

THE KL TIMES

January 2021

Kalmia Residents having the "Times" of their lives

BOARD OF DIRECTORS

MEETINGS

Held in the Clubhouse

Board of Directors Meeting

2nd Tuesday at 10:00 AM

Residents are encouraged to attend these meetings and participate in the neighborly discussions regarding our community

Happy New Year !
2021

Within weeks the residents of Kalmia will have a new board of directors. With the new year comes a big transition for KLHOA and KLCOA. Town & Country Management will assume the task of the operations' segment of the HOA on January 1, 2021.

Monthly Assessment Fee 2020

Patio Homes	\$313.00
Vacant Lots	\$121.35
Condo - 1 Bedroom	\$343.37
Condo - 2 Bedroom	\$364.38
Cable TV Subscribers	\$42.00
Pest Control	\$29.00

Assessments and cable fees will be

Drafted by the 10th of January

This past year has been a tumultuous year in more ways than one. The newly formed board will give us the opportunity to take a deep breath and go forward. Having a management company will be a new experience for all of us and there will likely be some bumps along the way.

2021 will bring changes to our community. Working together, getting things done will benefit all of Kalmia.

Best Wishes for a Healthy, Happy New Year!

Our office assistant is on leave. The office telephone is being forwarded to our property manager, Brandon Williamson. Please continue to drop off checks and work orders and those will be dealt with accordingly.

The Board of Directors of Kalmia Landing



Carla Singer	3-Jan
Syble O'Shields	5-Jan
Lee Davidson	8-Jan
Brooks Brown	9-Jan
Ginnie Samsel	11-Jan
Jacquiline Baillos	11-Jan
John O'Connell	13-Jan
Joy Mosca	15-Jan
Maggie Marsh	15-Jan
Debbie Orsini	16-Jan
Anne Cousins	19-Jan
Jeanette Ericson	20-Jan
Judith Warner	20-Jan
Lois Hughes	22-Jan
Dave Wardle	24-Jan
Jewelle Crowley	25-Jan
Shirley Rosine	26-Jan



Frank & Barbara Peel	3-Jan
Don Jacqueline Baillos	4-Jan
John & Ann Hatch	5-Jan
Phillip & Patsy Brinson	26-Jan

2021 ANNUAL MEETING AND ELECTION

The 2021 annual meeting of the Kalmia Landing Homeowners Association and the Kalmia Landing Condominiums Association will be held January 19 at 10:00 AM at Newberry Hall in downtown Aiken. This location has been chosen to accommodate the large number of residents attending. This will be a safe way to social distance and masks are required. The principal feature of the meeting will be the election of three directors: two for a three-year term and one for a one-year term. Mary Bergen will complete her term on the Board of Directors. Three residents have filed for these positions: Carol Scott, Raleigh Daniel and John Hatch. A quorum of 51% of the eligible residential unit owners of each association is required for the transaction of business at the meeting. The Ballot and two Proxies were mailed to every homeowner.

TO FACILITATE THE ELECTION PROCESS, PLEASE ARRIVE EARLY. VOTING WILL START AT 9:30 am.

If you have any questions about the annual meeting or election procedure, please discuss them with a director.

BALLOT AND PROXIES

If you have not returned your ballot, attendance proxy and roll-over proxy, please do so as soon as possible by either bringing the documents to the office or by return mail using the self-addressed stamped envelope provided to you.

Please enclose all three (3) documents.

Thank you.



May 2021 be a year of Library Fun!

The KL Library has been reorganized for ease of use with expanded and lowered shelves. The DVD's and CD's are under the windows for easy browsing. The Magazine section holds current issues and many Aiken area interest items. The novels are on the south wall and the Mysteries are on the north wall. All the other books are in Mr. Dewey's logical order. Come on in and CHECK US OUT!

Thanks Joan Miller , for all of your book shifting and processing help!

A sample of newly donated books include:

Non-Fiction —— ENCYCLOPEDIA OF THE CONFEDERACY by Kevin J. Dougherty and
CAROLINA PLANTATIONS; LOST PHOTOGRAPHS FROM THE HISTORIC AMERICAN SURVEY
edited by William P. Baldwin.

*A humorous novel about horse racing—HORSE HEAVEN by Jane Smiley.

*An early 1900's novel about a Russian immigrant to New York who sets off across America in an ice cream truck! THE ICE CREAM QUEEN OF ORCHARD STREET by Susan Jane Gilman.

*A British Lynley/Havers crime novel—THE PUNISHMENT SHE DESERVES by Elizabeth George.

*A Boston 1920's gangster crime novel—LIVE BY NIGHT BY Dennis Lahane.

HEALTHY LIVING is the featured book collection for January!

If anyone needs help finding a book or getting in and out of the library, I'll be glad to assist you in your selection or help getting books to you or a neighbor who is housebound. Just give me a call. Jo Lize, KL Library Committee, (941) 468-0997.

THE AIKEN LIBRARY IS OPEN 6 DAYS EACH WEEK!

Get your card and enjoy many items more than books.

