

# TRADITION COMMUNITY NEWSLETTER AUTUMN 2024

*So glad we live in a world where there are Octobers—Anne of Green Gables*

Our roving reporter, Linda Smith, has been out and about speaking with our neighbors over the last several months and has provided some very interesting articles. Enjoy!

Litchfield Beach Halloween 2021 *Photographer Unknown*



**Please Reference Your Community Directory  
For contact numbers and email addresses**

Not in the Directory? Don't have a directory?  
Contact Doug Armour at [TraditionDirectory@Gmail.com](mailto:TraditionDirectory@Gmail.com)

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# From the Desk of the President *(Actually it's our dining room table)*

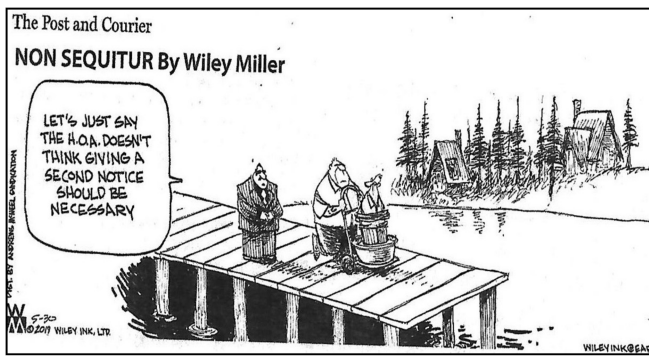
## 2024 Capital Improvements

### Key Cards

We replaced the key locks to the clubhouse, tennis courts, pool gate and restrooms. The system is working very well. As with pool keys each homeowner gets one key card. If it is lost, the old card will be disabled. A replacement card will cost \$25.

### Security cameras

Security cameras have been installed at both the front and back gates, clubhouse, pool and tennis courts. The camera feeds are stored for several weeks in the event we need to retrieve data for security reasons.



### Covenants

Our Covenants review is now being performed by Kuester, our management company. Please understand that with any new process we will encounter a few things that will need to be modified. Bear with us as the process evolves. If you are unable to resolve the identified issue in the expected timeframe, please contact Kuester to let them know you are working to resolve the problem. We understand you may encounter a delay because of availability of a contractor or product and it may take a little longer to complete the project.

If you did not see the email blast, please contact Kuester to get your email added to their distribution list. Homeowners can check or change their Email address by logging into their Kuester account. You can also send it to [support@Kuester.com](mailto:support@Kuester.com) or call (888) 600-5044.

### Golf Cart Path

It took a long time but we now have golf carts back on the multi-purpose path. A new LLC has been created and now owns the path again. As a result, we are back on the path and safe from being struck by a car.

Please understand that golf carts should always give other path users (walkers, joggers, bicyclist) the right of way. Please move off the path to let them pass. If wanting to pass someone going in the same direction, please let them know your plan to pass on a specific side. If no response is received, please pass on the grass.

### Speed Limits

Approved speed limit signs have been installed at each entrance as per request of the Sheriff's department, so they may enforce the 25 MPH throughout the community. Please keep our walkers and bikers safe and obey the speed limit.



### Road Work on the Horizon

Our reserve funds ended the year at \$1,347,499. Unfortunately, it is time to dip into those funds for work on our almost 30-year-old streets. The Board along with our volunteer civil engineers have identified the first area of our roads to be replaced. We will be replacing Tradition Club Drive from the Front Gate all around to the back intersection with Deacon Drive.

We do not have a start date for this project but expect to have it completed before the end of this year. We will keep everyone informed of the date of the paving as well as travel and parking instructions during construction.



There are stop signs at the end of every street and a 4-way at the intersection of Historic and Tradition Club Drive. Stop still means STOP it does not mean "slow down". Could it kill you to obey the road signs? It might, or it may kill someone else.

## From the Desk of the President *Continued*



### **New Improvements Underway**

#### **Spectrum**

The board has signed the agreement to continue services with Spectrum. More on the 2025 contract will be provided later this year.

#### **New Committees**

The three new volunteer committees that have been formed and are already in operation. You can read more about these committees in the July edition of the newsletter.

#### **Back Gate Improvements**

We have been experiencing difficulties with our electrical system at the back gate. Analysis of the existing wiring showed some deficiencies which required us to make improvements. A channel was dug into our exit lane at the back gate and inserted a conduit in it and repaved the channel. New wiring will be run to the island and the necessary upgrades completed. Early next year, we will be updating the power source to make the needed upgrades.

#### **BFS Trash and Recycle service**

It is that time again to sign up for trash and recycle service with Bill Floyd Services for next year. There will be an increase of \$6 per household per year for trash removal. The recycle fee will remain the same. You will be soon receiving a letter and form to be completed to continue, cancel or begin new service. Please complete the form and return by the date identified on the form. Failure to do so will require you to contact BFS on your own for service at a higher price.

Also please note that we only allow 2 trash removal services in the community, BFS and Rutledge. We do this to lower the wear and tear on our roads. These heavy trucks have a negative impact on our roads. If you are using a trash/recycle service other than the 2 mentioned above, please discontinue it by the end of the year.

#### **Geese problems**

I'm sure that you have seen the ever-increasing goose population around the community. They have been seen walking on our streets and on streets not adjacent to ponds. We are working with the golf course to see what can be done to have them leave the area. This is not an easy task and it will take time. In the meantime, please **DO NOT FEED THE GEESE**.



#### **Tree Trimming**

Our residents are very thankful that the land around our community was not clear cut when the homes were being built. This provides us with a lovely looking community. Over time some of these beautiful tree root systems began to damage driveways, walkways, patios and foundations and had to be removed. Others began covering our rooftops and when trimming didn't work those also had to be removed. Some of these trees have grown to the point that some the branches now extend over our roads and sidewalks. We want to keep our trees if possible but we also need the low hanging branched to be trimmed so they do not touch passing vehicles or pedestrians. If you have one of these low hanging trees, please have them trimmed. We will continue to do the same in our common areas.

