

- No trailer, trailer house, recreational vehicle, mobile home, or boat shall be openly stored in the front yard (extended to the side property lines) of the property.
- Temporary standing or parking of a trailer, boat, or trailer house, recreation vehicle, or mobile home for short periods preparatory to taking same to some other location for use or storage is permitted. The extent of the temporary or short periods shall NOT exceed 48 hours.

Section 11.13, Restrictons for Residential Lots

- No profession or home industry shall be conducted/operated in or on any part of any residential property without the specific written approval of the DDRC.
- The prohibition against conducting a profession or home industry in or on any part of a residential property includes the regular/routine parking or storage of commercial type vehicles or trailers on a lot.

Proposed Harbison Covenant Violation Schedule of Fines

Section 11.01, Maintenance Required by Owner

Landscape/Yard Maintenance Violation:	\$15 - \$35/day
House/Structure(s) Maintenance Violation:	\$15 - \$35/day
Parking on NON-PAVED Surfaces Violation:	\$25 - \$50/day, per vehicle

Section 11.07, Disposition of Trash and Other Debris

Roll Carts/Trash, Debris, Improper Storage:	\$15 - \$35/day
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Section 11.12, Trailer Parking

Improper Parking/Storing of Trailers, Boats, etc.:	\$25 - \$50/day
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Section 8.07, Submission of Plans & Specifications

Section 9.07, Approval Required

Unauthorized Property Additions, Alterations, etc.:	\$50 - \$100/occurrence
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Section 11.03, Landscape Restrictions

Unauthorized Removal of Tree(s):	\$50 - \$100/occurrence
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The above list is not complete or comprehensive. All other violations are not listed or specified above will result in reasonable fines up to \$100 per day. The maximum accumulated amount of a fine for a single violation shall not exceed \$1,000.

A repeat violation occurs when a property owner violates the same provision of the HCA Covenants within twelve (12) months from the date of the first notification (door hanger) of said violation. A repeated violation will result in an immediate doubling of fines. Clarifications describing what will be considered a violation of specific section(s) are available on the community's website - www.harbisonhca.com - and will also be published in the Harbison Quarterly Newsletter and available at HCA's offices in the Community Center. The clarifications are attached as Exhibit F.

If there is any fine assessed to an owner's HCA account, then any monies received by HCA from that owner will be first applied/credited for payment toward the fine. The payment of any and all legal fees and costs incurred by HCA to enforce covenant compliance or collect fines shall be the responsibility of the property owner.

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**Below is a copy of the door hangers
that serve as a first offense
covenant violation notification**

HERE AT HARBISON

we strive to keep our community beautiful by avoiding the following HCA Covenant violations. Failure to comply within 7 days will result in further action which may include fines and fees. You can help to ensure that Harbison remains the best community in the Columbia area.

Covenants Violations:

- ☐ Parking vehicle on non-paved surfaces 11.01
- ☐ Grass/weeds not cut on regular basis 11.01
- ☐ Household items left in front yard or in public view 11.01
- ☐ Home maintenance work needed on house Exterior 11.01
- ☐ Fence needs to be repaired 11.01
- ☐ Dead tree needs to be removed 11.03
- ☐ Prohibited sign(s) 11.05
- ☐ Trash containers left in front of house 11.07
- ☐ Boats/trailers left in front of house 11.12

Trash Collector will not pick up the following:

- ☐ Tree limbs over 4' long or over 4" in diameter 11.07
- ☐ Household items not placed at curb 11.07
- ☐ Other: _____

Date: _____

Thanks for helping out!

Harbison Community Association



Questions? Contact:

Harbison Community Association

106 Hillpine Rd.
Columbia, SC 29212
(803) 781-2281

www.harbisonhca.com

Street Parking Courtesy Reminder

Vehicles parked in the street present a danger to other drivers and pedestrians. Vehicles parked on the street may prevent or impair access for emergency vehicles and/or post office delivery. Occasionally there are times when parking on the street cannot be avoided, such as a special gathering or a party. In these situations, as a courtesy to your neighbors, advise them of the situation. Refrain from parking in front of others' property without their permission. Using your personal driveway and not parking in the street is part of being a good neighbor!

Trash Cans

Residents are responsible for their part in maintaining the appearance of the Harbison Community. All trash containers on the curb-side should be removed in a timely fashion; no later than 24 hours after scheduled pick up.

If you have questions about Trash Pick Up for your location, call the following:

Richland County 803-929-6000
Lexington County 803-256-7276
City of Columbia 803-545-3800
HCA Quick Response Team
803-781-2281

2018 Board of Directors Meeting Schedule

Listed below is the schedule of meeting dates for the Harbison Community Association (HCA) Board of Directors. In addition to their regular meetings, the Board will hold four meetings specifically called to hear from HCA members. The Board has pledged that at least three (3) board members will attend each of these meetings. In addition, during the regular meetings the Board will continue to reserve a time for "Member Input". Unless noted on this schedule, all meetings will begin at 6:00 pm and will be held in the multi-purpose room in the Community Center.

