

My Holly Tree

Volume 1, Issue 2

July 2003

A PUBLICATION FOR HOLLY TREE RESIDENTS

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Holly Tree is a wonderful place to live. My husband and I have lived here for almost 10 years and think our neighborhood is great. This year's board has a renewed energy to continue to see Holly Tree excel as a top neighborhood in Southern Greenville County. Some of the many projects we are working on are as follows:

- 1) Repairing broken streetlights and installing several new ones.
- 2) Protecting and updating the entrances. As you might have noticed, our beautiful wooden signs are being taken down so that they may be painted, refurbished and sealed. This effort will ensure they last for 10 to 15 more years.
- 3) Providing electricity for several of the main entrances. If anyone has electrical experience, please let us know. Currently, two dedicated volunteers are trying to locate old wires and rewire new light fixtures. Any help would be greatly appreciated.
- 4) Uniformly enforcing our covenants. The covenant committee has made great steps towards establishing a unified method. Their first step was a letter sent to every homeowner highlighting the frequently abused covenants.
- 5) Establishing a quarterly newsletter and updating our website to make it more user-friendly.
- 6) Quarterly street sweeping to remove debris from the neighborhood.
- 7) Printing a new homeowners' directory. One has not been done since 1999 and approximately 1/4 of the homeowners have changed.
- 8) Collecting on delinquent dues. Currently, approximately 1/5 of our homeowners have not paid their 2003 dues. Unfortunately, this is holding up the publication of the directory since we are striving to issue one that is as accurate as possible.

Special points of interest:

YARD SALE DAY -JULY 26TH
-COVENANT ENFORCE-
MENTS UPDATE
-SIDEWALKS REPAIRED
-ENTRANCES LANDSCAPED
-ANONYMOUS COMPLAINT
FORM
-YARD OF THE MONTH RE-
URNS

Several other projects are being studied in task forces. All of this tremendous work is being done by outstanding volunteers and many more are needed. If you can volunteer even one hour per week, it would be a great help. Please contact one of the board members if you can volunteer or if you have any questions. We are here to serve you and our great neighborhood. As I close, I would like to thank Ian MacDonald and his family for their many years of faithful service. Ian has taken a job in North Carolina and even as we wish him well, we will miss him terribly. Take care and good luck.

Pat Perkins

REMINDER

**ANNUAL DUES OF \$120 SHOULD
HAVE BEEN PAID BY 5/30/03.
PLEASE CONTACT CLAY SPROUSE AT
380-6659 IF YOU HAVE NOT RE-
CEIVED AN INVOICE.**

Directory Update

The Holly Tree directory will be printed by the end of the summer. The committee would appreciate any updates regarding people willing to pet sit, baby sit or do yard work. If anyone wishes their phone number or email address **NOT** to be published please contact Joan Holtzapple at 967-7357.

My Holly Tree is your quarterly newsletter. If you have anything to add, or news of your family that you want to share with the community, suggestions for the next issue will be in October. Please email Ande Zander at pubs@myhollytree.com

Advertise in your newsletter! Rates per issue are:

	Non-Resident	Resident
Business Card	\$20	\$15
1/4 Page	\$30	\$25
1/2 Page	\$45	\$35
Full Page	\$75	\$55

Thanks, Ande

From the Beautification Committee:

When we look at beautification of our community, we often think of colorful entrances and clean streets. So we are pleased to announce a new street sweeping program to our community. The street sweeping began in the Camelot section in June, and the sweepers filled five truckloads of debris from the streets in the Camelot section. Heavy rains have added more debris, but overall it's been a **BIG** improvement. In July, they will sweep the main clubhouse section and end at Adams Mill Road. In August, they will sweep all the streets on the other side of Adams Mill. Finally, in September they will start all over again in the Camelot section. If we can cut back any plant overgrowth on the curbs, the sweepers will be able to maintain them for a cleaner look. This contract will provide regular removal of litter off our streets on a continuous schedule!

Clean-Up Day in April was a complete success, thanks to the organization of Bill Brett and the many volunteers that devoted their day to Holly Tree! The volunteers hauled away many truckloads of debris in Holly Tree. Large branches, litter and even a large log in the road was removed from Holly Tree and brought to the dump. Highway 14 was another area where our volunteers removed many bags of litter. We hope to do this again in the fall, so please help us continue this rewarding project and volunteer!