Enjoy the Fall Season!  
John McLaughlin

## Oktoberfest 2024

**Don't Forget to Sign up:**

**Event Date: October 12<sup>th</sup>, 2024**

**Rain Date Sunday October 13<sup>th</sup>**

**Deadline is October 10th!**

## KEY CONTACTS

Covenants [Support@Kuester.com](mailto:Support@Kuester.com)

ARB Charlie Zelinsky

Clubhouse Rental: Donna Rawlings

Website Manager: Vince Franco

[Qualitykid@gmail.com](mailto:Qualitykid@gmail.com)

Website: [www.Tradition29585.com](http://www.Tradition29585.com)

Newsletter Editor: Celise McLaughlin

[Newsletter@TheTraditionCommunity.com](mailto:Newsletter@TheTraditionCommunity.com)

## THE TRADITION HOME & GARDEN CLUB

Our club meets monthly from September through May normally on the 3rd Tuesday of the month at 10:00 am in the Tradition Club House (2nd Tuesday of the month in December)

The topics our guest speakers will cover during our 2024-2025 season are:

- Sue Makley, Inlet Culinary Garden will speak on "Winter Plants"
- George Fain on "Downsizing Now"
- Our own Allison Mooney will provide a cooking demo
- Tradition resident, Linda Warren, will discuss local volunteering opportunities
- A local fireman will educate us on Fire Safety Tips.
- A wellness discussion with club members Cindi Caron (massage therapist) and Karen Fayer (tai chi instructor) plus Eva Yu of Healings Point Acupuncture
- Tradition resident, Chris Guyer, will share his knowledge over two meetings - (i) plants that grow well in this area (and those that don't!) and (ii) history of Brookgreen Gardens and his knowledge of some of the outdoor sculptures

## BOARD OF DIRECTORS

John McLaughlin, President

Debbie Moeller, Vice President

Brian Kramer, Treasurer

John Gaston, Secretary

Diane Legg, Director

Lisa Klein, Kuester Management

Building & Grounds: Alex Herndon

Board Meetings Fourth Thursday  
2:30 p.m. Residents' clubhouse  
(subject to change)



Water Aerobics is over for the season, but don't fret!

You can stay active all winter!

## Chair Aerobics and Dance

Monday, Wednesday and Friday

from 9a.m. to 10a.m.

## WEEKLY & MONTHLY ACTIVITIES

Be certain to check the calendar for the free activities at our resident's club house. There you can find, various card games including ladies bridge, Hand Foot & Elbow, and Canasta. Also every Friday morning needleworkers are there from 10 to noon.

Mexican train and Mahjong are held there regularly also. All these are open to all residents to join. Contact info can be found listed on our website.

# Coming Attractions in and around Tradition



## Art Under the Oaks Bi-Annual Art Show Fundraiser

Art-Pottery-Woodworking-  
Jewelry-Photography-Food-  
Live Music, Raffles and More



Event address:  
Litchfield Marketplace  
115 Willbrook Blvd.  
Pawleys Island, SC. 29585

November, 2nd & 3rd  
9 a.m. - 4 p.m.

Precious Blood of Christ Catholic Women's Club  
**35TH ANNUAL ARTS & CRAFTS festival**  
OCTOBER 25TH & 26TH  
From 10 AM to 4 PM  
1633 Waverly Road  
Pawleys Island, SC 29585  
Free entry  
**70 + VENDORS**  
Women's Club Cafe  
Bake Sale  
Used Book Sale  
Silent Auction  
Prepared Foods To Go from our Kitchen Cupboard



Save the Dates  
December 6 & 7



**Christmas Carol Sing Along**

**CHRISTMAS GOLF CART PARADE & POT LUCK DINNER**

Watch your email for more information and don't forget to sign up!

## Apple Dumplings Festival

St. Peter's Lutheran Church  
65 Crooked Oak Drive at Highway 17  
Pawleys Island, SC



Saturday November 23

10:00 AM-2:00 PM



**400 apple dumplings**

*Homemade apple dumplings! Soups!  
Holiday crafts and homemade gifts!*

**First come! First served!**

# Welcome New Residents

1317 Tradition Club Drive –Joseph, James & Nicholas Ravelese from West Hartford, CT  
Joe and his brothers are currently renovating this home. Having lived in Charleston for a short while, they decided they prefer Pawleys Island and bought a home here together. It also brings them closer to their family. Their father is a renowned oncologist in Connecticut and he and his wife are retiring to Georgetown.

## Tradition Suggested Vendors 2024 The new listing!

Doug Armour has graciously offered to keep a running list for publication. His email is: [TraditionDirectory@Gmail.com](mailto:TraditionDirectory@Gmail.com)  
Please email the names of vendors you have found helpful and the business they performed. We are looking for HVAC, Plumbers, Electricians, Landscapers, Irrigation, Handymen, House Cleaners, Power Wash, Propane delivery, Window Washers, Home Remodelers, Roofers, Painters & Tree Services. Don't worry, we won't quote you, recommendations are completely anonymous.

## LET'S TALK TURTLES

By Mary Ellen Campbell [SEATURTLES.ORG](http://SEATURTLES.ORG)

SCUTE, or South Carolina United Turtle Enthusiasts, is a group of volunteers dedicated to sea turtle conservation in Georgetown and Horry counties. Organized in 1989, SCUTE holds a permit of the South Carolina Department of Natural Resources (SCDNR) to protect and if necessary, relocate sea turtle nests, as well as record data through our website.

Several of our Tradition residents volunteer every season from May through September to help provide a clean and hole free beach for nesting and hatching sea turtles and to locate and protect their precious nests.

If you are interested in devoting a morning to volunteering with us, please contact me. There is training involved and an early call of 15 minutes before sunrise. The walk entails about 1.5 miles.

Monday – Friday we have a few spaces to fill and can also use substitutes. Our Saturday and Sunday teams are filled.

Contact Mary Ellen Campbell to get a brochure.



## Needlework

Fridays 10am to Noon  
at the Pool House  
By Loretta Espy

The Needleworkers Group is well established here in Tradition and has been active since the fall of 2002. We are a small group, about six to eight ladies, and would love to increase our number by having you join us. All Tradition residents who enjoy doing needlework are welcome to attend. It is a friendly, casual atmosphere where we enjoy each other's company while completing our own projects.

If you are about to start a new project or have a half-completed project you would like to get done, come join us. Call Loretta Espy for information.

## Notary Services at Tradition

Have you had a document that needed a notary seal? A car title? Insurance documents? And of course, it might be a week-end....your bank is closed and even the UPS store is closed...and that document needs to go out NOW?? You are in luck!



