



A PUBLICATION FOR HOLLY TREE RESIDENTS

Volume 1, Issue 4  
Winter 2004

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Dear Holly Tree:

A New Year has started and the new board has already met for the first time. We are excited about continuing the awesome progress that the previous board started. However, we could still use help. If anyone can volunteer a few hours it would be greatly appreciated. Just let us know if you want to work alone on a project or meet your neighbors by working on a committee. We still need help with the social, architectural, and covenant committees. In addition, we have several projects that could use some leg work. By working together we can accomplish more in less time, so please consider volunteering your time and talents to make Holly Tree the best neighborhood in Greenville County.

From Pat Perkins

**2004 Homeowners Board**

**President:** Pat Perkins  
105 Springhill Drive  
963-0708 (h)  
perkins@bwwonline.net

**1st VP:** John Cummings  
105 Gilden Lane  
967-4972 (h)  
getcummings@aol.com

**2nd VP:** Liliana de Angeli  
103 Maple Rock Court  
244-1010 ext. 242  
lideangeli@cdanjoyner.com

**Secretary:** Mary Brown  
207 Old Town Way  
288-7125  
gnauckm@aol.com

**Treasurer:** Charles Stegall  
204 Country Side Lane  
228-2994

**Bookkeeper:** Susan Kern  
715 Plantation Drive  
967-3594  
susan@fuelideas.com

**2004 Committee Chairs**

**Architectural Chair :** Joel Kleger  
410 Camelot Drive  
fkleger@charter.net

**Beautification Chair :** Bill Martin  
301 Pecan Hill Drive  
963-5060  
billbettymartin@juno.com

**Covenants Chair :** Joe Riopelle  
105 Gleneagles Court  
967-4494  
htsjar@aol.com

**Publications Chair :** Ande Zander  
413 Camelot Drive  
967-7291  
ezander@charter.net

**Social Chair :** Carol Rabel  
116 Briarwood Drive  
962-8532  
cnccrable@mindspring.com

**Website Chair:** Bill Brett

Special points of interest:

**-REWARD OFFERED**

**-STREET LIGHTS OUT?**

**-BRAVO-ONE ARRIVES**

**-ANONYMOUS COMPLAINT  
FORM ENCLOSED**



# HOLLY TREE

*Simpsonville, South Carolina*

*Holly Tree Homeowners Association*

Post Office Box 975, Mauldin, SC., 29662

## **RESIDENT INQUIRY/ ACTION REQUEST**

DATE: \_\_\_\_\_

*Anonymous Request / Complaint:*      YES      NO

*Your Name and Address:*

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*SUMMARY OF REQUEST / COMPLAINT:*

*REQUEST / ACTION GIVEN:*

### Congratulations Marissa!

Marissa Granger, 8 year old daughter of Holly Tree residents Charlie and Susan Granger, is South Carolina's state champion in AAU track, for the half mile run, for girls age 8 and younger. Marissa went on to represent South Carolina in the Junior Olympics for the southeastern United States, where she placed in the top 10 of her age group. Marissa was just 7 at the time she won the state championship, so we look forward to seeing what she can do as an 8 year old!



### Carol Behal

(864) 228-8472

*Silver Wear*

*Sterling Silver Jewelry*

1009 Plantation Drive  
Simpsonville, SC 29681

E-mail  
cbehal@charter.net

### REMINDER

The Homeowners Association Board is posting this notice to remind you about the annual Holly Tree Garage Sale coming up in July.

Start saving your items!!!

Details to be announced at a later date.

ATTENTION: All Women

Love to Sing?

### Greenville In Harmony

(a brand-new Sweet Adelines International Chorus)

Check us out every

Tuesday @ Mauldin High School

From 7:00pm—9:30pm

We need your voice!

Be the performer you always wanted to be!

Call 286-8737 for more information



## Liliana's Column

January 16, 2004

Dear Holly Tree Neighbors,

Now that the year has come to a close, you may like to have Year-end information on the real estate market in our neighborhood and how it compared with year 2002.

Despite the economic slow down, home sales were healthy in Holly Tree. As per information obtained from the Multiple Listing Service, 29 homes sold. The average Sold Price was \$217,409 with 108 DOM (average days on market). In 2002 MLS statistics show that 18 homes sold in Holly Tree. The average Sold Price was \$198,294 with 110 DOM. As you can see, home values keep going up but remember that the overall condition of the economy is a key factor as well as new home market. So, keep investing in your home with frequent updates and good maintenance in order to maximize appreciation.

Interest rates continue to hover from 5.25% to 5.50% for a 30yr fixed conventional loan. The real estate outlook for 2004 is excellent. If you have any questions, or if you are thinking of selling, please call 244-1010 x-242 or e-mail me.

