

# TRADITION COMMUNITY NEWSLETTER

## SUMMER 2024



*Home is the tranquility we return to when the world turns into confusion*

### 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)

### 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)

### WELCOME BACK—By Celise McLaughlin

After an 18-month hiatus I was convinced to bring back the community newsletter, on a trial basis. I had begun toying with the idea of a community blog, but that would have been a daily effort, not to mention, I would have to add a whole new set of technical skills to my repertoire. Training this old brain would be daunting. When new resident, Linda Smith, asked to be a "Roving Reporter" on feature articles, I decided to give it a go. As Linda navigates her role in the community I will continue as editor and publisher. At this time, we plan to publish more frequently (quarterly) with less content and more substance. For the best "substance" we need your input. So if our roving reporter asks to meet with you, it's because our readers want to know your story. There is so much history in the pages of the past newsletters, it's our legacy. Your legacy.

*Whether you are new to the community, or have been here from the get-go, check out 20 years of newsletters. [Newsletter Archives](#) memorable moments, a few tears and maybe a belly laugh*

**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)

- ACTIVITIES AT THE POOL HOUSE
- AED/CPR CLASSES
- COMMUNITY GOLF TOURNAMENT
- EBLAST REPLAY
- FIRE PREVENTION
- FROM THE DESK OF THE PRESIDENT
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- GARAGE SALE
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- THE BLUE ZONES
- VENDOR RECOMMENDATIONS
- WATER AEROBICS
- WELCOME NEW RESIDENTS

**Common Areas around Tradition**

It has come to our attention that not everyone knows which areas along our community roads and streets are Tradition Common areas. In fact, there is very little common area that is owned by the Tradition. Most wooded areas along the streets are either privately owned by the homeowners or are Golf Course Property.

Just because there may be vacant space, don't assume you can let your dog relieve themselves there. All property in and around our homes is privately owned. We all know that good neighbors carry poop bags whenever they take their dogs out on a leash. But you may not be aware that you may be dumping in places you shouldn't even though you do pick it up.

It is a good idea to familiarize yourself with property lines so we don't anger our neighbors. You can search for properties on the Georgetown County Assessors website.

<https://www.qpublic.net/sc/georgetown/>



**Mark your calendars: October 12<sup>th</sup>, 2024 (Rain Date Sunday October 13<sup>th</sup>)  
our community will be hosting Oktoberfest!**

*If you were here in 2021, you remember what a great turn out we had and so much fun!*

Watch your email later this summer, for information on how to sign up for this great community event.

Each year our Board of Directors sponsors a free event for our residents. The main purpose is to recognize all the volunteers who have put in their time and talents to work on the various committees and projects needed to keep our community the great place we have come to love.

If you are interested in joining the organizing committee with Debbie Moeller, Mary Ellen Campbell & Celise McLaughlin, we have a job for you. Send an email to: [Newsletter@TheTraditionCommunity.com](mailto:Newsletter@TheTraditionCommunity.com) and we'll invite you to the next planning meeting.

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

## Annual Meeting 2024

It's already been a busy year for the Tradition Community. The annual meeting in February was very well attended at the Library with Standing Room only. There were some interesting topics discussed with residents.

## 2023 Capital Improvements

The 2023 major capital improvements included: Road repaving and repair of damage to the front entrance bridge, upgraded lighting fixtures at both entrances, replacement of clubhouse doors, HVAC and restroom facilities in the clubhouse, repaired/replaced electrical boxes in common areas as well as several sink hole and drainage repairs.

## New Improvements Underway

### New Card Entry Pass Keys

The replacement of the key locks on the clubhouse, tennis courts, pool gate and restrooms has been completed. Key card distribution began in January of this year and as of this date, 90 % of all homeowners have signed up and received the new pass key.

### Security cameras

Security cameras were 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.

### Speed Limits

Approved speed limit signs are to be installed at each entrance as per request of the Sheriff's department, so they may enforce the 25 MPH throughout the community. With the nice weather we have more walkers and bikers on our streets. Please keep them safe and obey the speed limit.