One of our residents, Monique Philips, is a notary and she will be happy to assist you! Just make an appointment with her, contact info is in the directory. You can come to her home or she can come to yours! All transactions are confidential. No charge, but she asks for a \$5 donation per seal which she donates to Boykin Spaniel Rescue!

# Tradition Ladies Golf Association

By Loretta Samartino

TLGA started out 2024 with newly elected board members, President Loretta Samartino, Treasurer Robin Billie and Secretary Colleen Misa, all freshman filling the board out.

Besides the weekly rounds on Thursday, we scheduled a number of tournaments. Our two day Ringer Tournament scheduled for April 11th and 18th was shortened to one day after the first day was cancelled due to rain. First place was captured by Pat Kemper and Maureen Lempert. Kathy Allbright and StarGaworecki placed second with Adrienne Molloy and Amy Monaghan taking third place. Fourth place was Daune Barksdale and Loretta Samartino.

Next up was the annual Member/Guest on May 16th with a great turnout of 16 teams. The event included a fashion show with Mike Smith, Brian Kramer and Bob Misa walking the runway in the pro shop's latest golf attire. Robin Billie and guest Marlene Baddello took first place. Second place was Maureen Lampert and guest Cecilia Barksdale. Star Gaworecki and guest Peggy Boden came in third and fourth place was Alice Puckett and guest Janet Keys. Awards for Closest to the pin went to Loretta Samartino (Hole 2), Cindy Kramer (Hole 5), Cecelia Barksdale (Hole 12 and 15). Eileen Dillon won closest to the line.

On June 13th the Member/Member tournament took place. Maureen Lempert and Joyce Smith took first, Janet Ransom and Carolyn Mims took second, Star Gaworecki and Colleen Misa took third and in fourth place was Daune Barksdale and



Loretta Samartino.

The final tournament is the President's Cup which takes place October 10th and 17th. On November 5th, the league has scheduled an Italian Dinner at the Pool house. The league year wraps up with an Annual Awards dinner planned for January 2025.

Our membership is open year-round and we are always looking for new members to join us in the spirit of promoting golf and building new relationships around a shared interest.

## TRADITION GOLF LEAGUES

The newsletter will provide details about one league with each quarterly publication.



## TRADITION GOLF CLUB

By: Rich Woolever

Head Golf Professional / GM

[Rich.Woolever@foundersgolf.com](mailto:Rich.Woolever@foundersgolf.com)

It is hard to believe that summer is coming to an end and fall is starting to arrive. Historically golf on the Hammock Coast has some down time during the summer and winter months. This year has broken that trend, and the golf course remained full and busy throughout the hottest months of the year. All of us here at the golf shop are extremely happy to have such an active membership and community that stays involved and participates in regular golf groups and events!

Over the past few months, we have gone through tropical storms, microbursts and some other unexpected weather events. The maintenance crew have worked magic cleaning up debris, cutting up fallen trees and branches.

You may have noticed that we have made major landscaping changes to the golf course. Last fall over 300 trees were removed and it is planned to remove additional trees over the next three months.

Other golf course improvements have included new landscaping around the bag drop area and new Sunday Bermuda grass sod in select areas of the greens. In addition, the clubhouse restrooms have been updated with new sinks, vanities and counter tops.

Please help us welcome new staff members to the golf shop. Britt Farrington joined the team in the spring and has been a great addition. Tyler Schermick has been with us for only a few weeks and is looking forward to adding to the Tradition Club experience. As always – Mark Roden and Deb Jackson continue to do a fantastic job and strive to create outstanding events for all Tradition members and residents.

Thank you to those who joined us for the community Memorial Day Event, July Fourth Scramble and Labor Day Scramble. These are great tournaments every year and we are happy to have availability for everyone in Tradition. We will continue these golf tournaments and hope to add future non-golf social gatherings.

We are proud to be a part of such an amazing community and plan to continue welcoming all to enjoy the golf course facilities. With safety in mind, we do ask that walkers/bicyclists and those in personal carts please be mindful and courteous to those who are playing the course. Please stay off holes when golfers are on the course to avoid being hit by a ball. Also, please drive personal carts at safe speeds.

Enjoy the upcoming beautiful fall weather. Hit the ball straight and please let the golf team know if we can be of assistance in any way.

## Tai Chi Classes Wednesdays from 10-11 am at the LBTS Beach House

Athletes through the ages, including Olympians, have used a variety of means to increase their focus and concentration in order to enter the zone. Some have used meditation, yoga, dance, and other techniques. Another way is by practicing Tai Chi. In fact, Tai Chi is often referred to as moving meditation, an ancient Chinese internal martial art. Every athlete knows that the more a sport is practiced correctly, the movement becomes more automatic and precise. So, by increasing your deep concentration and focus as well as your mind-body connection and muscle memory — you just might have a greater chance to succeed in your chosen sport!

Interested? contact Tai Chi instructor Karen Fayer, to confirm the schedule in the Tradition Directory

**PICKLEBALL** was invented in 1965 just outside Seattle by 3 dads who decided to create some summertime fun for their kids. The sport is laid-back and participant-friendly. It grew greatly through the years and is now in all 50 states.



## Men's Pickleball

In March 2020, the Pawleys Island Recreation Center closed due to the Covid pandemic and the Tradition Men's Pickleballers was formed.

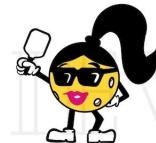
Playing outdoors was a big adjustment for most of us, but the group quickly grew to over 20 occasional and frequent players. After the rec center reopened, most of us preferred the outside conditions and continue to play here Tuesday, Thursday, and Saturday mornings.

Play is coordinated through an application to keep the maximum number of players from exceeding what the facilities can accommodate, considering there are just 2 courts, we do this with a "first come, first served" protocol.

Anyone considering playing should contact Paul Lempert, Gene Zawislac, or Larry Schaap



## Women's Pickleball



The Tradition Women's pickleball players are extending an invitation to other Tradition ladies and their female guests who might be interested in playing pickleball with us.

We meet on Friday mornings usually about 8 am, although the time may vary depending upon the weather. We play on Tradition's tennis courts and players bring their own paddles and balls.

We like to have Fun, we're Flexible, Friendly, and even try to accommodate players' needs. In the summer, many women go to the pool to join water aerobics right after play.

Those who think they might be interested are encouraged to come watch us play and meet the other Ladies! For more information or to get added to our email list contact Dawn Jones.



