

SENDER: COMPLETE THIS SECTION

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 ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
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2. Article Number
 (Transfer from service label)
 7010 0780 0000 6603 7304

PS Form 3811, July 2013

Domestic Return Receipt

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A. Signature Agent Addressee
 X *E. St. James*

B. Received by (Printed Name) _____
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Sent to: *BEACH COMPANY*
 Street Apt. No. or PO Box No.: *440 Hwy 90 Suite 1*
 City, State, ZIP: *LITTLE RIVER, SC 29566*

PS Form 3800, August 2006 See Reverse for Instructions

| | |
|----------------------|------------|
| Postage | \$ 6.49 |
| Postmark | 09/15/2014 |
| Return Receipt Fee | \$ 2.70 |
| Endorsement Required | \$ 0.00 |
| Endorsement Required | \$ 0.00 |
| Total Postage & Fees | \$ 6.49 |

LONGS MAIN PO
 LONGS, South Carolina
 295689998
 4518030568 -0098
 (843) 399-6767
 02:13:37 PM
 09/15/2014

Sales Receipt

| Product | Sale Unit | Qty | Price | Final Price |
|---------------------------------|-----------|-----|-------|-------------|
| LITTLE RIVER SC 29566 Zone-1 | | | | \$0.49 |
| First-Class Mail Letter | | | | |
| Expected Delivery: Tue 09/16/14 | | | | |
| Return Rcpt (Green Card) | | | | \$2.70 |
| USPS Certified Mail #: | | | | \$3.30 |
| 70100780000066037304 | | | | |
| Issue Postage: | | | | \$6.49 |
| Total: | | | | \$6.49 |

Paid by: Cash
 Change Due: -\$13.51

For tracking or inquiries go to USPS.com or call 1-800-222-1811.

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Bill #: 10002022447
 Clerk: 05

All sales final on stamps and postage
 Refunds for guaranteed services only
 Thank you for your business

September 14, 2014

Mesa Raven HOA

To Whom it may concern,

In response to a letter dated 8/27/2014 from Julee Medlin, I would like to make the following correction - It referred to the dead tree on the berm as "your berm". Please let it be known that this is the property of the HOA not part of my property. This can be verified at the County Clerks office, recorder of deeds office in Conway SC. To date, the dead tree still remains.

As far as the clocks on the irrigation are concerned, after a conversation with Kelly on August 25, 2014 at approximately 2pm, I was told that I am not responsible for any monies needed to correct the problems at hand. My both lots do not have the HOA Irrigation system. I had my own system installed shortly after I built my home in approximately 2008 and have never had a problem to date. In my opinion, it is the responsibility of the people that are connected to the system to foot the bill.

In response to the resignation of Ralph Cretella, I feel that once he has resigned, he should be done and not able to continue to work on financials. In my opinion this is a conflict of Interest, the person that takes his spot carries on those duties.

Why has our Insurance premium been raised so high? Has anyone done their due diligence to get other bids? There are so many insurance companies out there and the "Board" needs to do their homework to get a better deal for our community. There is so much hard earned money being wasted on unnecessary items. To be more specific, the pumps run too many hours, also has it been determined that the lake belongs to Mesa Raven or the county? We could be paying a bill that the county may be responsible for.

In closing, I would like to say that truth and honesty goes along way. In my opinion, this board had failed our community

Thank you,



Joseph Rutkowski
156 & 160 Mesa Raven Dr.
Longs, SC 29568

By the way, where is the replacement for the dead tree on the berm? I brought this to your attention over two years ago and NOTHING has been done. As minor of a detail as this is, even it has not been addressed or corrected. You have failed. I paid approximately \$2190 to the HOA in 2014. What does my money go for?

I would appreciate it if you would send this letter to every household in the community, since in the past I have been criticized at the HOA meeting for giving copies of my correspondence to the residents of Mesa Raven even though they were truthful and honest. We have a First Amendment right but it seems to be restricted in this HOA.