July	No scheduled meeting
August 28	Regular Board Meeting
September 25	Member Input Meeting

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A Matter of Maintenance



Rebuild and Redevelopment Initiative

In addition to maintaining 14 miles of concrete trails, cutting and edging miles of roadway, and removing dangerous and diseased trees. The Harbison Maintenance Team has performed or supervised the following work:

An information board is currently being installed at Lake Woodcross. The board will be an information hub containing an updated trail map and various flyers advertising fun programs and events happening at the community center.

The conversion of the racquetball court to a new functional fitness room is complete. The maintenance team has repainted the walls and ceiling, installed sound absorption panels and new flooring, and has added a big screen TV. The room is currently in use by our summer camp program. In the coming months new fitness equipment will be installed, and the room will be available for its intended use.

Along with these projects, the maintenance team has also hired a subcontractor to treat Lake Woodcross for algae.



Safety and Security

In emergency situations, minutes count. For your safety, please place the correct street number(s) of your residence on your **mailbox** or **front door**. This will provide easy identification for emergency services (EMS, Fire, etc.) when they respond to a call.

If you see something, say something. Call 911 or Harbison Community at 803-781-2281.

To improve your chances of not becoming another statistic of personal property or car theft, lock your car and home at all times. Most thefts of personal property occur when the vehicle has been left unlocked. If possible, do not leave items of value in your car.

Thieves are looking for easy access. Avoid becoming a victim by securing your home and vehicles.

Tree Removal

The following is required per the Covenants: any tree, live or dead, over 4" in diameter in Harbison, regardless of the location, requires prior approval by a Harbison employee before it can be removed. This can be done by completing a tree removal request online at www.harbisonhca.com, at the front desk of the Community Center, or, in emergency situations, calling the Center at (803) 781-2281. Tree removal requests are typically processed in 24 - 48 hours.

Harbison Community Service

Nathashia Thompson, Site Manager for Harbison Gardens, and Rosalyn Branch, Assistant Manager, welcomed the addition of a new bookcase and books to their resident library. June Cannon, HCA Board Member and member of Friends of the Library was able to secure approximately 100 childrens books for their existing library. The bookcase was built by Scott Lynch and Bruce Mike of the HCA maintenance department.

Sports & Recreation!

Harbison offers programs for all ages!

Contact "D" Gunter for more information on the Athletic programs and updates.

Adult Co-Ed Indoor Soccer

Mondays, 6:00-9:00 pm
Thursdays, 7:00-9:00 pm
Residents/Members: Free
Non-Residents: \$2.00



T-Ball

Ages 3 - 6, 6:00 - 7:00 pm

Programs for girls and boys designed to have FUN while learning the basics of the game! Children are taught hitting, catching, and throwing skills along with the rules of the game. Session begins Tuesday, September 4 through October 2. Registration is open until all slots are filled.

Cost: \$50-Residents
\$55-Non-Residents

Indoor Soccer Clinic

Kids 3-5 years old will learn basic soccer skills and important life skills in a fun, non-competitive environment. Clinic starts Tuesday, October 16, and runs for five weeks in the gym every Tuesday and Thursday from 6:00-7:00 pm through November 13. Registration includes t-shirt.

Cost: \$50-Residents
\$55-Non-Residents

Biddy Basketball Clinic

Ages 3 - 6, 6:00 - 7:00 pm

Boys and girls will learn basic basketball skills and important life skills in a fun, non-competitive environment. Clinic starts Tuesday, December 4, and runs for seven weeks through January 24. The clinic will be held in the gym every Tuesday and Thursday from 6:00-7:00 pm. T-shirt will be provided. Registration is open until all slots are filled.

Cost: \$50-Residents
\$55-Non-Residents



2018 Summer Sports Camp

Harbison Community Center's 2018 Summer Sports Camp is well underway! Children ages 6 - 13 are enjoying learning the basics of tennis, dance, basketball, flag football, and cheerleading and will continue to learn the fundamentals of different sports in the upcoming weeks.



THE HOOD TEAM
COLDWELL BANKER RESIDENTIAL BROKERAGE

#1 COLDWELL BANKER TEAM 2015, 2016, &
2017 IN NORTH & SOUTH CAROLINA!!



803-730-4884

Danny@TheHoodTeam.com

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Aerobics for Seniors and Residents!

Free Programs for Harbison Residents!
Non-residents: \$4 per class or purchase
a 20 Visit Punch Pass for \$60

Aerobics

Chairs are used and offered for these classes with modifications to accommodate all fitness levels.

Cardio Circuit

Tuesday and Thursday 9:30-10:15 am
Move to the music as you increase your cardiovascular and muscular strength!

Yoga Chair Stretch

Tuesday and Thursday 10:30-11:15 am
Move your entire body through slow and controlled seated and standing poses. Relax, reduce stress, lower blood pressure, and improve your well-being!

Mid- Morning YOGA

Monday, Wednesday, & Friday 10:45-11:45 am
Relax your body and free your mind. Find your center while learning great poses and stretches that will lengthen and tone your muscles.

