



Fort Mill, South Carolina

BAILIWYCK GAZETTE

April 2003

A Few Reminders from the Architectural Review Committee

With Spring now upon us, the Architectural Review Committee (ARC) would like to issue a few reminders with respect to our Covenants and Restrictions.

Under Article 4, section 4.13 it states, "It is the affirmative duty of every homeowner in the community to prevent their lot and residence from becoming unkempt and unsightly."

There are a few properties in the neighborhood where the lawns have become rather unsightly. Weeds, trash and yard debris are being seen. While we fully realize that last Summer's drought and this Winter's freeze have taken a toll on some yards, the properties we speak of have a history of neglect. In addition to yards, there are a few houses showing moderate to severe neglect, needing painting, cleaning, roof repairs and other routine maintenance.

We cannot and will not overlook the residents who

choose not to maintain or improve their lots and/or homes. Such action not only detracts from the overall beauty of the community but also decreases the value of surrounding homes and the neighborhood as a whole. The ARC requests that the owners of these properties take the necessary actions to eliminate these unsightly conditions. If work on these properties has not started within thirty days, affected owners will be contacted to determine what action is to be taken.

There also seems to be some confusion as to what needs approval from the Architectural Review Committee. The following are items which absolutely need approval:

- Any exterior additions to any existing structure or change or alteration thereto, including changes in color, materials, etc.
- The construction of retaining walls, fences,

swimming pools, sidewalks, driveway additions, decks or any other permanent structure.

- Routine maintenance does not need approval if it does not involve any of the above.
- If you are in doubt on any item or have any questions concerning what needs approval please don't hesitate to contact me at 548-4877.

We urge you to please read the Covenants and Restrictions concerning the above items. The failure to gain approval for the above items may result in work stoppage and the possibility of fines being levied for noncompliance. If you need a copy, please contact a member of the Board of Directors.

Thank you for your efforts in keeping Bailiwyck a pleasant and beautiful neighborhood,

Jerry Sims
Chairperson, Bailiwyck Architectural Review Committee

B A I L I W Y C K



Easter Egg Hunt

Friday, April 18; 3:00 PM

At the Clubhouse
for children 2nd grade and under

Participants need to drop off 12 plastic candy filled eggs at least 1 day before the event to Caren Baye, Bridgete Tkacik or Lisa Mimnaugh.

Call Bridgete at 802-2336 with questions.

The festivities will last about an hour.

Board Meeting

The Bailiwyck board of directors met on Monday, March 10th, as a regular monthly meeting. The following is a summary of the meeting.

- **The sale of the Bailiwyck property** at the end of Bailiwyck Green was completed March 5th. As previously indicated, the proceeds from the sale will be held in reserve until the county takes responsibility for the roads in September, 2004. This ensures we are able to cover any follow-up repairs or other major projects between now and then. Net proceeds will ultimately be credited to homeowners at that time.
- **Legal enforcement of our covenants and restrictions** involving a resident on Gringley Hill Rd is now being pursued in court - still awaiting a court date.
- **Roads update** - A water retention area at the corner of South Downs Way and Wildbrook Walk has been evaluated for repair involving about 65 feet of curbing. Some additional work on Gringley Hill road may also be necessary.
- **Lawsuit** - The Bailiwyck Homeowner's Association, Inc. and three other defendants are being sued for \$75,000 by a relative of a homeowner following an injury the person incurred while walking in the nature preserve just over two years ago. Our insurance company and their attorney are addressing the matter and there is nothing further to report at this time.
- **Voting** - a few proposals will be forth coming at the next annual Homeowner's Assoc. meeting to simplify the voting procedure relative to covenant and restriction changes and property transactions. Your support will be appreciated.
- **Bailiwyck Gazette** - Please contact Kay Cable if you have something you would like to be printed.
- **Treasurer's Report** - See page 3.
- **Various committee updates:** Christy DeLong will be active

reorganizing street captains and a neighborhood watch program in conjunction with the social committee. Your cooperation with Christy will be appreciated, as this will be for everyone's benefit.

Galen Heying/Grounds Committee reported the overflow pipe in the lower Wye developed a hold in the bottom of the pipe allowing water to escape much more than normal. Temporary repairs are being made and a civil engineer will be consulted to advise on the best type of permanent solution to be undertaken ASAP. Other grounds projects to be undertaken in the near future include: adding more gravel to the walking area between the Upper and Lower Wye, competing the plantings on the inside of the Gringley Hill berm and replacement of shrubs that died during the last drought at the top of the Gringley Hill berm.

Please contact the appropriate person on the board or individual committee chairperson if you have questions regarding any matters referenced above or other specific questions. Thank you to all the volunteers who dedicate their time to help make Bailiwyck an active and enjoyable community.

A special thanks to Larry and Ann McCullough who single handedly performed the recent trash clean-up along Pleasant Road for our Adopt a Highway program. We need more volunteers to help with this program in the future. The more volunteers, the less time it takes. Thank you for your future assistance.