### Covenants

The covenants handbook continues to be reviewed and updated. As noted in the eblast on June 10<sup>th</sup> from Kuester "Tradition at Willbrook Plantation - IMPORTANT COMPLIANCE INFORMATION" our management company will be assuming the responsibility for handling inspections and compliance going forward effective immediately.

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 contractor availability or available product and it may take a little longer to complete the project.

If you did not see the email blast, see the copy in this newsletter and please contact Kuester to get added to their distribution.

Homeowners can check or change their Email address by logging into their Kuester account or sending it to [support@Kuester.com](mailto:support@Kuester.com) or call (888) 600-5044.

## Spectrum

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

## Volunteers and New Committees

At the annual meeting the board thanked all the volunteers for their work over the years, without our volunteers we would not be the community we have all come to love. There was also an announcement of three new volunteer committees that have been formed and already in operation.

- **Community Assistance**, headed by John Gaston, was formed to assist homeowners with yard work when they are unable to do so on their own. He and his team were seen in action following the microburst disaster we experienced last month.
- **Finance Committee**, headed by Brian Kramer, works with the board on budgets, actuals and financial planning. Brian was recently appointed to the Board of Directors to replace Tim Mandroc who recently resigned. Thanks, Tim, for your 5 plus years of service.
- **Community Outreach Committee**, headed by Robin Wigham, to help residents with celebration of life events at the pool house. You can read more about this committee in this newsletter.

## 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 are looking into replacing the oldest and most travelled routes in the community. More information will be forthcoming.

### The Mult-Use path

The bike path continues to plague all of us this year. The local communities and the Willbrook Road district are working to create an LLC that will hold the Tradition and other communities harmless in the event of another needless accident with a golf cart on the path. We understand fully that it has been our major thoroughfare for golf carts to the beach for 20+ years. Unfortunately, one careless accident and 100s of thousands of dollars later, the sheriff's office is issuing tickets to anyone using the path with a golf cart. Keep on the roads, pull over when you can, and use extreme caution. An accident between a golf cart and a vehicle could be deadly. Use of the path for golf carts may be returning soon.

## Pool Use

It is summer and the pool is used by lots of our community residents and guests every day. Because of the number of people who use the pool, it is a big job to keep it clean.

Sunscreen residue is a major cause of water pollution. We do ask that you shower off before entering and reapply your sunscreen when you come out of the water.

Goodwin Pools comes daily, every morning. Please respect these workers, get out of the water and let them do their job. DHEC inspects the facilities often. Any infractions could close the pool indefinitely. Undated pool rules can be found on the website. Please read and follow these rules so we all can enjoy our summer.



## Welcome New Residents

Since the last publication of this newsletter, nearly 40 homes have sold in Tradition. Most of these folks can be found in the 2024 edition of the Tradition Neighborhood directory, but several others purchased homes this year. If you haven't yet, please email [TraditionDirectory@gmail.com](mailto:TraditionDirectory@gmail.com) to get added into the 2025 directory

