

March 18, 2015

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

Attn Kellie Shahan

Dear Kellie,

I stand by all the statements in all my letters.

As far as your letter dated March 6, 2015, I still need a breakdown of charges for the irrigation pump, for cable TV, and for trash removal. I need to know how much it costs per month/per house and per month/per lot (as there is a difference between a lot with a house and a lot without a house)? Also on the irrigation, I only need to know the charges for the one pump that runs the irrigation system. Please provide this breakdown of charges for my properties for each year, 2011, 2012, 2013, and 2014. As for HTC TV charges, does it go up each year and why? Please send me a copy of the contracts for each of HTC TV, Horry Electric, and trash removal. These contractors will not provide the contracts to individual members of the community.

Also I need a copy of the contract between Mesa Raven HOA and the Beach and Company.

I want a printed copy of all monthly finances of Bill Meldrum's HOA from January 2014 through December 2014.

I still want my \$430 back for the 2014 special assessment for the irrigation system since I am not on the irrigation system.

I pay \$1760 in HOA fees without special assessment. Then I pay \$970 for property tax, for a total of \$2730. I have paid over \$10,000 since 2008. When you are retired, it is very difficult to keep up with this along with other living expenses. Our HOA is pricing ourselves out of the real estate market as it is more difficult to sell a home with these exorbitant HOA fees.

I am thinking of putting a work shed at 156 Mesa Raven Dr., Longs, SC 29568. My neighbor has put a large work shed in his yard on cinder blocks. Tell me how large it can be, and whether it must be on cinder blocks, concrete, or nothing. Do I have to go through the county?

There are a couple other questions I need answered. Can I rent my house out? How long can anyone serve on Bill Meldrum's HOA Board?

We need a CPA audit from 2012 until present, paid for with HOA monies. The CPA should be selected by vote of all members of the community, not by the Beach and Company. At least three members of the community should independently verify the vote results to keep everybody honest.

Everybody in the community needs to know where all monies are going all the time from January 1 through December 31 of every year. This is not happening. This is how I see this HOA as failing. Everything seems to be a secret among board members only. Stop the click.

The State of South Carolina, with the help of Governor Haley and Senator Hembree, needs to update the state HOA regulations to make them more strict so senior citizens and veterans are not subject to have their homes taken away.

In my opinion this HOA reminds me of the mafia. They are at your doorstep every month demanding more money.

I have no animosity towards anyone. I just need to know where my money is going? And you, Kellie, and you, President Mike Meerdter, have to provide all the answers to my questions.

To correspond with me, please use the U.S. mail. No E-mail, no-no phone calls, please.

I would appreciate if Bill Meldrum's HOA Board and the Beach & Company would send every property owner a copy of my certified mail and your responses via U.S. mail or e-mail.

Truth and honesty go a long way.

Yours truly,



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

Copy to:  
Governor Nikki R. Haley  
Office of the Governor  
1205 Pendleton Street  
Columbia, SC 29201

Senator Greg Hembree  
P.O. Box 142  
Columbia, SC 29201