Another success has been the anonymous complaint form. We will provide copies of this form in future newsletter issues. Your Holly Tree Board and all of the committees are truly committed to protect the values of our homes.

Many have expressed their appreciation for neighbors who have complied to the covenants that were overlooked. Compliance of covenants has shown a true demonstration of community.

Has anyone noticed the new entrance lights at the main entrance near the club? We are trying to locate the underground wiring that was buried years ago. If we are unsuccessful, we will pull a new wire. While bids on plumbing and electric are coming in for the Camelot Drive entrance, our goal is to provide electric, water and new entrance lights at all of the entrances. If you are wondering where our entrance signs are, they are being refurbished with new gold leafing, thanks to Ian McDonald.

Fran Jones and Heather Durbin head the yard of the month committee up. Thanks to Carol Pyfrom, Holly Tree will receive three brand new "Yard of the Month" signs in July, so keep those yards in top shape!

Another improvement has been Greenville County's completion of the sidewalks in the Camelot section of Holly Tree. They were not able to complete Camelot Drive, but they promised to finish the project the first of the year.

Finally, it has been suggested that we take a small bag with us while we walk the neighborhood. It would be a great service to the community if we all pick up any litter while we go on a walk, especially the pet owners!

There are many excellent volunteers on the Beautification Committee who give their time to make Holly Tree the best neighborhood in Greenville. With help from many volunteers, we are holding off the expensive cost of a management company and aggressively tackling many issues that have been affecting the community for some time. The Beautification Committee meets the third Thursday at the Holly Tree Country Club Bar at 6:15PM and everyone is welcome. If you are willing to be a volunteer to the Beautification committee or just have a suggestion, please feel free to contact John Cummings @ 967-4972.

Your Holly Tree Board & Committee's!

HOMEOWNERS BOARD

President - Pat Perkins
Email: president@myhollytree.com

First Vice President - Vacant
Email: firstvp@myhollytree.com

Second Vice President -
Liliana de Angeli
Email: secondvp@myhollytree.com

Secretary - Shelia Rishel
Email: secretary@myhollytree.com

Treasurer - Clay Sprouse
Email: treasurer@myhollytree.com

Holly Tree is only a click away at www.MyHollyTree.com. A redesign of the site is in progress. The new design will include a neighborhood calendar and will give residents the ability to enter and modify their directory information, as well as view an online directory. Be sure to check the site often for updates and sign up for the email list to receive the most current Holly Tree information. Your feedback about the site is welcome. Email our volunteer webmaster at feed-

Committee's

Architectural Review
Chairperson: Rich Hagins
Email: arch@myhollytree.com

Beautification
Chairperson: John Cummings
Email: beaut@myhollytree.com

Covenant Enforcement
Email: covenant@myhollytree.com

Publications
Chairperson: Ande Zander
Email: pubs@myhollytree.com

Social
Chairperson: Barb McPoland
Email: social@myhollytree.com

Welcome
Email: welcome@myhollytree.com

Description of HTPHA Committee Duties

Social—plans & coordinates neighborhood activities.

Architectural Review—reviews applications for architectural change.

Publications Committee—maintains the Neighborhood directory & publishes quarterly newsletter.

Beautification Committee—selects our Yard of the Month recipients & plans projects to improve the esthetics of our neighborhood.

Welcome Committee—extends a warm greeting to our new neighbors. We promptly contact new residents providing them with community information, services to help them get settled & a gift basket from the Homeowners Association.

Covenant Enforcement Committee—monitors compliance w/ our neighborhood covenants & provides proper notification for violations. Other responsibilities include a periodic covenant review & covenant education.

SECURITY REPORT

Fred Palmateer
Greenville County Sheriff's Office
Phone: 864-271-5210 or 864-422-2045

	APRIL	MAY
Traffic Stops	41 (no arrests)	44 stops -1 arrest (DUI)
		1 Suspicious vehicle checks

Working Pecan Hill Area in April/May per complaint

MARK YOUR CALENDARS!!!!!!
WE'RE HAVING A
NEIGHBORHOOD GARAGE SALE

SATURDAY
JULY 26TH
BEGINNING AT 8 A.M.

If you would like to participate, please put a balloon on your mail box. All unwanted left over items will be picked up between 12 noon and 2 P.M. by The Salvation Army at the lot across the street from the pool.

