

The Cottages at Turtle Creek Homeowners Association



Membership Meeting
February 18, 2026

Call to Order

-- Agenda --

Call to Order

Reading of last Meeting
Minutes

Financial Report

Recent Activity

Pool

Architectural Review

Grounds and Common
Area Maintenance

Closed-loop
Communications

Member Q&A

Call to Adjourn

- Welcome Everyone!



Meeting Minutes

-- Agenda --

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Call to Adjourn

- Call for Edits and Revisions
- Call for Approval



Financial Report

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Account Balances - Month & Year Ending 12-31-2025

OPERATING

\$47,584.89

RESERVES

\$11,918.98

Expenses - Month & Year Ending 12-31-2025

DECEMBER

YTD

OP EX	\$2,779.17	\$35,522.31
ADMIN EX	\$1,108.39	\$16,337.43
RES CONTRIBUTE	\$ 229.17	\$ 2,750.04
*PPTY TAX	<u>\$ -0-</u>	<u>\$ 60.27</u>
TOTAL EX.	\$4,116.73	\$54,670.05

* Paid to Spartanburg County in Nov, cleared in Dec.

Financial Report

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CTC HOA JANUARY 2026 FINANCIALS

Account Balances, ME 01-31-26

<u>OPERATING</u>	<u>RESERVES</u>
\$59,447.94	\$13,253.37

Expenses - ME 01-31-26

	<u>JANUARY</u>	<u>YTD</u>
OP EX	\$ 4,298.25	\$ 4,298.25
ADMIN EX	<u>\$ 874.21</u>	<u>\$ 874.21</u>
SUBTOTAL	\$ 5,172.46	\$ 5,172.46
RES CONT. *	+\$ 1,320.00	+\$ 1,320.00
TOTAL EX	\$ 6,492.46	\$ 6,492.46

Recent Activity

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Call to Adjourn

- Entrance Lighting
 - Tasks Completed
 - Tasks Remaining



Neighborhood Pool

-- Agenda --

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Member Q&A

Call to Adjourn

- Pool Lighting
 - What Happened?
 - The Plan



Architectural Review

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Member Q&A

Call to Adjourn

- Architectural Review Committee
 - Discovery Meetings
 - Member Interest to Serve
 - Current Status of Requests
- Flowerbeds
 - Coverings
 - Membership Input on Materials
 - Plantings
 - Plants Subject to Approval?

Architectural Review

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Member Q&A

Call to Adjourn

- Homeowner Additions

- Outbuildings

- Detached outbuildings must follow current Covenants and Restrictions, ARC guidelines. Outbuildings visible from the street are unlikely to be approved.
 - Detached garages or barns capable of storing a vehicle will not be approved as they would be visible.

Architectural Review

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• Homeowner Additions

– Additions

- Any addition to a home must be attached to the structure of the dwelling.
 - Hallways may be used to attach an addition to the dwelling.
 - Such hallways must be incorporated into, and included in, the heated square footage of the dwelling.
 - Breezeways open to the elements will not be allowed as attachments.

Architectural Review

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• Homeowner Additions

– Garages

- Any garage added to the dwelling must integrate architecturally with the original structure.
- Stylistically, any added garage doors facing the street must match any existing street-facing garage doors, including height.
- Setback of the garage door opening may be staggered, subject to required setbacks and easements.

Architectural Review

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• Homeowner Additions

– Garages – cont.

- No garage door opening over 7' in height may face the street.
- Garage door openings over 7' must be side or rear load.
- Side load door openings over 7' must be shielded from street view by walls and/or plantings.
- Access to any garage door is subject to existing driveway standards.

Grounds and Common Area Maintenance

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Call to Adjourn

- RV Parking Area
 - Location and Access
 - Access to Street
 - Bound by Creek and Trees



Grounds and Common Area Maintenance

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- RV Parking Area

- Improvement Costs to Membership

- Civil Work – Compaction, Crusher Run and Gravel

- Aesthetics – Fence Required?

- Security – HOA Assumes No Risk!



Closed-Loop Communications

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- Member Communications

- Email from ctchoa.com

- Avoids fees, so more frequent e-blasts

- Member Mailing List – Please let us know if your address changes

- Future Enhancements

- Website will be updated to include current events, calendar and member resources.

Member Questions and Answers

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Member Q&A

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- What's on Your Mind?
 - Suggestions?
 - Problems?
 - Items Requiring Maintenance?

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- Member Input on Meeting Frequency
- Thanks for Coming!