

From: Garry R. Smith <GarrySmith@schouse.gov>
To: TRAVIS GRAHAMavioncop25@yahoo.com
CC: Veldran, KatherineKatherineVeldran@gov.sc.gov
Mark Williswillisforhouse@gmail.com
Sen. Shane Martinshane@senatormartin.com
Rebecca.Leach@llr.sc.govRebecca.Leach@llr.sc.gov
Mottel, HaleyHaleyMottel@gov.sc.gov
Date: 7/12/2016 9:44:14 PM
Subject: Re: Coachman Subdivision, Simpsonville sc

No problem!

Sent from my iPhone

On Jul 12, 2016, at 9:38 PM, TRAVIS GRAHAM <avioncop25@yahoo.com> wrote:

Yes, thank you to all. Actually the state fire Marshall cleared up a lot of information and has directed me to the proper place. DHEC. They advised me of the laws and violations that are actually being committed and they said they were noticed before I did by a few others, so they had made plans to come out. Thank you all for your time, effort and energy!

Travis Graham

Sent from my iPhone

On Jul 12, 2016, at 9:21 PM, Garry R. Smith <GarrySmith@schouse.gov> wrote:

Thank you, Katherine!

Sent from my iPhone

On Jul 12, 2016, at 1:02 PM, Veldran, Katherine <KatherineVeldran@gov.sc.gov> wrote:

Travis,

At your earliest convenience please call Rebecca Leach with LLR at 803.360.1794. She will be able to assist you with your questions and concerns.

Thank you,
Katherine

cc: Rebecca Leach

Katherine F. Veldran
Director of Legislative Affairs | Office of Governor Nikki Haley
O: 803-734-5124 | C: 803-767-7583
KatherineVeldran@gov.sc.gov

From: Garry R. Smith [<mailto:GarrySmith@schouse.gov>]
Sent: Saturday, July 09, 2016 8:37 AM
To: TRAVIS GRAHAM
Cc: Mark Willis; Veldran, Katherine; Sen. Shane Martin
Subject: Re: Coachman Subdivision, Simpsonville sc

Thank you, Travis, for taking your time to write me about your concerns with the operation of the Coachman Subdivision. I am sorry that you are having these issues with your Homeowners Association.

I also want to take this opportunity to welcome you and your family to the area.

As you are probably aware, the General Assembly is not responsible for the administration of the Fire Marshall office nor the Labor Licensing and Regulation Department. These are all part of the Executive branch of government. However, Representative Willis and I are more than willing to help in any way possible. I am therefore sending your request to the Governor's office so that they can address this issue with the agency under their jurisdiction. I can tell you that the Governor's office takes citizen concerns such as this very seriously, and will make sure that your concerns are addressed appropriately.

Thank you again for taking your time to write.

Garry

Sent from my iPhone

On Jul 9, 2016, at 1:03 AM, TRAVIS GRAHAM <avioncop25@yahoo.com> wrote:

Re: HOA SCAM/ Unprofessional and unethical actions by HOA/ Unsafe community pool for children/ Fire hazards/ Safety concerns for children/ severe neglect by:

HOA Community Mgt., LLC
400 Regent Park Ct. Suite 100, Greenville, SC 29607
Fax ([864](tel:8642773308)) 277-3308

Community manger for our subdivision is: Jennifer Frodl 864-277-3308 ext. 4 owned by Mitchell Rice and Charlene Rice.

I live in Coachman Plantation Subdivision on Scott's Bluff Dr. Simpsonville, SC.

My wife and I chose this subdivision after talking with our realtor Bill and the sellers of Mungo Corey and Cliff. We just had a baby and wanted to be in a subdivision with a community and beside a pool for her to swim.

I closed on my house in Feb 2016 with Mungo homes and at that time I paid \$1000 to HOA fees. It was \$500 for unknown fees that the attorney was not able to explain and \$500 for HOA fees. However all \$1000 would be going to the HOA.

I'm sorely disappointed in the HOA we currently have. It appears after living here and speaking with the neighbors the HOA merely exists to send out letters of violations! There are numerous things other than this I want to say, however this is the main issue at hand:

The pool:

The pool is a disaster and poses a severe safety hazard, it is poorly maintained or not maintained at all. The concrete is broken in many places that create extremely sharp edges. The actual pool interior and surrounding concrete is cracked, broken

and in various states of disrepair. It is unknown and not posted if this pool is maintained and cleaned and checked for PH balances. The pool itself, along with the attached building, pump house, restrooms and breezeways are absolutely dirty and coated in years of filth. The pool contract maintenance company was asked to clean this and their response was the HOA pays the bare minimum, therefore they only do the bare minimum, and they stated that does not include general cleaning or sanitation to ensure our families and children avoid fungus or disease common with community pools that are not maintained properly. The resident are the ones who kills the fire ants, wasps, and numerous spiders. The actual interior pool concrete is cracking, falling and missing pieces, causing extremely sharp edges. They have a kids pool with a mushroom waterfall for children that worked for 1 week and has stopped since. I was advised by the neighbors that this happens every year and the HOA waits until the next year to repair this. There is also minimal seating and 2 small tables for a large community.

**** One of my main concerns is vicarious liability on Pace Development, Mungo Homes, and the HOA for fire hazards. There is no lighting after dark, even though the pool is open, unless you turn the switch on. Other than that, there is no common light or emergency lights. Most of all is the next part of fire safety emergency! There is NO EGRESS**

If you enter the pool and the gate is locked, you can not exit! My wife and i share a key and we have a toddler, she has to leave and I have my toddler. I needed to leave and could not. I was locked in. It requires a key, and there are 8 feet metal fences with sharp points on them.

If there were an emergency how are the public able to egress?

What would happen if my toddler were to accidentally get out of the gate and it shut prior to me? I'm disabled. How would I get out to protect my toddler from harm? I would NOT be able to.

Attached are just a small sample of pictures of current conditions at the pool.

- 1: I request the fire marshal investigate the egress of the pool for safety
 - 2: I request monies paid in earnest for HOA dues to be placed to use in repairing the pool to at least minimal standards.
 - 3: I request that Pace Development remove the current HOA and replace them with a suitable one who actually cares and will return phone calls and have meetings in the Neighborhood as promised on your website that you provide.
 - 4: I request the media to investigate this HOA management, their practices and financials. We pay a lot and receive very little.
 - 5: I request our house representatives to act on our behalf and demand action for this, since this is an LLR organization that is required to be standardized by law.
- I have spoken with all of our neighbors and they all feel the same way. We do not like the current HOA and desire them to be removed. We also desire the above listed . Thank you.

Sincerely ,

Travis Graham

864-420-5115

Cc:

all Pace Development

HOA

Keller Williams Blue Line Realty

Mungo homes and reps

WYFF news 4

Fox Carolina News 21

WSPA news 7

WLOS news 13

Greenville News
Laurens Advisor newspaper
Media at GSA Business magazine
The Easley Progress newspaper
SC state fire marshal
SC House Rep Mark Willis
SC House Rep Gary Smith

<image1.JPG>
<image2.JPG>
<image3.JPG>
<image4.JPG>
<image5.JPG>
<image6.JPG>
<image7.JPG>
<image8.JPG>
<image9.JPG>
<image10.JPG>
<image11.JPG>
<image12.JPG>
<image13.JPG>
<image14.JPG>
<image15.JPG>
<image16.JPG>

Sent from my iPhone