## Tradition Ladies tennis:

Come out and play! We have a full group of eight great ladies. We meet on Monday and Wednesday and Saturday mornings. The time varies depending on the time of year; but, play is always complete by 11:00am. We would love to have any new tennis players to join our substitute list. Please contact Susan Akers for the Monday and Wednesday play and Monique Philips for the Saturday play.



# Why We Came to The Tradition

By Chris & Terri Guyer

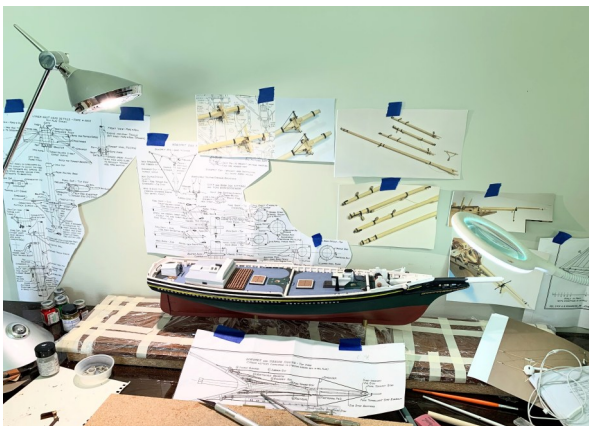
Chris and Teri dreamed of living on the southeast coast after retirement, so had casually scouted up and down the Atlantic for several years. They were drawn more and more to Pawleys Island since Teri's parents have a condominium in Litchfield, the area is beautiful and relatively quiet, and the beach is accessible. In addition, Brookgreen Gardens is close by, allowing Chris to continue his volunteer work in horticulture that he began at the Fort Worth Botanic Gardens.

Knowing that retirement was approaching, they started looking more earnestly for a home in Pawleys in March 2022. But the real estate market seemed fierce and intense at that time, so they abandoned the search. Thinking they had plenty of time to find a new home, they put their house in Texas on the market in the fall of 2022. It sold in 8 days and the search was back on!

During their first search in March, Teri and Chris fell in love with Tradition for several reasons – the community was settled, quiet, and well-maintained. And the lush greenery, sidewalks, and accessibility to the bike path was a huge plus. At that time, however, there were no homes on the market in Tradition. Chris and Teri believe that God's timing is perfect, though, because on their second search, one home was for sale. 52 Discovery Lane was back on the market after a contingency contract fell through. And that is where they now live, happily enjoying all that Tradition and Pawleys have to offer!



Both Teri and Chris volunteer at Brookgreen Gardens in various areas. Teri spends most of her volunteer time at the zoo where she educates guests, conducts Mother Nature's Café tours, and walks Angus (The Ambassador Scottish Deerhound, a direct descendant of those raised by the Huntingtons in the 1930's). She also works with the Sculpture Conservation Corp and with public exhibits and events. Chris volunteers at Brookgreen Gardens as a horticultural volunteer, is a Garden Area Docent, participates in public events, and is preparing to be trained as a tour guide in the Outdoor Sculpture Museum.



They keep busy in retirement Teri takes her University of Tennessee Vols alma mater seriously volunteering with the Good News Club at Waccamaw Elementary. She also enjoys the outdoors and plays competitive tennis at Stables Tennis Center on several USTA teams. Chris rides on the local bike paths with his ElliptiGO bike, in a standing position, yep that's him. They are both active at Pawleys Island Community Church.

Chris retired from an aeronautics career at Lockheed Martin; He earned his Engineering degree at the University of South Carolina graduate; there he joined the Navy ROTC program and served 20 years as a cryptologist in active duty and the reserves retiring as a Navy Captain.

Besides bike-riding, Chris builds wooden model ships. He recently entered the Lightship Nantucket in the 2024 Brookgreen Gardens Art Show. He is currently working on an 1877 commercial mackerel fishing schooner Smuggler from Gloucester, Massachusetts, which should be completed by the end of this year.

Chris and Teri have two grown children who both live in Atlanta Georgia and visit often.



*Note from the Editor: We love to hear stories of why our residents moved here. It always confirms our belief that you won't find a better place to live anywhere in the grand strand. Thank you!*

## PINDO PALM JELLY RECIPE by Susan Akers

After moving here from the Midwest, we educated ourselves on the different species of palm trees. During that research, we discovered the fruit on the Pindo palm trees (sometimes called a jelly palm) can be made into a jelly.

The fruit is ripe when it begins to fall. We shake the branch and whatever falls is ready for jelly making. We have made jelly from our tree and many of our neighbors' trees. The flavors have been slightly different (some more tart than others.) To us, the jelly has an apricot / mango flavor; others have said a sweet banana/pineapple flavor. It is a great summer project and makes a great gift for our guests



PINDO PALM JELLY - Makes about 10 (8oz.) jars

### Ingredients

- 3 quarts ripe palm fruit
- 6 cups water
- 1.75 oz Box Powdered Pectin ( I used Sure Jel)
- 7 1/2 cups of white Granulated Sugar

### Instructions:

Simmer palm fruit in the water in a large sauce pan until fruit is softened, about 30 minutes, crushing fruit with a potato masher as it cooks to release juices.

Strain palm fruit through several layers of cheesecloth, discard fruit, measure juice collected.

Mix 5 1/2 cups of the palm fruit juice and the pectin in a large stainless steel sauce pan to over high heat. When liquid reaches a full, rolling boil, add all the sugar at once. Bring back to a full, boil, stirring constantly, for exactly one minute and fifteen seconds (critical 75 seconds).

Remove from heat and fill hot, sterilized half pint jars to within ¼ inch of the rim. Tighten hot, sterilized lids and rings on to fingertip tightness.

Process jars in a boiling water bath, ensure jars are completely covered with water. Bring water to a boil. Reduce heat to a gentle boil and boil, covered, for 10 minutes. After processing, remove jars from water using a jar lifter and set on a folded dish towel or cooling rack on the counter to cool and to seal.

Store in a cool dry place for up to one year, refrigerate after opening.

## VIKING CRUISE IN THE MEDITERRANEAN

By Al and Ann Carline

After traveling on two Viking River Cruises several years ago, we had the opportunity to sail on a Viking Ocean Cruise with friends from New Jersey. The cruise itinerary began in Rome on December 1st and ended in Lisbon, Portugal on December 12th. We then extended our trip by staying two nights in Lisbon.