- |   |  |
|---|--|
| 56 Alexander Glennie Drive Gregory & Robin Billie   | 13 Opera Court Robert & Jane Chorley               |
| 61 Basketmaker Court Frank & Jennifer Walker        | 49 Patriot Lane Sharon Rankin                      |
| 58 Boatmen Drive David & Sherri Dent                | 29 Revolution Court Thomas & Mary Lizotte Perkins  |
| 222 Boatmen Drive Robert & Judith Mattingly         | 286 Sandfiddler Drive Robert & Robin Wigham        |
| 231 Boatmen Drive Andrew & Judy Anton               | 289 Sandfiddler Drive Timothy & Stacey Brown       |
| 68 Brookridge Lane Matthew & Mary Elizabeth Bigley  | 21 Shrimp Net Court Harry & Angelike Giallourakis  |
| 87 Cobblestone Drive Linda Walker                   | 28 Shrimp Net Court Michael & Maureen Sant Anna    |
| 122 Cobblestone Drive Donald & Laurie Watson        | 9 Thrasher Court Chris & Julie Kovach              |
| 203 Deacon Drive Matthew & Dana Whelan              | 10 Thrasher Court Michael & Heidi Petscavage       |
| 52 Discovery Lane Christopher & Teri Guyer          | 22 Thrasher Court Christopher & Marcie Mott        |
| 206 Historic Lane Wally & April Greene              | 214 Tradition Club Drive Duane & Ardia Gutowski    |
| 270 Historic Lane Salvatore LaBarca & Lori Aanonsen | 226 Tradition Club Drive Todd & Tina Matthews      |
| 290 Historic Lane Robert & Diane Cate               | 1400 Tradition Club Drive Wayne & Robin Nokes      |
| 301 Historic Lane Michael & Christa Lerch           | 1412 Tradition Club Drive Sean & Melissa Blackwell |
| 398 Historic Lane Brian & Mary Clevenger            | 1492 Tradition Club Drive Scott & Debra Manhoff    |
| 401 Historic Lane John Howard & Pamela Wallace      | 1509 Tradition Club Drive David Christopher Spain  |
| 24 Lamplighter Court Anthony & Pamela Crisafulli    | 1618 Tradition Club Drive Hoke & Gloria Carter     |
| 39 Lamplighter Court Richard & Joann O'Connor       | 1701 Tradition Club Drive Danilo & Eleanor Benati  |
| 42 Low Country Lane Steven & Luann Hickman          |  |

### Tradition Suggested Vendors 2024

Are you interested in finding out which vendors your *Tradition* neighbors have found helpful in the past? A list of recommended vendors that were submitted by *Tradition* residents and collected by the covenants committee was posted on our Tradition29585 webpage for many years. However, the data became obsolete and it was difficult to keep it current.

Some folks have stated that it would be helpful to again have such a list but a new up-to-date list would have to be created. Therefore we are requesting someone to volunteer to take on this responsibility. The volunteer would collect key business and contact recommendations from Tradition residents who have utilized their services and were happy with the results. They would maintain a current and accurate spreadsheet of information which can be posted on the community website. If anyone is interested in assuming this role on behalf the community, please contact any member of the Board of Directors for additional information.

# Community Outreach Committee—Celebration of Life

By Linda Smith



Jenn Keuch, Celise McLaughlin, Robin Wigham, Carol Cocores & Stacey Brown

Here in The Tradition community we welcome new residents who move in, as well as say goodbye to dear old friends who leave. However when friends leave us due to death, it is especially poignant. One way we can remember and honor their life in an uplifting and joyous manner is through a *Celebration of Life (COL)* service. It is customarily more casual with a less structured atmosphere than a traditional memorial, but still pays tribute to a unique life well lived. Family and friends often share positive stories and memories involving the person, and it generally lasts about 2 hours. It is a very supportive, healing opportunity for everyone involved.

Several new volunteer committees were announced at our annual meeting in February. One of these was the Community Outreach Committee. The purpose of this committee is to help our neighbors organize a Celebration of Life for their loved ones during the most difficult time of their lives. The Board asked new resident, Robin Wigham, to head up this committee. Robin is a retired RN who moved here with her husband Bob in November 2023. She will work with the family to make suggestions about food, caterers and flowers and coordinate the reservation of the D'Amato Pool House. The families will have the freedom to make all decisions about how to best display their loved one's personality, values, and passions while maintaining full responsibility.



Robin will contact volunteers for whatever is needed for the special event. On the day of the celebration, she will schedule the volunteers to set up tables and chairs, accept delivery of food and flowers, set out and replenish the food and beverages, and clean up after everyone has returned home.

Anyone wishing to offer their volunteer services on the Tradition Community Outreach Committee is invited to contact Robin.

***"My friends have made the story of my life." — Helen Keller***



# A Safety Prevention Presentation

Where Fire and Life Safety is an Accepted Way of Life

By Linda Smith

## FIRE PREVENTION



Midway Fire Rescue's Vision of the future is a community made safe through the enhancement of fire prevention activities, fire suppression, emergency medical efforts, and through the relations with the community. So with that in mind, the Midway Fire Rescue Chief Bill Collins and several Fire Marshalls presented a free 20 minute walk-through learning experience for The Tradition community residents on Saturday May 18th, 2024.