Jeff Bushardt
President, Bailiwyck Homeowners Association

Reminder

The speed limit on all Bailiwyck streets is 20 mph.

✓ Dates to Remember

Recreation Committee Meeting
March 25; 7:30 PM (Tuesday)
at the Clubhouse. All are Welcome!

Community Yard Sale
March 29, 8:00 AM-noon
(Saturday)

Grounds Committee Meeting
April 7; 7:30 PM (Monday)
at the clubhouse.

Bunco (adult ladies)
April 2; 7:30 PM (Wednesday)
at the clubhouse.

This is an informal get-together and an easy game to learn. Cost is \$5.00 to cover prizes. Bring a snack or beverage to share if you have time. Everyone welcome.

Easter Egg Hunt
April 18; 3:00PM (Friday)
at the Clubhouse for children 2nd grade and under. Participants need to drop off 12 plastic candy filled eggs at least 1 day before the event to Caren Baye, Bridgete Tkacik or Lisa Mimnaugh. Call Bridgete at 802-2336 with questions.

BHOA Board Meeting
April 14; 7:30 PM (Monday)
at the Clubhouse.

Gazette Deadline
April 20 (Thursday)
contact Kay 548-9757, e-mail:
CableGregoryS@JohnDeere.com or
drop off at 238 Chesterfield Canal

Gazette Delivered
April 25-27

Welcome to the Neighborhood

- David Banks Jr.
742 Portpatrick Place
- Kevin & Susan Brackett
Purchased the lot at the end of
Bailiwyck Green Blvd.

Red Shouldered Hawks Nesting in the Nature Preserve

There are three hawks in our area and you should keep your eyes and ears out for them. This year, it seems, we are in for the treat of having Red Shouldered Hawks (*Buteo lineatus*) nesting on our preserve. I have seen them at the end of St. Michaels Way flying back and forth over Steele Creek carrying nesting materials. In years past, the more common Red-Tailed Hawk (*Buteo jamaicensis*) have nested on our preserve and this started with two beautiful birds with the distinctive red tails and the even more distinctive long and husky call, 'Keer.' That sound is often used on the TV to identify an outdoor scene so you'll hear it during Coors beer commercials

and movies like 'Deliverance' (and a million other places too).

The Red Shouldered Hawk has (yes, you guessed it) red shoulders. The more important visual identification is the banded lateral stripes around the tail feathers. All of this is moot, however, because the easiest way to identify them is by the call. It is a short and repeated version of the Red-Tailed Hawks. The Red-Shouldered Hawks call is a 'keer-keer-keer.'

There is another Buteo called the Broad-Winged Hawk (*Buteo platypterus*) which looks like a Red-Shouldered but without the red shoulders. It makes a thin whistle like a Wood Pewee but is not to be seen or

heard until summer. Interestingly, the Blue Jay (*Cyanocitta cristata*) can copy all three Buteos. Yes, besides calling out its strong 'Jay-Jay-Jay,' it will often fly into a group of feeding birds and make a 'keer,' 'Keer-Keer-Keer' or even the thin whistle. It is said that this is a way to frighten off other birds and allow the Blue Jay to come in and feed.

So keep your eyes and ears open for the Buteos of Bailiwyck. Also, I want to thank everybody that has contacted me with nature observations around Bailiwyck. It is a pleasure to check them out and share them with others.

Peter Tkacik
ptkacik@caraustar.com

Bikers in Bailiwyck

Philip Mueller would like to know if any motorcyclists would like to get together to get acquainted and perhaps plan a group ride. You can contact him at 460 Hemingford Grey or call 802-2090.

Adopt a Highway

The last highway pickup on the on our one mile stretch of Pleasant Road collected 18 bags of refuse. The next pickup date is Saturday, June 14. The more volunteers, the less time it takes.

Recreation Committee Update

The first Recreation Committee meeting of the year will be held Tue., March 25 at 7:30 p.m. at the Clubhouse. All interested homeowners are welcome and encouraged to attend. If you have any questions please contact Ed Reuille at 547-6559.

Regarding the tennis courts, the electrical contractors have indicated they cannot get their equipment to the tennis court to replace the lights until the ground dries.

Want to bust a litter bug?

Locally, if you see someone littering in York County call 548-8377 (or dial LITTERS). This number is sponsored by the York County Sheriff's Department and the Fort Mill Litter Task Force.

State wide, call Palmetto Pride Litter Busters Hotline at 1-877-754-8837 (or dial 1-877-7LITTER). This program is sponsored by PalmettoPride, the Dept. of Public Safety and the Dept. of Natural Resources.