Sit and Fit

Monday and Wednesday 9:30-10:30 am
Enjoy a low impact, low intensity workout as you move to music and use various equipment to build muscle and increase flexibility.



Water Aerobics

Deep Water Aerobics

Tuesday and Thursday 12:00-1:00 pm
Saturday 10:30-11:30 am
This class focuses on strength, endurance, and gives a great cardio workout.

Aquacise I

Monday-Friday 9:30-10:30 am
Start off your day the right way with this moderate to intermediate water aerobics class!

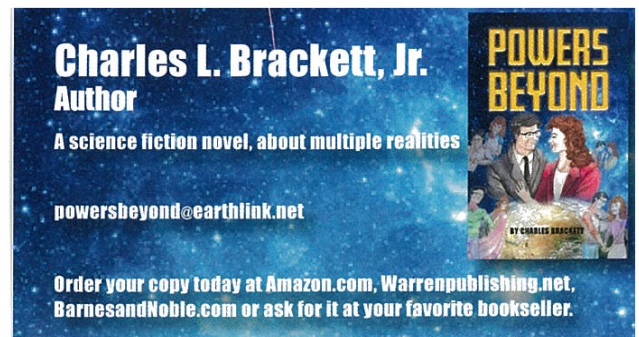
Aquacise II

Monday-Friday 10:45-11:45 am
Enjoy a moderate to intermediate water aerobics class.

Aquatic Arthritis Exercise

Monday, Wednesday, Friday 12:00-1:00 pm
Join this class for a low impact, low intensity workout catered to anyone with arthritis and other joint or mobility injuries or difficulties.

All instructors are certified through A.E.A. or another group aerobics organization.



Harbison Readers Book Club

Winding down on this year's reading list:

April - <i>The Wright Brothers</i>	Facilitator - June Cannon
May - <i>The Canterbury Sisters</i>	Facilitator - Cookie Brooks
June - <i>A Night To Remember</i>	Facilitator - Dave Brangan

These are the books to be reviewed for the balance of the year:

July - no meeting

August - Round Robin (members share a brief 3 - 5 minute review of a book they have read)

September - <i>Maiden Voyage</i> by Tania Aebi**	Facilitator - Ozzie Nagler
October - <i>The 100 Year Old Man Who Climbed Out the Window and Disappeared</i> by Jonas Honasson**	Facilitator - Dave Grove
November - <i>The Circle</i> by Dave Eggers*	Facilitator - Terry Helsey
December - no meeting	

*Library Book Club Set

**Sharing copies within group

Meetings are at the Center the first Thursday of the scheduled months at 7:00 pm. The Harbison Readers Book Club has reached its maximum reader membership; however, another club may be started in the near future. Call HCA at (803) 781 - 2281 if you are interested in joining.

Harbison Garden Club Receives the 2018 Lester Gross Award

Members of the Harbison Garden Club were honored at the Annual HCA Homeowners Meeting with the Lester Gross Award on April 24, 2018. This award is presented to an outstanding organization or individual who has made substantial and distinctive contributions for the betterment of the Harbison Community.

June Cannon, Board Member, reflected on all the projects that the club has undertaken to improve the landscape and provide seasonal decor.

A garden marker in honor of the Harbison Gardeners has been placed in the garden entrance at the community center. Thank you ladies, on behalf of the HCA Community.



HARBISON COMMUNITY ASSOCIATION

Programs and Special Events

Harbison offers programs for all different ages. Join the fun with socially enriching activities, events, and trips! **Minimum of 8 participants required for all trips. Please register one week prior to all events at the front desk or by calling (803) 781-2281.**



Our 2018 Community Picnic was a great success! Thank you to everyone who attended and helped make this event possible!



Soul Line Dancing Mondays, 6:45 - 8:00 pm

Boogie on down Monday nights as you learn new line dances and make new friends!

Cost: \$5 drop in fee

Senior Specials

Game Days

Mondays and Fridays, 10:30 am - 12:00 pm

Enjoy some friendly competition every Monday and Friday in the Arts and Crafts Room!

Bingo

Friday, July 13, 10:30 am - 12:00 pm

Come play Bingo in the Multipurpose Room! Win great prizes! Only \$1.00 per card!

Governor's House Tour

Friday, August 31, 10:00 am

Visit the Governor's Mansion and learn about the rich history and heritage of South Carolina. The Mansion houses silver and china, furniture, paintings, and documents that tell South Carolina's story. The beautiful home is used for entertaining visiting dignitaries and extends a warm welcome to emissaries who visit our state. After the tour, enjoy a Dutch-treat lunch at Brookland Baptist Church.

Cost: \$5

Survey 2018

Share Your Thoughts

We are asking residents to share their comments concerning the Harbison Community Association as well as the Center activities, community events, common areas, landscape/maintenance, and any other suggestions you may have.

The survey is available on the website homepage, www.harbisonhoa.com, under the News section, and a copy of the survey can be obtained at the front desk.

Let us hear from you!

Harbison Community Association

106 Hillpine Road
Columbia, SC 29212

www.harbisonhca.com