It was held at the D'Amato Pool House continuously from 9 am to 2 pm so that anyone could show up when it was convenient. The main focus was on fire safety and prevention in order to save lives and minimize injuries. This moving classroom consisted of more than just displays and handouts.



There were many new life saving devices that were shown, demonstrated, and explained. Fire blankets and automatic fire dousing devices for kitchen stoves were shown, since most fires start in the kitchen.



Information was also given about unique adaptive alarms available for people with diminished hearing or eyesight so they could be awakened at night to escape their burning house.

Golf cart charging and refueling safety was another important issue especially in our community, so instruction sheets were available to help. And they tried to dispel the accepted fallacy that installed home water sprinklers totally destroy a home, saying usually only one room requires a single sheet of drywall to be replaced after a fire with an activated sprinkler.



Attendees were also able to use a fire extinguisher in order to put out a simulated fire and were further instructed to remember to always have an available exit behind them as well as to close all doors on the way out of the home. It was pointed out that even a hollow core door would provide some protection from the spread of the fire.

They were strong proponents of people closing their bedroom doors at night and to be sure to identify a way out of the home from their bedroom. They emphasized emphatically to absolutely never linger to try to be a hero, but to definitely get out of the house ASAP — then\* call 9-1-1.

# Garage Sale 2024

On the first Saturday in May Tradition held its 20th annual garage sale.

In the early years of the sale participants had to haul all their goods to the pool house to sell in the parking lot. One year it rained so hard the sale had to be cancelled. One "creative" resident decided to sell out of his garage, which of course, was prohibited. But it was then the Board decided to allow a ONE DAY ONLY garage sale at our homes and from then on, it was never held at the pool house again. (Photos by Paul Lempert)



## TRADITION GOLF LEAGUES

The Tradition has 4 sanctioned golf leagues and several others that operate individually.

**Monday Men's League—President Danny Ingram, Tuesday Ladies 9 hole—President Mary Lou Goodell,  
Wednesday Gold Tees—President Vince Franco, Thursday Ladies 18—President Loretta Samartino.**

For more information about joining any of these leagues contact the president (numbers are in the directory) The newsletter will provide details about one league with each publication. League Presidents: Please ask your secretary or historian to keep a record of your activities and photos through the year, so when it comes time to report, you'll have it ready.



Twenty-One foursomes competed in flight at the annual Suzanne Strasser Memorial Day tournament. Debbie Jackson and her staff prepared the usual chicken francais and sides for all the players and others who join us for lunch. Tom Strasser was the tournament chairman with help from volunteers and the golf course pro shop staff.

Prizes were awarded to flight winners, 1st, 2nd and third as well as closest to the pin on all holes for both men and women.





## About the Gold Tees *Fun, Fellowship and Friends* By Vince Franco

<https://www.tradition29585.com/gold-tees>



There is a group of men who play nine holes of golf every Wednesday afternoon. They enjoy the game, the competition, the fun, and the fellowship. The Tradition Gold Tee Golf Association has been around since 1997. It was started by men who wanted to improve their golfing skills in a more casual environment. We were all pretty much in the same boat. Relocated from mostly northern states where we have left family and many friends behind. Belonging to the golf club was a great way to meet others who are looking to make new friends. Almost 30 years later, it's the same story, except initially there were only 15 to 20 members, and over the years, it grew to 85.

### Jim Conway Memorial Chili Bowl

February 7, 2024



At our weekly games usually play a Texas scramble – take the best drive of the foursome then play your own ball into the hole. The round moves along well, usually around 2 to 2.5 hours. Games, tee times and teams are put together each week by Al Britsch, Paul Lempert and Mike Smith. Glen Campbell checks the scores. After golf, Dale Guzlas announces the winners and tells the “joke of the day”. Paul Lempert takes pictures of our winning teams for our website.

### Member/Member Tournament June 19, 2024



June 19<sup>th</sup>, we played our 8<sup>th</sup> Annual Member/Member Tournament. It is two-man match play with the round having three holes each on Better Ball, Alternate Shot and Captain's Choice.