Yours truly,



JOSEPH RUTKOWSKI
156 Mesa Raven Dr.
Longs, SC 29568
843 450 3700

cc: Governor Nikki R. Haley
Office of the Governor
1205 Pendleton Street
Columbia, South Carolina 29201

December 23, 2014

Mesa Raven HOA
c/o The Beach and Company
440 Hwy 90 E, Suite 1
Little River, SC 29566

Mesa Raven HOA Board,

My votes for each of lots #10 and #11 are "no vote" for any candidate. There is no need for any board members. All have failed. I don't think anyone in this community is fit to be on the board.

In my opinion the HOA Board and the Beach Company are failing the community. The only thing they do well is to suck all the money out of us. It is still very much Bill Muldrum's HOA. In my opinion they are like the mafia. They are at your doorstep every month sucking money out of you for some reason, even for unjustifiable reasons. I believe when the Board spends money they spend it like it is theirs. They are not looking at the good for the community. An independent audit was supposed to be conducted three years ago and this has not been done. I do not trust this board or the Beach Company. This is the worst HOA I have ever dealt with.

Bill Muldrum was the developer and he put Mike, Jeri, and Ralph on the board without us having an opportunity to vote for any of them. Then these three so called "members" of the board voted in the Beach Company, and again we, the community, were not given the opportunity to vote. So the board and the Beach Company were instituted without community approval. I would not have voted for any of these three people nor the Beach Company. Where is the democratic process in our HOA?

The secret and private meetings with the Beach Company and the Board are unacceptable. Dues payers should know where their money is going. Open dialogue is necessary at all board meetings during the fiscal year with residents of the community involved. Truth and honesty go a long way and, in my opinion, you have failed. Many changes must be made and the Board does not have a vision for the future and this is why they have failed. I'm sure everyone in the community can see this. We do not need a contracted HOA with the Beach Company. We can do like Long Bay Community and have our own HOA.

This type of HOA needs to be regulated by the state of South Carolina.

Kellie, I have called you a number of times and left messages and I have sent certified mail. You and the board have never responded. You have failed. Please ensure that every piece of correspondence in the future is sent to me in the US mail, -- no verbal or electronic communications.

February 20, 2015

Mesa Raven HOA
c/o The Beach & Company
440 Hwy 90 E, Suite 1
Little River, SC 29566

Attention: Kelli Shahan

Mesa Raven HOA Board,

I am requesting that you return \$430.00 (\$215.00 each for lots 10 and 11) to me for the special assessment billed in October 2014 for Bill Meldrum's irrigation system. As you are aware, I am not on the system. I was told by Ms. Shahan that I am not responsible for any monies needed for the irrigation system. I addressed this in my certified letter to you dated September 14, 2014, to which I have yet to receive a response. Copy of said letter is attached with certification receipt signed by D. Litchfield.

I moved in my home in March 2008. I noticed rust on my walkway and hired a contractor to clean it in 2008 and again in 2009. I paid \$100.00 for these cleanings. In 2010 I approached Bill Meldrum, the developer, concerning the discoloration on my concrete. I asked for a water analysis of the well water used in the system and he said he would not give me this information. So therefore I requested to opt out of the system and he said that was fine. He sent his nephew, Dave Wooster, to disconnect my property (lot 11) from the system. This was completed and in May-June 2010, I proceeded to get my own irrigation system.

When I purchased lot 10 in 2013, I again approached Mr. Meldrum, requesting to opt out of the system, and he agreed. Once again he sent Mr. Wooster who provided disconnection service from the system for lot 10 as well.

Please refund the \$430.00 to me within thirty (30) days of receipt of this letter.

Thank you.

Yours truly,



JOSEPH RUTKOWSKI
156 Mesa Raven Dr.
Longs, SC 29568
843 450 3700

cc:

Governor Nikki R. Haley
Office of the Governor
1205 Pendleton Street
Columbia, South Carolina 29201

Senator Greg Hembree
PO Box 142
Columbia, South Carolina 29201

The State of South Carolina needs to regulate all HOAs because currently an HOA can take your house away. I would never want to see that happen, especially to our veterans and senior citizens.