The Viking Neptune was a magnificent ship, built in 2022. It is considered a "small ship" with 930 passengers. With multiple dining options, it never seemed crowded, and was very manageable to get around. A definite "pro" was the food – absolutely delicious! A "con" was the food –we ate too much! There was a theater with evening performances that were excellent and always a multitude of activities available. Other than one night of rough seas during a storm which found us "rocking & rolling" a bit, it was smooth sailing! Sailing in December was a different experience. All the towns were decorated for Christmas and we saw many beautiful manger scenes in the churches. Our ship also was decorated for the holidays, with new decorations appearing each day.

Ports visited included Livorno, Italy, where we had an excursion to Pisa; Two ports in France: Toulon and Marseille, and several in Spain including Barcelona, Valencia, Cartagena, Granada, and Seville.

We sailed through the Strait of Gibraltar at night and watched on the top deck as we passed the "Rock." We were overnight in Lisbon as our cruise came to an end. An excursion to the Shrine at Fatima was a definite highlight. We were able to tour the city the following two days on our extension.

It was certainly a jam-packed adventure. We arrived home exhausted, but filled with unforgettable memories of a wonderful trip abroad.

## Voting in America is your right—by Linda Smith

I interviewed Karen Ebbets, President of the League of Women Voters of Georgetown County and Poll Clerk for Pawleys Island Precinct 1.

Unlike other states, South Carolina does extremely well to ensure accuracy in voting. First, ballot security is very tight, not only in assuring 1 person - 1 vote, but also in ensuring the person's actual identity and eligibility to vote. An acceptable photo ID is required of everyone who comes to the polls to vote (that is, a valid SC drivers license, unexpired US passport, SC DMV ID Card, SC Voter Registration Card with photo, or Federal Military ID). Then each ballot is stamped with a barcode which has that person's particular identifying information incorporated within it.

But before the voting day even begins, 3 poll workers must witness and verify that the ballot box has zero ballots (votes) already in it. Then a validating tape is printed and these 3 poll workers sign affidavits as to the truthfulness of their finding. The penalty for lying in this process is a felony.

There are a series of machines involved in the voting process. One is an Electronic Poll Book which replaced the manual process of looking up your name on a printed sheet of paper. This machine prints your official blank ballot which you carry to the Ballot Marking Device. This is where you see the touch screen, select your choices and your ballot is marked and ready for the last final machine. The last machine is the Scanner. It includes the sealed Ballot Box where the paper ballots are secured. Voters insert their ballot into the Scanner for their vote to be recorded.

A running total is kept throughout the day on these machines. At the start of Election Day, blank ballots are counted and recounted. The number of ballots must match the numbers from the Electronic Poll Book and the Scanner. This system is much more secure because it is all electronic (definitely safer than the old punch cards or fill-in-the-circles ballots). At the end of the day, the Poll Clerk submits a form that accounts for every single ballot. As a final back-up, paper ballots are kept in a sealed box available for an audit, if necessary.

The print outs, back up systems, and machines are locked up securely to prevent tampering when voting is completed and transported to the county Elections Office. The number of votes that have been cast then become public information, as you often see these numbers added as they come in on the TV news.



### **Poll workers and Poll watchers are not one and same.**

Poll workers are employed by local government offices to operate election sites on voting days. The poll workers only get paid a set stipend for their 3 hour education and 12+ hour day. So there is no financial incentive to do anything other than their intended job, which carries an enormous responsibility.

Poll watchers are appointed by political parties and campaigns. They cannot handle ballots, interrupt the process nor talk to the voters. They are given a place to sit and a designated poll worker is assigned to whom questions can be asked about the process.

Check to make sure your registration is valid. Have you moved since the last election? Has your name changed? What are the 4 locations for early voting? Which precinct do you live in, and where do you go to vote? Are you working that day, so what about absentee voting? If you have trouble walking, ask about Curbside Voting. Don't let anything prevent you from voting! Your vote matters!

**\*REMEMBER: VOTERS MUST BE REGISTERED AT LEAST 30 DAYS PRIOR TO THE ELECTION!\***

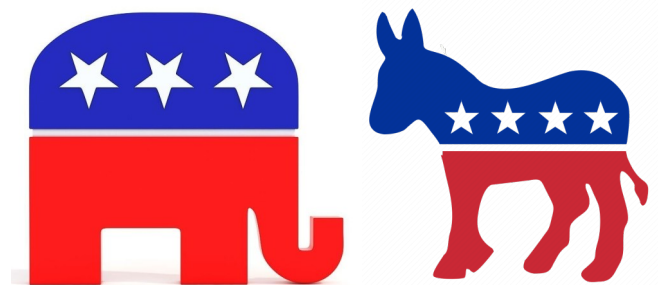
#### Important Dates

Sept. 4, 2024 — Sample Ballots come out.

Oct. 4, 2024 — Last Day to Register

Oct. 21 - Nov. 2, 2024 — Early Voting

Nov. 5, 2024 — ELECTION DAY



## Dragon Boat At The Beach (DBATB)— by Kathy Milne

What a wonderful community and area we live in! Within mere yards we have the ocean, the Waccamaw River and the only Dragon Boat Team between North Carolina and Charleston!

Dragon Boat at the Beach (DBATB) is a Club team composed of over 80 members, several of whom live right here in The Tradition! From the Reserve Harbor Marina, we offer paddling three times a week on the lovely Waccamaw River for 10 months of the year and also hold several social and fundraising (or as we say “Fun-raising!”) events throughout the year. In addition, members who wish to participate in advanced racing can join in with the racing team members who travel to festivals and organized races. Some members even support other teams and race with them. We have had members travel to Italy, New Zealand, Prague and even Thailand for dragon boat races!



But what exactly is a Dragon Boat? It is a long, skinny canoe shaped boat that may have between 12 to 22 people participating at a time. At the front of the boat sits “The Drummer.” This person does not paddle but sits on a small elevated seat and must keep a drumbeat throughout the race while encouraging the team and calling out stroke commands. At the very back of the boat is the “Steer”, the person who manages a very long oar as a rudder and guides the boat smoothly along the course. In between the Drummer and the Steer are the Paddlers squeezed closely into their seat, leaning out over the water and following a very specific stroke while keeping in perfect time with the paddlers in front of them. At least that is how it is supposed to go. Often, we have lots of craziness and laughs as we practice new routines and rhythms! We have even been known to break into song and just easy paddle along the water for a bit!