### June 5 Cookout

The Gold Tees enjoyed a cookout at the pool house after golf on June 5<sup>th</sup>. Our chefs, Terry Tuttle and Al Carline grilled hot dogs and hamburgers. There was homemade potato salad and chili sauce. Mike Thompson arranged the liquid refreshments. For dessert, Corky MacKenzie baked angel food cakes with a cream cheese frosting; Delicious!!



Gold Tee member birthdays are celebrated each month by our “Birthday Czar”, Brian Kramer. Brian invites each celebrant to come up to receive his gift and to be in the monthly group picture.

The Association is basically about having fun. Joining the Gold Tees includes invitations to all dinners and cookouts at the pool house, special activities, and tournaments held throughout the year.

### On the Calendar:

July 24, BBQ after golf  
Aug 28, BBQ after golf  
Sep 18 & 25, Annual Tournament BBQ  
Oct 9, Paul & Dottie Kelly Memorial Tournament  
Oct 23, BBQ after golf  
Dec 10, Annual Christmas Party

# A Successful AED/CPR Class for Golfers

By Linda Smith



Al Britsch, Loretta Samartino (18 Hole Ladies League President), Linda Smith, Bob Cate & Bob Wigham

An AED, or Automated External Defibrillator, is a portable device that can help save someone's life during sudden cardiac arrest. It delivers an electric shock to the heart to restore its normal rhythm. Easy to use, it's crucial in emergencies when someone's heart stops beating.

The Tradition Men's Golf Club and the Gold Tees Golf Association carry two AEDs on the golf course during their weekly play. The two leagues first introduced AEDs along with CPR training over ten years ago to provide an extra measure of safety for players. The leading proponent of having AEDs on the course was John Melzer (1938-2020). John's life was saved while playing tennis when his heart stopped. An AED was available and one of the players knew how to apply it. The AEDs that we currently carry have John's name on the front.

In the three years from 2020 to 2023, the number of golf league members who had had AED/CPR training had dwindled from 25% to 9%. There was an urgent need to create and implement a new basic educational module for AED/CPR training. The main points would focus on how to recognize common emergencies on a golf course, performance of basic CPR, proper AED use, 911 calls and the coordination of how to get EMTs to the point of need, and teamwork and ways to support all persons involved. The module needed to be easily reproducible so others could teach it as well.

A local RN, Linda Smith, offered to assist. She developed and presented a series of training classes to the Gold Tee members. Al Britsch assisted in recruitment and demonstration during the class as well as Sue von Leer, who provided a manikin and a training AED unit. Since January 24 of this year to the present, there have been thirty-two successful attendees of this class, or about 44% of the Gold Tee membership.



As a reminder, the good Samaritan law was discussed and is present in all fifty states. And it was further noted that no one in the public arena has ever been successfully sued for providing well-intentioned life-saving services.

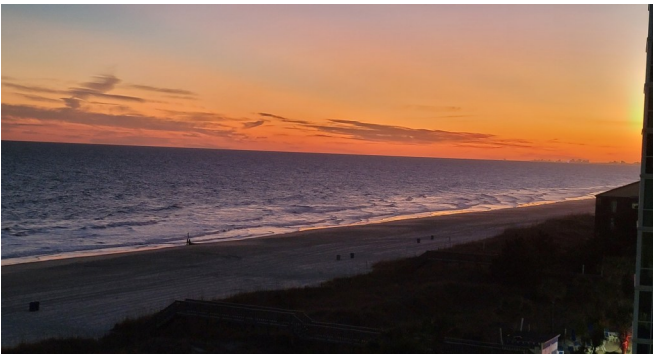
# Leaving our Zip Code

From the Editor

Some people whom I have met at Tradition wear their T-Shirts proudly that say “I don’t leave my zip code.” I don’t have the T-Shirt but it is my motto. Having sold my car last year and replaced it with a souped-up golf cart I am kind of stuck here anyway. After more than 20 years in Tradition, I don’t want to leave. (Unless of course I move to some remote location in the mountains of Montana or Wyoming.) It’s sad because we have kids and Grandkids in Connecticut and California we rarely get to see.