Following are some questions that I need answered:

- (1) In Bill Meldrum's HOA, how many terms can a board member serve?
- (2) Can anyone in Mesa Raven rent their property?
- (3) Kelli and HOA, what percentage of the collected fees does the Beach & Company get per house and per lot for the year 2015?
- (4) What fee does the Beach & Company receive when I sell my house? What fee does an outside realtor receive when I sell my house? What fee does the Mesa Raven HOA receive when I sell my house?

I would appreciate it if you would send everyone in the community a copy of this letter and also your response.

Truth and honesty go a long way.

Yours truly,



JOSEPH RUTKOWSKI
156 Mesa Raven Dr.
Longs, SC 29568
843 450 3700

cc:

Governor Nikki R. Haley
Office of the Governor
1205 Pendleton Street
Columbia, South Carolina 29201

Senator Greg Hembree
PO Box 142
Columbia, South Carolina 29201

February 20, 2015

Mesa Raven HOA
c/o The Beach & Company
440 Hwy 90 E, Suite 1
Little River, SC 29566

Attention: Kelli Shahan

Mesa Raven HOA Board,

The following is provided in response to your letter of 1/30/2015.

Enclosed is an email dated April 14, 2012, including my handwritten comments concerning its contents. This is why I do not trust the Beach & Company and the HOA. Congratulations and good luck to the three new members of the Board! I hope you can change the click that has always existed in the Beach & Company and the HOA.

An "open meeting"-- this is a first. It has always been a closed meeting in the past.

Referring to your comment that all members receive monthly financial statements, I have never, ever, ever received a financial statement on a monthly basis. I have only received it annually. Why are you discriminating against me? Because I think differently than you?

Approximately two years ago at the North Myrtle Beach library, we had a meeting for election purposes and at the meeting I spoke out of turn and this person named Mike Meerdter stood up and announced that he was the sergeant-at-arms. He proceeded to try to physically throw me out of the meeting. Kelli and the Board members and other HOA members were all there to see this. I did not come to the meeting for any kind of violence. I came to this meeting to give personal thoughts to try to make this a better HOA. This is the reason I do not go to any more of these meetings. Mike Meerdter needs to tone down his aggression. And no I did not fail by not coming to your last meeting. You have failed.

It is ridiculous that the dead tree has been on your berm or the county's property for all these years, and therein is a great example of how Bill Meldrum's HOA has failed. And there is still no replacement in its place. I will bet that if it was behind a board member's house, it would be replaced within thirty days, not 3-4 years.

Kelli, when we talked on January 5, 2015, I told you that I would never have voted for the Beach & Company four years ago. Then you said, "Would you like to live in a cesspool?" What did you mean by that? Kelli, you and your Beach & Company need to go, in my opinion. You failed. People in Mesa Raven need to know where all of their money is going. Does the Beach & Company really work for this HOA or do they work for themselves? This HOA needs an independent audit every year, and let the people vote to choose the CPA. There should be four to five CPAs on the ballot. The Beach & Company does not need to pick a CPA for Bill Meldrum's HOA.



February 20, 2015

Mesa Raven HOA
c/o The Beach & Company
440 Hwy 90 E, Suite 1
Little River, SC 29566

Mesa Raven HOA Board and the Beach & Company,

I would like to know where my HOA money is going. Please provide a 2015 quarterly statement showing a breakdown of all charges, for example, electric charges broken down by pump #1, pump #2, and pump #3 on the pond, electric charges for the irrigation, electric charges for lights, Horry Electric charges, trash removal, all insurance fees, landscaping/mowing, HTC TV charges, etc.

Annually I am paying \$1860, that is $\$300 \times 4 = \1200 for my house/lot and $\$160 \times 4 = \640 for my other lot. Please show the breakdown for use of my money by each of my properties, lots # 10 and #11. Technology today should make this easy for you.

I do not have a computer or email, so please provide this information by postal mail.

Thank you.

Yours truly,



JOSEPH RUTKOWSKI
156 Mesa Raven Dr.
Longs, SC 29568
843 450 3700

cost of \$250. The center fountain is to be fixed shortly as they are waiting on parts to come in. Bill stated that cost will be a little higher, more like \$500.