All this fun is great core and cardio exercise and available to almost anybody over the age of 18. You can pace yourself and sign up for leisure paddles or for more challenging race preparation events. The team has an introduction and free paddle program for interested people and we encourage both men and women to join. And did I mention we have social time at the Marina Clubhouse after an evening paddle once a month? This team loves to party!

Most importantly, we are a Team with a mission: We are a wellness program and we want all our members to live their healthiest and best possible life. Like many Dragon Boat Teams in the US, we were founded as a breast cancer support club and it is still a primary mission for our team. Starting in the early 1990’s, a Canadian doctor realized that, contrary to popular logic at the time, physical exercise and movement was extremely beneficial to his cancer patients and he found the very motion required in dragon boat paddling to be highly correlated to good recovery. In addition, his studies showed that the emotional and psychological benefit of belonging to a supportive team was absolutely contributory to positive outcomes! Our DBATB Team has expanded that mission to include not only reaching out breast cancer survivors, but to all cancer survivors and to supporters who join in the hope that one day soon cancer will no longer be a threat. Dragon Boat At The Beach is committed to that mission!

The symbol of the dragon is not accidental. The dragon is a fierce fighter. It has inner strength and power. At DBATB, each time before we paddle, we start with a moment of silence to remember those whom we have lost and to send energy and hope to those who are struggling. We are reminded to awaken the dragon within us and to be powerful and strong. We are reminded to bring our hope and strength out into the world and to use it to help others. We do all this while we are closely surrounded by friends and the beauty of the river. What a sport, and it is right in our own backyard!

# The History of Tradition

—by Lucy Hajek & Robyn Heath

The Litchfield Company was a real estate development company that owned a significant amount of land in the Pawleys Island area. The company came upon hard times in the 1980s, and was forced into bankruptcy in 1992. But with the resurgence of the real estate market in the mid-1990s along with Centex Real Estate Corporation and Willbrook Links Investment group they were finally able to develop the rest of their land.

The land was heavily forested with pine and hardwood trees, so construction could not be started by Centex Homes until after the land was cleared. The initial subdivision, phase 8 of parcel 1 surveyed in May 1994, consisted of Low Country Lane, Boatmen Drive (152 to 246) and Tradition Club Drive (349 to 545) Phase 2 included Deacon Drive, Basket maker, Crab Trap Court and Tradition Club Drive to 747 was surveyed the following November. The first properties in the Tradition were purchased in early 1996.



In 1996-97 there were several model homes built on Basket-maker Drive and Centex also had a construction trailer on site. The authors' homes were two of these first 6 homes which were built. At that time it was impossible to get out to Willbrook Boulevard because it was heavily wooded, so residents had to go out via Deacon Drive. Finally when phase 3 was completed, (remainder of Boatmen, Patriot Lane Cobblestone, Opera Court and Tradition Club Drive (104-311) providing another egress. It wasn't until 1999 plans were made to develop Tradition's rear entrance from Kings River Road.

Dick Hajek became the first president of the Homeowners Association (HOA) in 1998. This group's main focus was to preserve the land for the residents and to protect it from sale for high rise apartments. With that in mind, all the land (other than the 7th hole) was purchased around the golf course for residences. They actually also wanted a gated community, but were later disappointed to discover that not enough land was available near the front entrance to allow that.

New owners in Tradition paid a premium for lots on the golf course and home prices at the time generally ranged from \$151,000 to \$199,000.

Litchfield-by-the-Sea was already here, but it was quite rustic at the time. The ocean view was breathtaking, and many weddings were held on the beach. Folks used to attend dances in the beach house without a fee. The new beach house and deck were build in 2011.



Much of the land along the North of Willbrook Boulevard was owned by Brookgreen Gardens. It could only be sold to non-profit commercial entities, or else it would revert to the state. That is what led to the construction of the Fire House, and later the new library and schools.

There was a Harris Teeter in the Litchfield Exchange and the Litchfield Village Market was built in early 1998 which brought in Piggly Wiggly and Blockbuster. People were drawn to our area due to the access to the beach as well as the peace and quiet. Most were retired folks, though not all. Many people traded their homes within Tradition rather than selling them outright because they desired to stay right here. And even today, people generally don't move out — they either go to a nursing home or pass away. It remains a highly desirable neighborhood since the residents are warm, loving, and cohesive.

That's not to say that there haven't been issues through the years though. Sometime ago beavers invaded the area, eating the bushes, roses, and other plants. The damage was so bad, residents were incurring repeated landscaping and tree removal costs. Today we have our share of Canada Geese, deer, fox, coyotes, even bear and occasionally an alligator comes out to stroll around the streets.

As in any community there are the complaints about pets running loose and owners not picking up their waste. Drivers speeding on Tradition's roads has always been a concern. A few times vandals broke into the Pool House and Golf Club stealing Big Screen Televisions, we've had Christmas lights stolen and one time vandalism caused \$5000 worth of damage to signs, windows, and the front entrance lights.

Throughout the entire life of our community, volunteers were absolutely key. Their commitment was the true measure of what made Tradition the best place for living in the Carolinas. In the beginning, before irrigation systems were installed in the common areas, residents would hand-water those sites. Volunteers also serve in a multitude of other capacities, including all the boards and committees. These volunteers are what keeps our fees lower than other like communities.

The Tradition newsletter started being published in 1999 it was printed and delivered to homeowners mailboxes. In 2006 it also became available online. The printed version was discontinued in 2020. An archive of all the past issues can be seen on the Tradition website. More local history can be found within those publications. Feel free to read them.

## From The Editor—Tradition Homes

After I exchanged my 2007 VW in for a 2023 Advanced EV I spent many days driving my dog, Brody, on my golf cart through the neighborhood studying homes. I was not looking for violations of covenants, that's not my job. Instead, I familiarized myself with house models and how to distinguish between each type of home.

In the mid 90's Centex had an office and model homes on Basketmaker Court. In the office there were dozens of documents depicting the various models of homes that could be built on your property, should you invest in The Tradition. Each document included artistic drawings of the 3 different elevations of a house model on one side, and the floor plan(s) and options on the back side.