For more information, contact Liliana de Angeli at 967-4497



POOLS, SAUNAS, STEAM, SPAS

Shelia Rishel

578 Woodruff Road
Greenville, SC 29607
(864) 676-9400
Fax (864) 676-9544
srishel@hotspringpools.net



Covenants Update

The Covenant Committee made followup inspections of the neighborhood the week of June 16th and Certified letters have been sent to those homeowners that are still in violation of the Covenants. Any violations that have not been corrected by July 31, 2003 will be turned over to our attorney for legal action. We are hopeful that everyone will be a good neighbor and respect the covenants so that legal actions will not have to be taken. Please address any questions or comments to the Covenant Committee, Holly Tree Homeowners Association at P. O.

HOST FAMILIES NEEDED

ASPECT Foundation is a non-profit student exchange program. We work with students from approximately 30 countries. We are looking for homes for high school age students that will be arriving in August to attend high school. Host families provide room and board and a caring environment. Students have their own spending money and health insurance. I will help to provide guidance for the students and the host family. Please call Lianne Cummings at 967-4972 for more information on hosting an exchange student. Check out ASPECT and the

THANK YOU GREENVILLE, ESPECIALLY HOLLY TREE FAMILIES, FOR YOUR CONTINUED SUPPORT CONTRIBUTING TO OUR CONTINUED SUCCESS!

WE ARE MOVING TO OUR NEW HOME.....400 PETTIGRU STREET

GREENVILLE, SC

TEL: 250-2112

As many of you know, last year I branched out on my own and opened **CAROL PYFROM REALTY**. Our flat-fee pricing concept is new and exciting!! It can save you thousands of dollars when listing your home. Plus, we do extensive marketing which offers quick results and there are no up-front fees.

We are pleased to announce that we have 6 new agents starting with us the month of July to handle the tremendous response to our new program. Be sure to call me at 250-2112 for more information if you are considering placing your home on the market! We welcome Heather Durbin who is a Holly Tree Homeowner as one of our new Agents and Lianne Cummings, another Holly Tree Homeowner, who works as our Listing Coordinator.

CAROL PYFROM REALTY GREENVILLE'S TRENDSETTING COMPANY

THE SIGN OF CHANGING REAL ESTATE!!

Carol Pyfrom, Broken-in-Charge Carol Pyfrom Realty Greenville's Center of Real Estate Service

ABR, CRS, GRI, e-Pro Specialist, c-CREC

Tel: 864.608.3312 Fax: 864.967.3314 <http://www.carolpyfrom.com> mail to: carol@carolpyfrom.com



HOLLY TREE

Simpsonville, South Carolina

Holly Tree Homeowners Association

Post Office Box 975, Mauldin, SC., 29662

RESIDENT INQUIRY/ ACTION REQUEST

DATE: _____

Anonymous Request / Complaint: YES NO

Your Name and Address:

SUMMARY OF REQUEST / COMPLAINT:

REQUEST / ACTION GIVEN:

My Holly Tree

POST OFFICE BOX 975
MAULDIN, SC 29662

PRSRRT STD
US POSTAGE
PAID
SIMPSONVILLE, SC

We're on the web...
www.myhollytree.com



Liliana's Column

Market Update—July 2003

Dear Holly Tree Neighbors,

We are experiencing the greatest boom in mortgage finance ever seen! The 30-year fixed-rate mortgage hasn't been in the low 5% since the 1950's and it's anyone's guess whether the rates might go lower still. Everyone of the millions of people who bought homes over the past few years, aided by low interest rates, sent a ripple of new jobs through the economy as builders added staff, as did the suppliers of lumber and other housing products, as banks and mortgage companies hired more office help to handle the record volume. And, millions of Americans were able to increase their disposable income, not through pay raises, but by refinancing their mortgages to lower rates.

And, because of lower interest rates, the residential market is vibrant and home sales are up. Statistics based on data provided through MLS show that in the year 2003, as of this writing, 18 homes sold in Holly Tree with an average price of \$206,131. There are also 3 homes Under Contract and 14 Active Listing ranging from \$169,900 to \$269,900.

I welcome any questions or real estate inquiries you might have. Until next time,

Liliana de Angeli,

CRS,GRI,CBR,Top Producer Club

Your Neighborhood Realtor

C. Dan Joyner Co., REALTORS

3539 Pelham Road Greenville, S.C. 29681

(864)244-1010 ext. 242 or ldeangeli@aol.com