Many wishes for a great new year from  
Your Neighborhood Realtor

My Holly Tree is your quarterly newsletter. If you have anything to add, or news of your family that you want to share with the community, forward suggestions for the Spring issue by March 31, 2004. Please email Ande Zander at [pubs@myhollytree.com](mailto:pubs@myhollytree.com)  
Advertise in your newsletter! Rates per issue are:

	Non-Resident	Resident
Business Card	\$20	\$15
1/4 Page	\$30	\$25
1/2 Page	\$45	\$35
Full Page	\$75	\$55

Thanks, Ande



**LILIANA de ANGELI**  
GRI, CRS, CBR, Top Producer Club  
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**Prudential**

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## FROM THE BEAUTIFICATION COMMITTEE

Since the last newsletter, Old Town Way, Lancelot Drive and Camelot Drive have been fitted with new light fixtures. Camelot Drive required drilling into one of the brick columns and fishing the wires inside. Conduit (for electrical) and a 1-inch copper water line with working hose bibs (for water service) were installed on both sides of Lancelot Drive and Camelot Drive and the center island of Camelot Drive.

With the help from Pat Connelly (**who has contributed an incredible amount of time to these projects**), we plan to have the light fixtures at Lancelot Drive, Camelot Drive and Old Town Way up and running this spring.

In addition to all of this, Batson's plumbing is working on estimates for the boring and installation of water lines and conduit at Plantation Drive and Adams Mill Road and also at Old Town Way.

Also newsworthy, Joe Smith has obtained a landscape bid for the Camelot Drive entrance. The design looks to be a big improvement to the current look. Joe will present this to the committee at our next meeting. Joe has also pushed the County to replace two of the broken concrete storm sewer covers on Holly Tree Lane.

Bill Martin completed the Holly Tree sign Project and looked out for us by removing two of the signs on Highway 14. A front-end loader was clearing brush around the signs, and Bill had the signs removed and stored until the Highway 14 expansion is complete.

Finally, I am pleased to announce that Bill Martin will fill the Beautification Chair. Bill has been a resident here for many years and he has looked after our community in many ways. We are truly grateful for his continued service.

John Cummings

*There are many excellent volunteers on the Beautification Committee giving their time to make Holly Tree the best neighborhood in Greenville. With help from volunteers, we are aggressively tackling many issues that have been affecting the community for some time. The Beautification Committee meets the third Thursday of each month at the Holly Tree Country Club Bar at 6:15PM. Everyone is welcome. If you are willing to be a volunteer to the Beautification committee or just have a suggestion, please feel free to contact Bill Martin @ 963-5060.*

*\*\*If anyone witnesses litter dumping in Holly Tree or anywhere in South Carolina, please call the Litter Busters Hotline at 1-877-7-LITTER*

# Your Holly Tree Board & Committee's!

**HOMEOWNERS**

**BOARD**

**President** - Pat Perkins  
 Email: president@myhollytree.com

**1st Vice President** - John Cummings  
 Email: firstvp@myhollytree.com

**2nd Vice President** -  
 Liliana de Angeli  
 Email: secondvp@myhollytree.com

**Secretary** - Mary Brown  
 Email: secretary@myhollytree.com

**Treasurer** - Charles Stegall  
 Email: treasurer@myhollytree.com

**Bookkeeper** - Susan Kern  
 Email: bookkeeper@myhollytree.com

**Bravo-One Arrives at  
 Holly Tree and River Walk**

We are pleased to announce a joint contract between Holly Tree, River Walk and Bravo-One protective services! Bravo-One has started patrolling our neighborhoods during the late evening. They come with great references from Greenville County where they obtained a contract to work locations where the county police once patrolled.

Mike Babson heads up Bravo-One and his officers are armed and have the power to arrest. The police vehicles are the same color as the County police and look the same—with role bars and cages in the back seat. Bravo-One offers flexibility and accountability to our community. In the near future, Bravo-One will have their officers observe key locations in the community.

We hope that the savings and flexibility will give our community better overall coverage and curtail the types of crime we experience.

**See Contact Number and Operating Hours at the bottom of this page**

**Committee's**

**Architectural Review**

Chairperson: Joel Kleger  
 Email: arch@myhollytree.com

**Beautification**

Chairperson: Bill Martin  
 Email: beaut@myhollytree.com

**Covenant Enforcement**

Chairperson: Joe Riopelle  
 Email: covenant@myhollytree.com

**Publications**

Chairperson: Ande Zander  
 Email: pubs@myhollytree.com

**Social**

Chairperson: Carol Rabel  
 Email: social@myhollytree.com

**Welcome**

Email: welcome@myhollytree.com

**Description of HTPHA Committee Duties**

**Social**—plans & coordinates neighborhood activities.

**Architectural Review**—reviews applications for architectural change.

**Publications Committee**—maintains the Neighborhood directory & publishes quarterly newsletter.

**Beautification Committee**—selects our Yard of the Month recipients & plans projects to improve the esthetics of our neighborhood.

**Welcome Committee**—extends a warm greeting to our new neighbors. We promptly contact new residents providing them with community information, services to help them get settled & a gift basket from the Homeowners Association.