Over the years between the purchase of our property and the building of my home, I collected many of these documents for ideas. Now, nearly 30 years later I have, in my possession, a near-complete collection of all the floor plans of the homes that were built by Centex. (Thank you CJ Brockington)

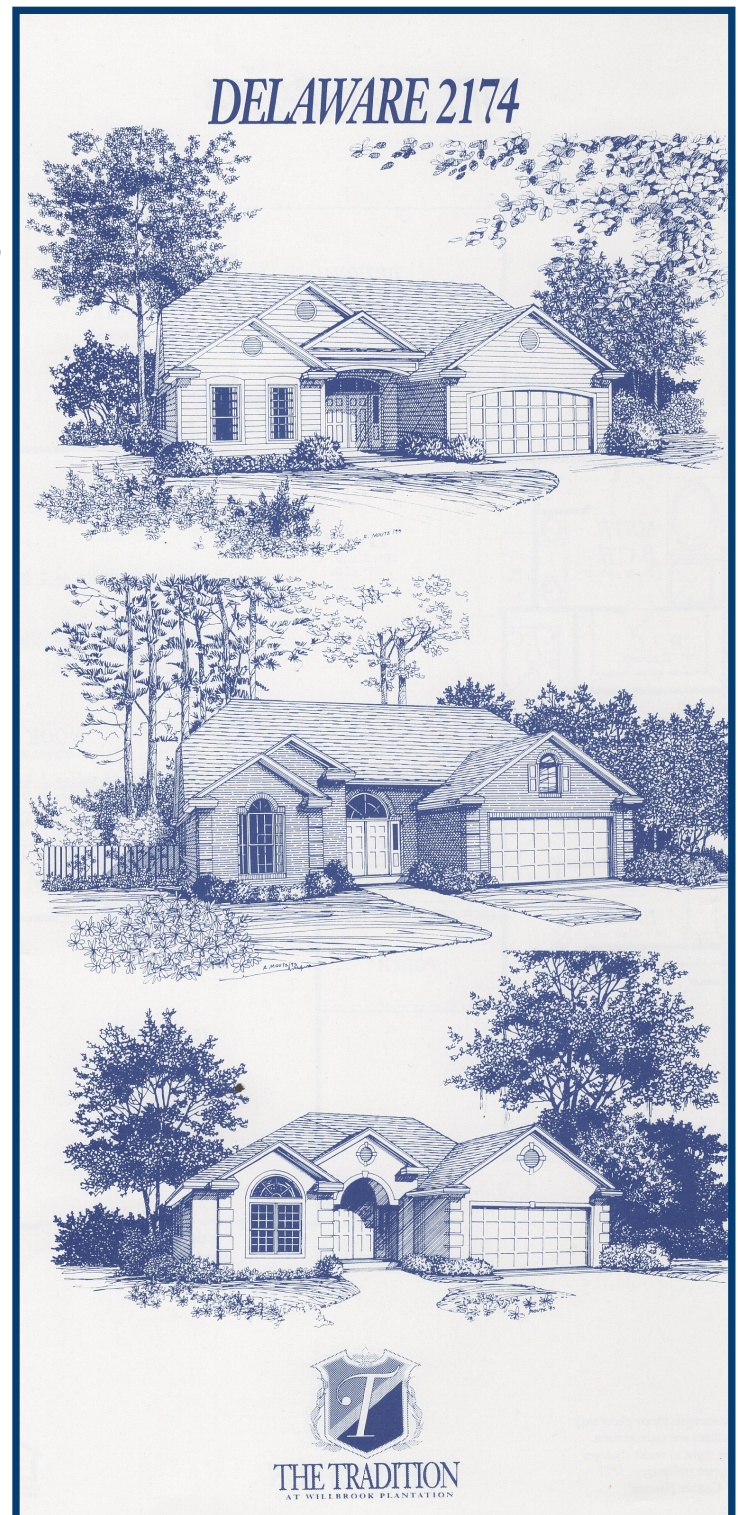
Not including custom built homes, there are a total of 24 named house models for a total of 81 variations. These variations ranged from subtle to significant making identification a challenge. But after many weeks of study, I was able to recognize all models except one. That model plagued me for weeks. I finally stopped the owner one day and asked. He told me it was the only model of its type ever built at Tradition, as well as one of the first.

Of the 403 homes built at Tradition, 66 of them are the Delaware model; 29 All Vinyl Sided, 18 Brick & Vinyl and 19 Stucco & Vinyl. Initially I had trouble distinguishing between the Delaware, the Maryland and the Weston.

From the front, they are all very similar, with one distinction. All the Delaware models have the half-round windows above the double doors. Whereas the windows above the other two are rectangular.

It's no wonder that the Delaware Model on Basketmaker attracted the attention of many potential buyers. Walking into the model, you have to admit, was breath-taking. It was so beautifully staged, with a spacious entry, high ceilings and a bright kitchen complete with a breakfast nook, island and bar area. Who would not want one just like it? It is a lovely home, indeed, a perfect home for entertaining. Because of its popularity, it was also the model the builder used when constructing spec homes on whatever property could accommodate its footprint.

So, what are the other 337 homes? Stay tuned. In the next issue we'll delve into more data.



# THE BASKERVILL FOOD PANTRY

-by Sarah Purdy, Coordinator



This notable area food pantry located on the campus of Holy Cross Episcopal Church in Pawleys had a very humble beginning. Starting out in a small closet in the 1930's within the Parish House managed by Reverend William and Ruby Middleton Fosythe (Miss Ruby) who held church services, and taught school as well as distributed food to needy families of our area.

In 2001, the pantry moved to the Smith Free Medical Clinic (SMC) on the church campus. When a new Smith Clinic was built in 2016, money was raised so the pantry could move to an even larger space. Although it is still physically attached to the new SMC building, it is its own entity with its own entrance. A much-needed Annex was also built in 2023 to ensure that all food and supplies could be stored in this one central location.

Our Mission is to provide supplemental food and nutrition education to people in Georgetown County. We also promote community awareness of the issue of local hunger through a newsletter written by one of our volunteers. In 2017 we were designated as a "Wellness Client Choice Pantry." In 2022 the "Feed Georgetown County" endeavor was initiated, enabling 60 bags of groceries per month to go to the PeeDee area. We also hold Fresh Produce Expresses from May through October at various locations in the county, a Turkey and Produce Express in November, and a Ham Express in December.

It isn't always obvious but there are large economic disparities between different regions of Georgetown County. The reality is that the eastern areas average annual income is three times that of those in the western areas. Therefore, meeting even basic needs is difficult for these folks on the west side of Georgetown County. Together, however, we are truly making a difference for our neighbors.