This past January I decided we would leave our zip code and take a vacation. So we did, to North Myrtle Beach. Mid winter is a wonderful time to travel to the north strand beaches. For next to nothing we got a two bedroom condo on the 6th floor overlooking the beach. The place was deserted. No parking problems, no noise. Just beautiful sunrises and sunsets.



This stay-cation afforded us the opportunity to visit restaurants and shops in North Myrtle, Little River and Calabash without the two or more hour drive to and from home.



It was a really nice break. Our favorite find was Flynn’s Irish Tavern on Main Street in North Myrtle Beach. The restaurant was hopping every night of the week. Live music and wonderful Irish cuisine like fish and chips and Shepard’s pie, did I mention Irish Guinness on tap?



Another bonus discovery was a distillery right there in Little River, called Twelve 33.

We were charged \$8 for a flight. Mine, of course, was bourbon and whiskey. They said they make their money on sales and I could not resist to take a few bottles home.





## WEEKLY ACTIVITIES AT THE POOL HOUSE

Be certain to check the calendar for the weekly activities at the pool 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 anyone in the community to join. Contact info can be found listed on our community website.



### Ladies Water Aerobics Continues to Rock .. (& roll, and Can Can , and Twist & Shout)!

By Cindi Caron, Floppy Blue Hat, Deep End

Warm water and plentiful sunshine have marked the start of aerobics at the Tradition Pool this year. We've weathered injuries and health concerns and microbursts and are still dancing. Our fearless leader, Dee Ely, was temporarily side-lined and Monique Phillips stepped in to cover, but now she is back! Still on the side-lines but in command.

If you haven't yet attended, we encourage you to head on down to the pool. We meet on Mondays, Wednesdays, and Fridays from 10-11 am. Bring a bottle of water, hat and sunglasses, and a pool noodle. Water shoes are optional. Bathing suits and smiles are mandatory (we'll supply the latter, if needed).

If you'd like to join our email list (strongly encouraged as we have occasional schedule changes) or have any questions, please contact me, I'm in the directory.

## DURABLE MEDICAL EQUIPMENT AVAILABLE FOR USE IN GRANNY'S CLOSET

By Monique Philips

Aunt Mary is coming to visit you here in Tradition, but she needs a wheelchair; don't panic! *Granny's closet can help you out.*

Susie, who lives in Tradition is having knee replacement surgery and needs an ice machine, walker and maybe a shower chair . Yep! We have those items too in Granny's closet!!

We have at least 3 walkers, one 4 wheel rollator rolling walker, 2 shower chairs, ice machine, a wheelchair and crutches.

If you would like to borrow any of these items. Just drop an email to Monique Philips, (the keeper of Granny's closet key) She will arrange for you to pick up the item!

(She is in the Neighborhood directory)

*Remember! We can only loan out these items short term, so others can also use them! If you have any DME that you don't need anymore, let her know too, Granny can make room for it.*

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

It is not commonly known that there are **free Tai Chi classes** routinely offered locally for Tradition residents and LBTS homeowners.

Would you like to exercise but find it difficult to do so? Perhaps you experience pain, balance issues, or chronic illness. Tai Chi just might help! Research has shown that it conveys cardiovascular benefits, improves muscle tone and joint mobility, helps with balance and also reduces fall risk.

Classes last one hour and can be practiced standing or seated. For more information or to register for the class contact our Tradition neighbor Karen Fayer in the Tradition Directory.

# MICROBURST AT TRADITION!

Photos by Paul Lempert & Linda Butler

It was just about midnight on Sunday, June 9, when residents at Tradition awoke to piercing thunder, intense lightning and ferocious winds followed by a screeching loss of power. The storm did not last long, but at daybreak, the devastation was heart-breaking. Luckily, no injuries were reported, but the upheaval of trees and debris in our neighbors' yards (and on some homes) was substantial. Power returned to Mid-Way Fire and Rescue by 4 a.m. bringing most of the community back online. Others of us, on the less critical circuits, remained in the dark until 7:30a.m.

