

GILDER CREEK FARMS FAQ's

1. “Who is the property manager for Gilder Creek Farm and what do they do?”

Chastine Property Management, Inc is the company contracted with Gilder Creek Farm Homeowners Association. They can be reached at 864-335-4785. Chastine assists the board of directors, maintains accounts, write checks to vendors, collects homeowner dues, and obtains contractors for repairs and acts as a consultant for homeowners and any other items requested by the board.

2. “When and where is the annual homeowner annual meeting held?”

The annual homeowner meeting is usually held in either January or February at the HOA clubhouse (404 Grimes Drive). This is your opportunity to hear what your Board of Directors has done during the past year and has planned for the upcoming year. Homeowners are advised of the meeting date and time by mail as well as an update on the Gilder Creek Facebook page. Please be sure to attend as your participation is important!

3. “I noticed one of the sprinklers or a spotlight at one of the entrances or along Shippers Drive isn’t working correctly. Who do I contact?”

If you notice something within our community not working or in disrepair, you can give a call to our property management company; Chastine Property Management @ 864-355-4785 or email the board at board@gildercreekhoa.net .

4. “My home has a security system installed. Is there anyone I need to notify?”

Yes. If you have a home security system, it must be registered with the Greenville County Sheriff’s Department. Registration fee is \$10.00. Non compliance could result in a fine. Registration and information changes can be completed by mail. Please download the form from Greenville County’s website. Please notify the Greenville County False Alarm Office when you make changes to the following: alarm monitoring company, homeowner information, and emergency contact information.

5. “I have a small boat and trailer. Can I keep it in my driveway or back yard indefinitely?”

No. Boats and trailers are allowed to be stored in a garage if the door can close completely. If this is not possible, off-site storage is required. Your boat or trailer can only be stored in your driveway for up to 5 days. Storing it longer will result in a fine assessment and a “reminder letter” from the homeowners’ association. If not removed, you are subject to a fine.

6. “I’m planning to build a fence, new patio and maybe a screen porch. Do I need to fill out a form or request approval before construction can start?”

Yes. In order to maintain a sense of continuity, property in Gilder Creek Farm is guided by a set of covenants and building guidelines. The following additions to your home will need approval: deck, screen porch, additional room, and canopies over doors or windows, changes in driveways or sidewalks as well as adding a fence, detached storage building, pool, patio, satellite dish, removal of living trees, etc. No above ground pools will be approved. **ALL ADDITIONS TO YOUR HOME OR PROPERTY MUST BE APPROVED BY the Architectural Review Committee** (A.R.C.) prior to construction.

Refer to the A.R.C. form for details on what needs to be approved. Email address - arc@gildercreekhoa.net

7. “I would like to have a storage shed in my backyard. Are there any forms I need to complete or approvals needed before construction can start?”

Yes. Since adding a storage shed is a change to your property, the same procedure should be followed as above. Complete the A.R.C. form as directed above.

8. “My neighbor is building a new deck and I don’t think he has applied for A.R.C. approval. What should I do?”

If you have any questions whether a project has been approved, you should email the A.R.C. at arc@gildercreekhoa.net or Chastine Property Management at 864-335-4785 to inquire.

9. “The street light near my house is out. Who do I call?”

Laurens Electric Cooperative is responsible for maintaining the street lights in Gilder Creek Farm. When you notice a bulb has burned out or a light needs repair, make note of the exact street address and 8 digit numbers on the pole. Then, contact Chastine Property Management at 864-335-4785 and they will file a report with Laurens Electric for the community.

10. “Are statues, lawn decorations or bird feeders allowed in the front yard?”

Sculptures, statues, bird feeders, bird baths, windmills and similar items such as flags must be approved by the A.R.C. (Must be approved by ARC, see GCF Covenants, Article 8.20).

11. “Can I keep my trashcan in front of my garage?”

Trashcans and other unsightly items are not permitted to be visible from the street. If you store your trash can on the side of your home or garage, it must not be visible from the street. You are allowed to put your trashcans on the side of your home provided you put some type of fencing around them. (Must be approved by ARC, see GCF Covenants, Article 8.20).

12. “I saw a loose dog (and/or) cat roaming. Are there any restrictions?”