We also asked about the irrigation system. This should be up and running now. Watering will take place three times a week. Bill told us that water scheduling can be done on an individual basis as long as it is between 4:00 am and 6:30 am. We will approach the homeowners for their scheduling needs and have Dave set it up. One suggestion is to water Monday, Wednesday, and Friday for 20 minutes each day.

The Executive Board recommended a special assessment of \$300 per lot (total of \$9,000) to have some money available for insurance, management costs, repairs, and other expenses we may incur this year.

Now for the good news! Shortly the HOA will receive an additional \$135 per vacant lot per quarter and another full HOA amount of \$275 for the house being built. There are four vacant lots that were recently sold by Bill. That comes to a total of \$815 additional income per quarter.

Also Bill reported that all delinquent HOA fees have been paid up expect for 1 neighbor who still owes 1 quarter payment. Once the bank sells the home that is in foreclosure there will be additional HOA money collected on that home.

Next meeting scheduled for Thursday, April 19th with Doug Millar of LITUS, Bill Meldrum, and the Executive Board to discuss the transition process.

There will be a meeting set up with the Executive Board and the homeowners once the take over is completed. Please be patient in this time of transition. We will supply more information as it becomes available to us.

7-13-12

Tracey E. Kelly

I am forwarding this letter to you for your information. I have underlined areas that are a great concern to me & other homeowners. we should pick, by open forum, with only homeowners as Mesa Town an HOA. I cannot see how Bill will only turn over his authority as head of our HOA to the people he wants. Since it is our neighborhood shouldn't we choose these positions. I hope you can see the level of frustration. Thanks Joe

From: jerir2000@aol.com
Sent: Monday, April 16, 2012 10:02 AM
To: cecilr@sccoast.net
Subject: Fwd: Mesa Raven HOA Conversion

—Original Message—

From: RALPH CRETELLA <r.m.cretella@snet.net>
To: Mike Rollinson <mgrollinson@yahoo.com>; Cecil and Jeri Richardson <jerir2000@aol.com>
Cc: Bill Meldrum <Bill.Meldrum@litus.com>; Douglas A. Miller <dmiller@litusole.com>
Sent: Sat, Apr 14, 2012 4:09 pm
Subject: Mesa Raven HOA Conversion

Mesa Raven HOA Conversion

The Advisory board had a four hour meeting with developer Bill Meldrum on Thursday, April 12th. Discussed were various issues concerning Bill turning over his rights to control of Mesa Raven to the homeowners. The anticipated date is late May or early June 2012. Bill has sold his last 4 remaining vacant lots and has 1 house to finish before turning over his 51% controlling interest to the homeowners.

Bill stated he would turn over his rights based on one condition, the current advisory board (Mike Rollinson, Jeri Richardson, and Ralph Cretella) which was voted in at the last HOA meeting would become the new Mesa Raven Executive Board. We agreed only if there is a management company in place to collect HOA money, pay bills, and levy fines against delinquent homeowners. Bill stated that the term for each member of the board is for 2 years.

In order to take over Mesa Raven, the homeowners would have to absorb the cost of insurance and the management company fees. Errors & Omissions insurance is required to protect the association from any liability due to injury on the common grounds. Bill is currently paying this insurance at a cost of \$2,000.

The management fees are estimated to cost between \$2,500 to \$3,500, depending on the services requested. This would be a cost of \$7 to \$10 per month per lot owner. Bill is currently paying only \$100 per year to LITUS.

We will designate a two person committee to explore cost and options for landscaping, property management, and liability insurance. This committee will probably be Mike Meerdtter and Peter Paluch, who volunteered to assist the advisory board and were voted in at the last HOA meeting.

The current management company and landscaper will be used in the transition process until the committee recommends a new option. Dave Wooster will report directly and only to the Executive Board for work assignments and repair authorization.

We asked Bill what Dave Wooster's (Landscaper) was contracted to do for Mesa Raven. Bill stated it is to mow the common area, which is the berm along Hwy 905 and around the pond once a week. Also to trim the sloped areas around the ponds once a month. If there are any repairs to be done, Dave gets \$25 per hour for labor plus the cost of parts. He recently fixed the fountain pumps and lights on one end of the pond at a total

Rutowski Joe