The Pantry is open to all people of all ages in need or in crisis. It is open to individuals, couples, or families. The Baskervill Food Pantry is an entirely donor-funded, all-volunteer organization. Our dedicated volunteers come from many different demographics and walks of life. Any additional food beyond that which is needed must be purchased from the Low Country Food Bank. Food Lion, Lowe's Foods, Fresh Market, and Publix also donate food to the Pantry for which we are very grateful.

Community Food Drives - Churches, schools, HOAs, subdivisions, and various businesses hold food drives throughout the year. Last December Waccamaw Middle School collected over 4600 cans of food and in July the Tradition Community had a 2nd Annual Summer Food Drive for the Baskervill Food Pantry led by the League of Women Voters and Tradition residents at the pool house. Two carloads of food and \$250 was collected. Supplies had been getting low, so this really helped. Thank you, Tradition residents!



Pantry Operations - We are open Monday - Friday, 10 am - 12 noon, as well as Tuesdays 4:30 - 6:30 pm. There are currently over 80 volunteers serving 640 - 700 families monthly.



We also have a garden behind our facility so that we can offer fresh vegetables year-round to our clients. People in need can come in once a month to pick up a bag of groceries.

There Are Many Ways You Can Help - We always accept monetary donations, checks can be made out to The Baskervill Food Pantry, 88 Baskervill Drive, Pawleys Island SC 29585.

Interested in Volunteering? contact Lisa Beland at [lbeland63@gmail.com](mailto:lbeland63@gmail.com).

Want to host a food drive, contact Lauren Hayward at [hayward\\_8@msn.com](mailto:hayward_8@msn.com).

She can also send you a list of foods that are most helpful!

**"Together We Eat, Together We Thrive."**



# FOODSHARE 2024 GEORGETOWN COUNTY

A BOX OF HEALTHY  
**VEGGIES & FRUITS**  
AT A GREAT PRICE



Petrigru Community Garden

Pick up every other Tuesday

Register for the next box

<https://foodsharesc.org>



**EMAIL BLASTS REVISITED (AUGUST & SEPTEMBER 2024)** The Property Owners Association Board of Directors and our management company sends communications out to homeowners periodically via email to alert us about important and sometimes critical information related to the Tradition. It is imperative that you, the property owner, receive this information. Granted, there may be emails about events and golf outings that do not relate to you, especially if this is not your permanent residence. But PLEASE Do not unsubscribe. If you are not receiving emails from either [Qualitykid@gmail.com](mailto:Qualitykid@gmail.com) (the Tradition webmaster) or [Support@Kuester.com](mailto:Support@Kuester.com) contact them and get on the distribution list! *One more thing, if you want to respond to any bulletin, use the email address of the source, **don't shoot the messenger***

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To: Tradition Homeowners **Hurricane Helene Cleanup September 27, 2024**

Helene paid a visit to Tradition and thankfully, there was no major damage. We all experienced some twigs and branches falling in our yards. The same happened with our common areas and sidewalks. Homeowners are responsible for clean up on their own properties. Our landscape contractor is doing clean-up process on our common areas. We are very fortunate they came so soon. If you encounter them cleaning up the common areas, please thank them for their prompt service.

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To: Tradition Homeowners **Political Flags September 5, 2024**

With the election just around the corner, we wanted to remind our residents that political flags, banners, signs, placards are not to be placed in our yards. If you have already placed one in your yard, please remove it. Thanks in advance for your cooperation.

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**Tradition Community - Updated Fine Schedule for Property Violations 8/30/2024**

To: Tradition Homeowners **From:** John McLaughlin, President, Tradition Property Owners Association

As the community grows older, several changes have occurred. In our early years, we had many folks moving south to enjoy their new home at the beach. Today, we find many of our new owners have multiple homes. Some because they have not retired and want to maintain homes at two locations. Other new homeowners are using their residences as rental properties. Regardless of the situation, we all need to follow our rules, regulations, and (Covenants, Conditions and Restrictions (CCR).

We recently advised you that we are moving in a new direction to identify property violations in the community. Our management company, Kuester, has begun performing a community review to ensure our guidelines are followed.

If you get a letter identifying a violation, it is to notify that you have an opportunity to resolve it. You will be given 21 days from the date of the letter to take care of the issue. If it is not resolved within that timeframe, a \$75 fine will be levied. You will then be given another 21 days to resolve the problem. If it is still not addressed, another \$75 fine will be levied. If the problem is still ignored, a \$150 fine will be assessed each month until resolved.

However, if upon receipt of the initial notice, you find that you will be delayed in resolving the problem, contact [support@kuester.com](mailto:support@kuester.com) or call (888) 600-5044 with the plan for resolution and an estimated resolution date. We understand that some items like power washing a house or driveway may take time to resolve due to contractor or material availability.

There are two attached fine schedules that have been filed with Georgetown County and are effective beginning September 1, 2024. The Covenants and updated fine schedule will also be available on our website: <https://www.tradition29585.com/arb>

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To: Tradition Homeowners **Tradition Community - Covenants Review Transition August 14, 2024**

As previously mentioned, our community covenants review is being transitioned from our Tradition Covenants Committee to Kuester, our management company. They have conducted their first review and identified a significant number of violations. We recognize that some of these violations may have been overlooked in the past or that new residents may not understand all the requirements.

The Board of Directors (BOD) has reviewed the Kuester results and found that far and away; the violations were legitimate. When the violations are initially identified to you in a "friendly letter", you will be given time to correct the violation. If there are scheduling issues or lack of materials (for instance, sod), please respond to Kuester and let them know that you will address the problem and when it will be completed.

If the violation is not resolved, fines will be levied until rectified. (Note: Ongoing citations are still in effect as we transition.)

This alert is to give homeowners a chance to eliminate any violations before the official Kuester review is performed.

The following are the types of violations that were most identified.

1. Power washing of driveway.
2. Power washing of house.
3. Mailbox cleaning, rust removal and repair.
4. Weeds in beds.
5. Bare spots in lawn.
6. Trash cans visible from street – please note that trash and recycle containers must be stored in your garage or screened from view
7. Yard ornaments including empty flowerpots and flags
8. Rust removal.

The Tradition Covenants Booklet is on our web site at <https://t29585.com/Community/TraditionCovenants2020.pdf>

We thank you in advance for your compliance and keeping our community one of the most desirable in the area.