
NIMS VILLAGE

Quarterly Newsletter



Community Notes

The December Annual HOA meeting was well attended; thank you to all those who took the time to come. Your involvement makes this community better. This quarter's update is a summary of that meeting, along with a few other items of note. Official meeting minutes can be [found here](#).

Budget

The 2025 budget was approved and for the most part is a copy of the 2024 budget. The pine needle application is now included in the general landscape contract and no longer a separate line item. This application will be twice a year, in late Fall and early Summer. The state of the front entrance has been a continued concern of many, specifically the lack of color. We are in the process of getting quotes to get this area looking better.

The pond maintenance budget is less in 2025 due to better contract terms with SouthernEez. Specifically, pond maintenance includes the cutting of the retention ponds that are throughout the neighborhood. These ponds are cut with different lawn equipment and at different intervals, necessitating it's own schedule.

The Board will request quotes from a third party to perform a reserve study to determine the appropriate dollar amount of reserves we need to have on hand. This study will help the HOA Board assess the specific fiscal needs of the community and to better understand what we need to have saved for future unexpected expenses.

New Violations and ARC Process

Several years ago when Pace first included homeowners on the Board, the need to clean up the violations process was apparent. At the time, homeowners were getting violations that were obviously erroneous or not uniformly cited. We made it a point to put a personal touch on this process and make sure any violations sent out were accurate. Despite our best efforts, this has been an imperfect process and has led to Board members and a select few homeowners having unnecessary confrontations. As such, we are now changing this process.

Effective immediately:

- Braesael Management will no longer need Board approval to send out violations to the CCRs.
- If a homeowner disagrees with the violation and comes to a Board member, the Board member will direct them back to Braesael.
- Braesael will be responsible for initial dispute resolution and the Board will only step in if no resolution between homeowner and Braesael can be achieved.
- The Board expects Braesael to be consistent with its application of the CCRs. Braesael is being supplied with a “cheatsheet” of sorts to make sure the inspector knows what to look for.
- If a neighbor has a complaint about another neighbor being out of compliance with the CCRs, those complaints go to Braesael to review.

Please keep in mind the expectation is we all follow the legally binding rules as set forth in the CCRs. They were agreed to by all of us at closing during the purchase of our homes. This includes trimming your bushes, taking your trash cans in on trash day, and weeding and mowing your lawn, to name a few.

In addition, ARC requests will be reviewed and processed during the first week of each month. If fully completed paperwork is not submitted and available in the system for Board review during this review window, that application will be reviewed the following month. As always, you should have your ARC paperwork reviewed and answered within 30 days of submission.

Community Update regarding Pace

Pace Development, as represented by David Faulkner, provided a number of updates pertaining to their progress on moving out of our community. These updates are as follows, but it should be noted that homeowner Board members continue to have reservations as to the accuracy of this future timeline.

- Road paving is now finished and concrete sidewalk repairs are close to being complete. The shaving of uneven sections will be completed soon. The sidewalk in front of lot 4 will be replaced once grading is completed for lot 4.
- Target final inspection by the Town of Fort Mill will be sometime in February or March. There may or may not be an additional small punch list from their inspection. The storm water/drain inspection will be ordered at the same time. These inspections are necessary for Pace to complete the neighborhood.
- Once grading on lot 4 is complete and inspections are completed, Pace plans to close their grade permit with the town and turn over long term pond maintenance to the HOA.

- Pace will fully exit and turn over their Declarant Rights once the lot 1 and lot 4 sale is completed. Once inspections are completed, David Faulkner has indicated he will step down as a Board Member and the neighborhood will hold an election for his replacement. In this scenario, Pace would continue as the Declarant and the Nims Village Board would consist of three homeowners.

Questions from Homeowners

Q: Can we get a streetlight at the front entrance along the Parkway?

A: In the past, Fort Mill said no. Since the road has been turned over from Fort Mill to SCDOT the answer is still no.

Q: Will the bridge along the greenway be cleaned and stained by Pace?

A: Yes

Q: What is the latest with the concerns that neighbors have raised about the traffic through the neighborhood and screening from the Harris Teeter/Shopping Center?

A: The Board and several homeowners have been meeting to discuss various proposals from the development company Durbin. As a reminder, there is a 35 foot buffer between the property lines of homeowners and developer property. Durbin has committed to a 6 foot wall to run along the adjoining property the length of Pin Oak and provide landscaping. Nims Village has requested the same 6 foot brick wall run behind the homes on Preservation and run the length of the property. Durbin has agreed to run the same wall and landscaping about half the distance. The Board and homeowners plan to continue to work on buffer solutions for the entire length of Preservation. The original request to Durbin was adding a median to prevent turns into Pin Oak. Durbin/Harris Teeter denied the request. A follow up proposal was for the median to force right turns coming from the entrance/exit of the building closest to Pin Oak. This request has been denied. The Board and homeowners will continue to work towards a possible solution to ease traffic concerns.

Q: Are streetlight expenses turned over to Fort Mill once the streets are turned over to the town?

A: While in the past Pace represented that this would be the case, we have unfortunately found out this expense and responsibility will not be covered by the town and remain the responsibility of the HOA. However, we have recently learned that the Town of Fort Mill will reimburse the community \$16 per streetlight per month. This will happen once Pace leaves the community.

Thank you for staying informed on what's going on in the neighborhood. As always, the HOA Board exists to help the neighborhood in a number of ways. If you have questions, suggestions, or even complaints, please don't hesitate to get ahold of us.

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