



## Board of Officers

President - Darrell Holifield  
Vice President - Van Wells  
Treasurer - Steve Arneson  
Secretary - Amy Masincupp  
and Carol Carnabucci  
Members at Large:  
Clearwater - Stephen Layton  
Shelter Cove - Perry Bowers

## Keeping in Touch

Please submit your agenda items by Feb 21 to  
**Darrell Holifield**  
732.1075  
or [produce19@aol.com](mailto:produce19@aol.com)

## Newsletter

Please submit all news for 'The Clear View' to:  
**Jeanette Wells**  
732.3722

[Wells6291@bellsouth.net](mailto:Wells6291@bellsouth.net)  
ads may be submitted

## Welcome Committee

If you are new to the neighborhood or know of someone who has recently moved in, please contact:  
**Janet Bowers**  
732-4345 or  
[janet@focusedliving.com](mailto:janet@focusedliving.com)

## Clearwater Homeowners' Website

<http://www.orgsites.com/sc/clearwaterhoa/>

Visit our website to view or download the Covenants, Bylaws and Common Water Access Facilities (CWAFF) Rules and Regulations and the Architectural Review Application forms.

## Annual General Meeting Tennis Courts Saturday December 5<sup>th</sup> 2009 at 3:00PM

## Report from the Board:

Homeowners of Clearwater and Shelter Cove, this is our time to elect a new board for the upcoming year. It is our time when we can vote for new board members who can lead and guide our neighborhood responsibly for the 2010 year.

Since 1989-90 our neighborhood has had excellent fiscally responsible leadership who has volunteered their time and energy into making sure that our funds were well managed and our neighborhood cared for.

Our elections on December 5<sup>th</sup> will be to elect new Board Members who will make decisions to guide our neighborhood through 2010.

We will have many Clearwater/Shelter Cove Association Board positions available. The ballots will go out soon and should be turned in at the Annual Board meeting on Dec. 5<sup>th</sup> at the Tennis Courts.  
@ 3:00 PM

Let's show our support and interest in our selection of a new board and attend this very important annual general meeting.

**We look forward to any ideas you might have for our future. This is your community stay involved!!!**

Keep our neighborhood moving forward!

## Passing the Torch

It is customary for the outgoing Board to pass on ideas and suggestions to the incoming Board that were incubated during the present year.

- Enhance the neighborhood entrance by up-lighting the trees in the islands.
- Replace the rubber bumpers on the floating dock at the boat ramp area.
- The present Board plans to set up a capital expenditure fund for the next three years to resurface the tennis courts by 2012.
- The Board voted not to increase the Regime Fees for the 2010 year in light of the depressed economy.



- The incoming Board to continue encouraging homeowners to replace their mailboxes at a special price. The mailboxes will match the new street signage design. This is one example of the mail boxes that are available

## Notes from the Board and Committees

### Treasurer Steve Arneson

Thank you for the opportunity to serve you for 2009. We had an awesome financial year completing many capital projects and sprucing up our neighborhood. These projects help keep up the value of our homes and allows us to continue to be proud of our community. To date, we only have 2 homeowners who have not completely paid their 2009 Regime fees. We will be putting liens on their homes if the fees are not received by month's end. Our year-end cash flow balance should be above \$5,000 in order to meet any emergencies that may occur. The board has approved the Regime fees for upcoming 2010 and they are exactly the same as 2009. We will be emailing these fees of \$370 during the next month instead of mailing them as in the past years.

### Welcome Committee

Janet Bowers and Kim Weber.

Mrs. Jane Kelly's house 813 Shelter Cove Ct. has been sold to Rich and Sheena Wilson. The family will be moving in before Christmas after having some painting done on the inside. They have a 3 month old baby. Please welcome the family.

We presently have four homes for sale in the neighborhood at the following locations: 813 Shelter Cove Ct., 320 Clearview Dr., 438 Clearview Dr. and 454 Clearview Dr. We have had no new move-ins since the Moores on Shelter Cove Ct. last month.

### Tennis Committee

Tammy Teate

Making the best of a bad situation...Our tennis courts received a facelift at no cost to the homeowners due to a careless driver totaling his car into the courts. We replaced the nets and benches which recently got a fresh coat of paint-and we will add two additional benches very soon. The locks have been replaced a big "thank you" to Ken Wells and they have been working great. All of these things have been done well and within our \$250.00 budget! We are open to any suggestions for improvements or opinions regarding the courts for next year. We have resurfacing on the "to-do list" for next year. The committee will keep you all informed on the process.

### Grounds Committee Chairperson

Billie Chastie.

We plan on putting Christmas lights up at the entrance to the neighborhood on Sunday December 6<sup>th</sup> at 2:00PM.

See you there rain or shine!!

Thank you.

### Architectural Review Committee

John Freeman, Sylvia Matthews, Ken Wells

Our committee has had a successful year assisting our neighbors with their projects.

A reminder-if you anticipate making additions to your home, the procedure to effect your changes will continue in the new year.

The form is on our website as a PDF file. Print the form and fill it in. Submit it to any one of the Architectural Review Committee Members. Once your plan has been approved you may then proceed with your new construction.

## Annual General Meeting Ballot Information

Saturday December 5<sup>th</sup> 2009 at 3:00PM  
 Clearwater Tennis Courts  
 (Bring a chair)  
 Presentation of Budget - Election of Officers  
 A quorum of Homeowners is required.  
 Your attendance will be greatly appreciated!

### 2010 Election Ballot

Candidates for the 2010 Homeowners' Association Board are indicated below. You may write in a candidate in the space(s) provided. Please return your sealed Ballots to **Darrell Holifield (732.1075) at 308 Clearwood Ct.** Ballots will be tallied on December 5<sup>th</sup>. Election is by simple majority (one vote per lot). If you cannot attend the Annual General Meeting, please drop off the ballot in a sealed envelope at **308 Clearwood Ct.** by November 28th.

POSITION	NOMINEE	VOTE (Check)	WRITE-IN
<b>President</b>			
<b>Vice President</b>			
<b>Treasurer</b>			
<b>Secretary</b>	Amy Masincupp		
<b>MAL - Shelter Cove</b>	Perry Bowers		
<b>MAL - Clearwater</b>	Stephen Layton		

**Share your talents and interests! Check which committee(s) you are interested in serving on!**

COMMITTEES	CHECK
Architectural Review	John Freeman
Boat Storage (CWAF)	Chris Melia
Grounds	Billie Chastie
Newsletter/Website	
Social	
Tennis Courts	
Welcome	

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Street Address

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Signature