Bailiwyck HOA Comparison of Actuals to Budget For the period 8/1/02-2/28/03

	Actuals Thur 2/28/03	Budget	Over (Under) Budget
Cash Receipts			
Clubhouse Inc.	1,600	1,400	200
Dues Income	54,150	50,000	4,150 ¹
Int Inc	351	292	59
Late fees	975		975
Other Inc	160		160
Road special assess	725		725 ²
Total Cash Receipts	57,961	51,692	6,269
Expenditures			
Admin & Prof	2,141	3,155	(1,014)
Clubhouse	9,505	19,543	(10,038) ³
Insurance			0
Landscape	22,622	33,600	(10,978) ⁴
Property Tax	5,635	6,000	(365)
Recreation	7,252	12,550	(5,298)
Repairs	410	700	(290)
Road repairs			0
Social Comm	1,325	1,980	(655)
Utilities	4,097	5,334	(1,237)
Total Expenditures	52,987	82,862	(29,875)
Net Cash Flow(Deficit)	(4,974)	(31,170)	36,144

Significant Variance Explanations:

- ¹ Positive variance represents prepaid homeowners dues
- ² Payments still being received for roads special assessment
- ³ Clubhouse repairs were completed for less than expected
- ⁴ Grounds projects in process

BAILIWYCK EXCHANGE

APRIL

COMMUNITY CLASSIFIEDS

FOR SALE

Beautiful handmade curtains for girls room. Mainly pinks with pastel yellows, blues and greens. Fits window width of 5'3". \$40
548-2606

1997 white **Ford Explorer XLT**, 4 DR, 70,880 miles, tan leather interior, 6 CD changer, A/C, heat, one nonsmoking owner. In excellent condition \$8,600.
802-7537

Lion King Tickets for Saturday, June 14 and 21st, 2:00 show. Excellent seats @ \$75 each
802-7537

Panther Season Tickets 2 sets of 2 or call for individual game tickets. 547-0260

Two Prince Triple Threat Over Size Sleath Tennis Raquets. \$65 each.
548-0167

Yamaha Keyboard with stand and foot peddle both like new. \$75 548-0167

FOR SALE

Microwave Stand with storage cupboard and shelf, light colored. 548-9757

Advertise by using the form below, or e-mail information to CableGregoryS@JohnDeere.com by April 20.

NOTICES

Club House rentals call Joan Brady at 547-6038. The contract is available at Bailiwyck.com. Any property owner may rent the clubhouse for a private party. The fee is \$100 (which covers cleaning and utilities and operating costs) for the rental with a damage deposit of \$150, which will be returned after your function, assuming no damage.

SERVICES

Notary Public call Sheliah Reuille 547-6559

Gazette May Issue
Deadline is April 20.

NOTICES

The speed limit on all Bailiwyck roads is 20 mph.

Copies of the covenants and restrictions are available from the website @ Bailiwyck.com.

Residents and their guests are reminded to enjoy the nature preserve and the ponds at his or her own risk.

Everyone is encouraged to submit photos, news articles, & story ideas to the Gazette.

PROFESSIONAL SERVICES

This is a list of sub-contractors/businesses recommended by Bailiwyck residents. Suggest other deserving businesses using the form below.

B&B Landscape- Lawn Maintenance and Tree Care. Insured and Certified Arborist 396-8407.

Home Computers and Networking - Larry Harrison (704 934-0057

Massage Therapy with Lauren Liechti- Swedish, Neuromuscular, Energy Balancing; Practicing at Riverbirch Yoga Center 548-6088

Dr. Joseph Bangert, Chiropractor- Applied Kinesiology. 366-4143.

G.I. Tree Service- Trees removed, stumps ground, brush chipped, and firewood for sale. Licensed and Insured. 328-Tree



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BAILIWYCK EXCHANGE

Item(s): _____

Phone _____

For office use only (will not be published)

Name _____

4(1)

Send or Drop this off at
238 Chesterfield Canal
CableGregoryS@JohnDeere.com.

Youth Business/Service Directory

BABY SITTING

Phillip Aull 548-0167
Kailyn Downen 547-0260
Kevin Downen 547-0260
Jenny Reuille (Red
Cross Certified) 547-6559

PET SITTING

Phillip Aull 548-0167
Kailyn Downen 547-0260
Kevin Downen 547-0260
Jenny Reuille 547-6559

PLANT CARE

Kailyn Downen 547-0260
Kevin Downen 547-0260
Jenny Reuille 547-6559

HOUSE SITTING

Phillip Aull 548-0167
Kevin Downen 547-0260
Jenny Reuille 547-6559

ODD JOBS

Jenny Reuille 547-6559

YARD WORK

Phillip Aull 548-0167

I want to be included in the
Youth Business/Service
Directory!

Name _____

Phone _____

(check all that apply)

- Baby Sitting
 Pet Sitting
 Yard Work
 Plant Care
 House Sitting
 Car Washing
 Odd Jobs

Send or Drop this off at
238 Chesterfield Canal
or e-mail

CableGregoryS@JohnDeere.com.