The Aiken Library website is: www.abbe-lib.org

Kalmia Landing Homeowners Association
205 Landing Drive, Aiken, South Carolina 29801
Telephone (803) 642-9765
Email: klhoa@atlanticbbn.net

Every resident must provide a copy of your homeowner's insurance policy. You can provide a hard copy or email it to:

klhoa@atlanticbbn.net

PROOF OF INSURANCE

According to the Protective Covenants, all homeowners shall keep insurance to protect against fire, storm, or other casualty loss. All homeowners must provide proof of such insurance to the Association.

Please provide the office with a copy of your homeowner's insurance policy, to include the policy number, summary of coverage, and the deductible amount.

For more information, refer to the Protective Covenants, Restrictions and Easements for Kalmia Landing Subdivision, adopted January 20, 1998, Section 4 (s).

Policies shall name the Association as an additional insured party or loss payee and should cover against fire and other casualty losses. The form shall be H-3 on the cost replacement basis.



A new stop sign has been placed by the City of Aiken at the corner of Landing Drive and Gregg Ave.

Please be cautious when approaching the intersection.

Remember the speed limit in Kalmia Landing is 15 1/2 mph.

Always be on the look-out for our walkers and pets.



Many thanks to our residents who donated food items when asked to contribute. Mary Bergen delivered 88 pounds of food to Our Lady of the Valley Catholic Center in Graniteville.

Let's make this an annual event and strive for 100 lbs in 2021!

FRONT GATE UPDATE



You may have noticed an Exit Button has been installed on the exit side of the gate. This button allows walkers to exit the community without forcing the gate open. Just push the button and the exit gate will open.

Residents are able to use the clubhouse key to open the side gate located on the entry side fence to enter or exit the community when the gates are closed.

Residents must inform their visitors and Caregivers (walkers or by car) to use the DoorKing system to enter the community when the gates are closed between 7:00 PM and 6:00 AM. They must locate your name in the directory and push the call button. This will call your phone number and you will be able to talk to them and then hit "5" to open the gate.

As I stated months ago, I am retiring from being the Gate Chairperson on January 1. So far, one individual has stepped forward to learn what is involved and decided they would not be able to handle the responsibilities.

If one or both gates get stuck in a closed or partially open state, it is an EMERGENCY SITUATION.

There must be someone on the Gate Committee available to immediately go out in the middle of the night and get the gates open. Sometimes just turning the power off and on will reset the gate motor to get the gate working. Other times, two bolts need to be removed from the gate arm and the gate tied open.

The Gate Committee is also responsible for programming gate remote controls and diagnosing issues with the DoorKing systems used by the Gate and Condominium building.

I will continue for a few more months, but if no one steps up soon:

THE GATES WILL BE LOCKED OPEN.

Diane Kessler

OPEN COMMITTEE CHAIRS

Volunteers are still needed to chair the following committees:

Gate

Property

Building Maintenance

Landscaping

The Chair will be the liaison to our Property Manager, Brandon Williamson

PLEASE NOTE THAT AFTER
NUMEROUS REQUESTS, THE
MONTHLY BOARD MEETINGS
ARE BACK TO A START TIME
OF 10:00 AM .

**Volunteers are needed to
sign up for the monthly
Clubhouse Security. Sign-
up sheet is located in the
lobby of the clubhouse.**



*Jane Kilgour would like to express her
thanks for the support shown during the
brief illness and loss of her mother,
Margaret Ashhurst. A celebration of her
life will be held here in Kalmia Landing
in the near future.*





LANDSCAPING MAINTENANCE

Thank you to the many residents who returned the Notice regarding landscaping maintenance. If you have not done so and **DO NOT** wish to have either (1) chemicals on your lawn or (2) pine straw distributed in your yard or (3) crepe myrtle pruning, please return the form, previously distributed, ASAP so that we can turn this information over to Town & Country Property Management for 2021. Lists from 2020 have been discarded.

Thank you for your attention to this matter.

The Landscaping Committee

YARD DEBRIS

Kalmia Landing residents are fortunate to have our yard debris removed by our crew. The following is a list of suggested containers to use and a list of acceptable debris.

It is to our advantage to dispose of the acceptable items as we get free disposal by the City. However, this service can be discontinued due to contaminated yard debris. This will then cost Kalmia Landing a fee.

ACCEPTABLE CONTAINERS (NO PLASTIC BAGS):

Garbage cans with drainage holes

Laundry baskets

Paper leaf bags

Or similar items that can be picked up by the crew and debris tossed into their trailer. Garbage cans and baskets are returned.

ACCEPTABLE YARD DEBRIS:

Tree branches and shrub trimmings, flowers and other botanical greenery. Tree branches 3 feet or less can be stacked by the curb.

NON-ACCEPTABLE DEBRIS:

Anything metal, lumber, boards, bird houses, ceramics, glass, cardboard, lights, anything PLASTIC such as stakes and BAGS

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January

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 HAPPY NEW YEAR!	2
3	4 G Garbage Y Yard Debris	5	6	7	8	9
10	11 G Garbage Y Yard Debris R Recycle	12 BOD Meeting 10:00 am	13	14	15	16
17	18 G Garbage Y Yard Debris	19 ANNUAL MEETING 10:00 AM Newberry Hall	20	21	22	23
24	25 G Garbage Y Yard Debris R Recycle	26	27	28	29	30
31						