



December 2021

Dear Homeowner:

As this year comes to a close, we would like to take a moment to say thank you for your continued support of Litchfield-By-The-Sea Community Association, Inc. We are committed to working with each of you to ensure the proper operation and economic stability of our association and to provide a comfortable and worry-free environment for our owners.

Over the last few months, we have diligently worked on the 2022 budget, which is enclosed in this packet. With the final budget approved, a 6% increase in the monthly assessments was necessary due to rising maintenance and insurance costs and to continue to rebuild the association's reserve funds.

2022 Monthly Assessment Amounts

Ocean Side & River Club: Improved Properties: \$121 Unimproved: \$88
West Side Properties: Improved Properties: \$ 41 Unimproved: \$31

Also, please find the enclosed coupons and envelopes to assist in making your assessment payment. ***Payment coupons are not enclosed for owners who have authorized the automatic bank draft method of payment.*** Payment Coupons for the bulk cable, trash and recycling program will be mailed separately in December.

Along with the regular monthly assessment, the Board has also approved a Special Assessment for 2022. Pursuant to the Declaration of Covenants and Restrictions, Article V, Section 4 allows the Board to set a special assessment in a single calendar year for members, as long as it does not exceed 10% of the member's annual assessments. The funds must be used for capital projects, construction, repairs or additions to the Litchfield by the Sea common property. All projects must be completed within the same year as the special assessment and total approximately \$282,446. **The payment coupon for the special assessment will be sent under separate cover.**

2022 Special Assessment Amounts

Ocean Side & River Club: Improved Properties: \$145 Unimproved: \$106
West Side Properties: Improved Properties: \$49 Unimproved: \$37

Managed by:

www.waccamawmanagement.com
info@waccamawmanagement.com



☐ Pawleys Island Office

P.O. Box 2308
Pawleys Island, SC 29585
843.237.9551

☐ Carolina Forest Office

P.O. Box 51558
Myrtle Beach, SC 29579
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☐ Briarwood Office

605 Briarwood Drive, Suite C
Myrtle Beach, SC 29572
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Special assessment funded projects for 2022 will include the following:

- Additional storm drain repairs at River Club and LBTS
- Final section of the Beach House deck – conversion from wood to a more durable material
- Security system software upgrade for the charging of rental guest passes
- Preparations for River Club Road work
- Landscape Enhancements near the Beach House
- Fountain repairs by the Beach House and the main LBTS Gate
- Osprey Lake bulk head repairs
- Acoustic panels and technology upgrades at the Beach House

Please continue to direct any correspondence regarding Association business to the Waccamaw Management Customer Care Center. The Customer Care team can assist you with any questions or changes in homeowner information.

Waccamaw Management, LLC, AAMC
Post Office Box 2308
Pawleys Island, SC 29585
(843) 237-9551
info@waccamawmanagement.com

Please also visit the Litchfield by the Sea website at <http://litchfieldbythesea.com> for all of your homeowner information.

In closing, we wish you a joyous Holiday Season.

Sincerely,

Board of Directors,
Litchfield-By-The-Sea Community Association, Inc.

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