Yes. Greenville County has a “leash law” as defined by Greenville County Ordinance 730. ANIMALS MUST BE ON A LEASH OR CONFINED AT ALL TIMES. This applies to cats and dogs. This is for the safety of your animals as well as your neighbors. Remember when you walk a dog, please “scoop the poop!” Our “scoop the poop” request is not only for neat appearance to our community’s grounds and streets, but more importantly for sanitation reasons and compliance with the Greenville County Code.

13. “Who should I call to report barking dogs or other animal complaints?”

First, discuss the barking animal with your neighbor who owns it as a courtesy. If you are unable to resolve the matter, you can contact the Animal Control Office at 864-467-7595. They handle all complaints regarding domestic animal disturbances such as barking dogs, dogs running at large etc. You may also contact Chastine Property Management at 864-335-4785 and request a “friendly reminder” to be sent out as well.

14. “I would like to invite my weekend guests to the pool. Do I need to let someone know?”

Homeowners are permitted to bring up to 5 guests accompanied by an adult homeowner to the pool and homeowner MUST have a valid pool pass (little red tag) with them. Please instruct guests of the “pool rules”. There are no lifeguards on duty at the pool.

15. “I would like to have a pool party? Is this permitted?”

No. Private parties are NOT allowed at the pool. Homeowners are allowed to have additional guests but a private pool party is not permitted. Also, the pool is only available for day usage.

16. “My kids would like to attend the pool by themselves, is that ok?”

It is the parent’s responsibility to ensure proper supervision and behavior of their children during pool use. Children 13 and under must have adult supervision to enter the pool or pool area. Children 16 or older may supervise a younger sibling only.

17. “My child would like to go to the pool restroom. Why is it locked?”

The pool restrooms are kept locked to ensure cleanliness. Each homeowner should have a key to the restroom. You should have received your key shortly after closing on your home. If you need a key, please contact Chastine Property Management at 335-4785 to request a key. Children under the age of 6 are not allowed to use the restroom alone and must be accompanied by an adult.

18. “We would like to have an “adult beverage” while relaxing at the pool, is this ok?”

Drinking an “adult beverage” while relaxing at the pool is permitted. Remember no glass containers, as this is a hazard! Please be a responsible drinker. Anyone who appears to be under the influence will be asked to leave.

19. “My children would like to set up a snack stand at the pool during the summer, is this ok?”

No, due to strict OSHA regulations with regard to food and beverage sales, we can’t permit food or drink to be sold from an unlicensed person.

20. “When I take my evening walk, I have noticed kids loitering around the pool and tot lot. What should I do?”

Loitering is prohibited after pool operating hours and after dark around the tot lot. Please remind children of this rule. If you suspect or witness vandalism, you should notify the Greenville County Sheriff’s Department immediately. It is always recommended that you carry a mobile phone when walking, especially at night.

21. “I have some suggestions to improve life in Gilder Creek Farm but I’m not sure who to share them with?”

The board of directors and members of the various committees are always looking for input from creative homeowners! This is your neighborhood and we want to make it the best place to live in Simpsonville! If you have an idea that could make life more pleasant and fun in our subdivision, we would love to hear from you. You can contact us directly at board@gildercreekhoa.net or you can leave a message with the property manager at Chastine Property Management. Also, we solicit “constructive criticism” on our

current practices. Remember the board of directors and committee members are all volunteers and give up hours of their personal free time to serve you. The more creative minds.... the better!

22. “I would like to become involved in my community, but don’t have much time to volunteer, is there anything I can do to help?”

Yes! If you are interested in serving on any of these committees, please contact a board member or chairperson for the committee you are interested in.

23. “Where can I recycle items other than what my private waste collector picks up at curbside?”

If you would like to recycle items other than what is available curbside, there are many drop-off sites in the area including one located on 1311 Anderson Ridge Road near the CESA soccer fields. Please see the directions below:

- * Turn Left on WOODRUFF RD (SC-146) - go 1.1 mi
- * Make a Sharp Right Turn on S BENNETTS BRIDGE RD (SC-296) - go 1.1 mi.
- * Turn Right on ANDERSON RIDGE RD - go 1.1 mi
- * Arrive at 1311 ANDERSON RIDGE RD, GREER, on the Left

24. “What should I do with the grass clipping, trimmed tree limbs and leaves?”

You should contact your individual waste collector provider for more information on this and to determine if there is an additional fee.

25. “My family has three cars, where should we park? Is it ok to park the extra car in the yard or on the street?”