**Covenant Enforcement Committee**—monitors compliance w/ our neighborhood covenants & provides proper notification for violations. Other responsibilities include a periodic covenant review & covenant education.

**Bravo-One Protective Services.**

Mike Babson operates Bravo-One  
 The dispatcher phone number is **864-409-0058**

**Operating hours:**

Thursday and Friday - 8 PM to 12 AM  
 Saturday - 8 PM to 2 AM  
 All other hours - Please call 911



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Play Houses \* Workshops \* Pool House \* Garden Cottages*

**See Us At The**  
**Portable Building Structures      Southern Home and Garden Show      Garages**  
**March 4<sup>th</sup>-7<sup>th</sup> Booth 710**

**REWARD!!**

We need your help. The board is trying to locate the broken street sign paddle for Briarwood Drive. It was found broken by new home owners in May of 2002. Shortly after, it disappeared from their yard. It will cost the association approximately \$1200 to replace the entire sign. However, if we can locate the paddle, it will only cost us approximately \$40 to weld it back to the bracket. Please contact Pat at 963-0708, no questions asked. The finder will be given a \$100 gift certificate to the dining room at the club.

**STREET LIGHTS OUT?**

Do you have a street light that is not working? If so, please contact Laurens Electric at 288-7412. Please report the problem by opening a work order. Normally, Laurens Electric will have the problem corrected in a day or two. You will need to give them your name, address, phone number and the location of the broken light.

**Congratulations to the Holiday Decoration Winners!**

**House Decorating Contests results:**

**Halloween:** Debby and Barry Lyda, 104 Honey Horn Drive. **Christmas:** Lynda and Robert Humphrey, 813 Plantation Drive.

Heather Durbin (Yard of the Month) awarded the winners with dinner for two at the country Club!

Community spirit was especially visible during Christmas this year. Among the runner ups for the Christmas contest were:

The Rabel's	The May's	The Farmer's	The Creasy's
116 Briarwood Drive	3006 Bethel Road	214 Chestnut Oaks Circle	107 Holly Hill Lane

**Great job to all!!!**

## January 2004 Report Of The Holly Tree Plantation Covenant Committee

There are a couple of areas that are still a compliance problem, trailers and trash cans. Since utility trailers are not specifically mentioned in the covenants, we asked our attorney for his opinion. Reading the intent of sections 2.16 Tents and Shacks, 2.17 Trailers and Vehicles and 2.19 Boats, "...it seems clear that the drafter of the covenants intends that no trailers, including utility trailers, be parked in a driveway or side yard visible from the street." With that in mind, we will be sending letters to 17 homeowners that presently have utility trailers on the property. We're hopeful that everyone will comply so that further notifications will not be necessary.

The second area concerns trash cans. We have had several complaints about trash cans that are left out in full view of the road at all times, not just on trash day. Please be a good neighbor and keep your trash cans either in the garage or behind the house.

Although it's hard to believe when the temperatures are in the teens and there is ice on the streets, Spring is right around the corner. That means the return of boats from winter storage. Remember that boats and trailers must be kept in the garage.

We would like to thank everyone who has been so cooperative in their voluntary compliance and invite anyone who has the time to join our committee and help make Holly Tree a community we can be proud to call home.

The Covenant Committee



**GOOD NEIGHBORS LOOK OUT FOR EACH OTHER.  
CALL US IF WE CAN ASSIST YOU WITH YOUR  
REAL ESTATE NEEDS.**

**Rick & Janice Horne**

**Sales Associates**

Office: 864.250.2850

Mobile: 864.982.7653

Fax: 864.250.2882

[rhorne@coldwellbankercaine.com](mailto:rhorne@coldwellbankercaine.com)



**When you need an address, try  
ours...[coldwellbankercaine.com](http://coldwellbankercaine.com)**



**Planning to sell your Holly Tree  
home this spring?**

***We're interested in buying one!***

**Desiring 3+ bedrooms, 2 ½ baths,  
ample kitchen, dining room, etc.**

**Moderately priced.**

**Please contact [wteer@sc.rr.com](mailto:wteer@sc.rr.com) or call  
Stewart or Kay Teer 803-773-9730.**



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MAILED SOON.



# FLAT FEE

a measureable difference choose with confidence

## Dare to compare

	Flat Fee Pricing
Home value	\$130,000 and above
Upfront costs	\$0
Flat Fee	\$3500
Cost of listing	\$3500*

\*Buyer to also be responsible for the approximate 3% commission to the selling company.

• The cost of selling is not based on the price of your home, we pass the savings to you.

With over 17 years of top producing real estate experience, Carol, once again ranked in the top 10 REALTORS in Greenville County. She has a dynamite team and office staff which offers the best possible customer service and results.

  
**Carol Pyfrom**  
REALTY

250-2112  
400 pettigru street  
[www.carolpyfrom.com](http://www.carolpyfrom.com)