Vehicle parking is restricted to your garage and driveway only. Parking vehicles overnight in the street is a hazard and is prohibited by Greenville County. If a vehicle is parked on the sidewalk and it cracks, the homeowner will be responsible for the cost of repairs. Also, please do not park vehicles in the yard as this is prohibited by the GCF Covenants.

26. “I would like to park my camper in the pool parking lot over the weekend before we leave for vacation, is this ok?”

The parking lot is strictly for those using the pool, playground or clubhouse facilities. Vehicles parked for reasons other than this will be towed at the owner’s expense. No overnight parking is permitted however, with permission from Chastine Management, some short term (overnight/weekend) parking could be considered on a case by case basis.

27. “My mailbox is old and I’m considering replacing it? Can I install a decorative mailbox in its place?”

No. In order to maintain consistency, your mailbox should be replaced with a replica of the original.

28. “My mailbox post needs repainting. What paint color should I use?”

The paint to be used for the mailbox post is made by Sherwin Williams. There is a Sherwin-Williams paint store located across from Wal-Mart on Woodruff Road just behind Zaxby’s Restaurant in Greenville.

29. “I have noticed shrubbery on a corner lot that restricts my ability to see oncoming traffic, what should I do?”

If you live on a corner lot, please be aware of how your landscaping affects your neighbor’s ability to safely enter the intersection at your corner. It would be advisable to occasionally drive around your corner and see what your neighbors see. Keep bushes and trees trimmed so as not to cause an obstructed view. If you notice a home that has an obstructed view and you are comfortable addressing your neighbor, please do so. If you are not comfortable doing this, contact Chastine Property Management at 864-335-4785. If you are contacted about an obstructed view on your lot, please be “neighborly” and trim the bush or tree back in a timely manner. We have had several accidents in the neighborhood that were attributed to an obstructed view due to overgrown landscape.

30. “My neighbor’s lawn is very over grown. Do we have restrictions on this?”

Yes. We all have busy lives, but keeping your lawn cut and landscape trimmed is part of being a homeowner and good neighbor. Mow your lawn and trim the bushes on a regular basis. If your lawn is not maintained, you will receive a “reminder letter” from the homeowners association. Continuous neglect will result in a fine.

31. “My neighbor’s home is showing signs of disrepair such as peeling paint. Are there any rules regarding this?”

Keeping your home and property in good repair is part of being a good neighbor. All of our home values are improved when properties have good “curb appeal”. The covenants do require that your home be maintained in good repair. Please take a walk around your house and make sure that the exterior is in good repair and address maintenance issues promptly. If you have a concern about the upkeep of a neighboring property, you can bring it to the attention of Chastine Property Management.

32. “I have seen golf carts driving around the neighborhood. Are these legal to drive on the neighborhood streets?”

Golf Carts are permitted in the neighborhood *only* if they are registered with Greenville County. They must have a permit displayed in the lower left corner of the windshield and the operator is age 15 or older.

33. Who are our current Board Members?

Jeff Lapointe – President, ARC member
Jeff Dunlop – Vice President
Dave Fowler – Member at Large, Landscape & Beautification Committee
Carol DeVito – Treasurer, Social Committee
Heather Fabio - Member at Large, Landscape & Beautification Committee
Dan Alvarez – Secretary
Dave Whitaker – Member at Large, ARC member

Important Telephone Numbers and Websites

Chastine Property Management - 864-335-4785

Laurens Electric - 800-942-3141

AT & T (Repair Line) - 800-642-0544

Greenville Water System - 864-241-6000

Charter Cable - 800-955-7766

Piedmont Natural Gas - 864-233-7966

Bell's Crossing Elementary - 864-355-3800

Riverside Middle School - 864-355-7900

Mauldin High School - 864-355-6500

Greenville County Sheriff - Emergencies Dial 911 467-5300(non-emergency number)

Fire Department - Emergencies Dial 911

Greenville County Building Permits - 864-467-7060

Greenville County Library - Simpsonville 864-963-9031

Animal Control Office - Greenville County 864 467-7595

Call Before You Dig - 800-632-4949

Greenville Memorial Hospital - 864-455-7000

Hillcrest Hospital (Simpsonville) - 864-967-6100

St. Francis Hospital - 864-255-1000

St. Francis Women's & Family Hospital - 864-675-4000

Gilder Creek Farm HOA **www.gildercreekhoa.net**

Greenville County.....www.co.greenville.sc.us