John McLaughlin left his home shortly after 7a.m. to assess the impact. We sent a text to our building and grounds manager asking about the extent of the damage and he was confused by the question. Alex lived just miles away and knew nothing of what had happened, as his community was untouched. It was later revealed that we had experienced a microburst.



In layman's terms a microburst is when there is weakening of the updraft holding rain and hail in a thunderstorm causing it to plummet to the ground. When this collection hits the ground it's like an explosion of heavy winds concentrated at that location and spreading outward. Which, in this case, was us.

For the next few days Alex Herndon and the landscape crew collected 29 trailer loads of debris from our community streets. Many thanks to our community assistance team of John Gaston, Greg Akers, Scott Manhoff, Bob Misa and Ted Roth that was activated to help neighbors cut and remove fallen tree branches and drag them to the curb. Various tree companies could be seen throughout the community all week taking care of fallen and dangerously hanging trees and branches on our properties.

The golf course closed for 3 days to clear cart paths and fairways. Most of the clearing is completed, for now. A few tree stumps can still be seen around the neighborhood while we wait for someone to be available to haul them away.



# THE BLUE ZONES



## Are We Approaching Blue Zone Status?

### The Tradition Community in Action and Health—By Linda Smith

In a famous Danish Twin Study from 1995-2005 it was learned that only about 20% of how long the average person lives is due to genes, so the remaining 80% is due solely to lifestyle and environment.

That's an encouragement to all of us at Tradition who try to remain active and involved in our community.

The question is, “**are we living in an area that is progressing more and more so that our residents' health has improved significantly? Are we therefore gradually approaching Blue Zone status?**”

There are five documented Blue Zone or specially noted pockets of people in the world:

- Greece (Ikaria)
- California (Loma Linda)
- Costa Rica (Nicola)
- Japan (Okinawa)
- Italy (Sardinia)

These are specific areas where the people have remarkable longevity and stamina, living very long lives with many becoming thriving centenarians.

#### The Environment makes the difference

The residents' vigorous ripe old ages occur because they are in the right environments. For years researchers have been studying what it is about those environments that have made such a huge difference.

They discovered four main factors in those environments:

- 1) **Remain Active** — move naturally throughout the entire day,
- 2) **Have the Right Outlook** — maintain a purposeful life and a daily way to de-stress,
- 3) **Eat Wisely** — 80% plant-based and add a little wine or spirits late in the afternoon (unless spiritual or personal restrictions)
- 4) **Belong** — Family First and belong to the right positive groups. And whole communities can be improved to promote these healthy lifestyles too.

Furthermore health behaviors of all kinds are highly contagious! Belonging to the right positive groups can reinforce your healthy habits. Plenty of folks here can be seen walking their dogs or working in their yards. Also there are plenty of groups to belong to here at The Tradition, from golf leagues to various fun activities.

And one new Tradition resident recently stated in incredulous amazement, “**Have I come to live in a Blue Zone?**”

## EMAIL BLASTS REVISITED (June 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***

**6/10/2024 To:** Tradition Homeowners

**From:** Kuester Management Company on behalf of the BOD

**RE: New Tradition at Willbrook Compliance Process**

Dear Homeowner,

Due to the repetitive and increasing amount of non-compliance of the Tradition Declaration of Covenants, Conditions, and Restrictions (CCR's), the Board voted unanimously to have Kuester Management Group, our HOA Management Company, handle inspections and compliance going forward. It is important to note that there will be no additional charge for this service as it is already included in our Management Contract with Kuester. Please note that the Covenants Committee will still have a role and work together with Kuester on this ongoing effort.

Historically, many non-compliant issues have not been consistently addressed, but lack of enforcement in no way requires the current Board or Covenant Committee members to disregard violations. Lack of enforcement does not negate the requirement. It is important to remember that the main purpose of an HOA is to protect property values, and it is the Board of Director's fiduciary responsibility to enforce the Tradition CCR's.

To implement this change, Kuester Management Group will start conducting inspections **July 2024** for non-compliant issues and that will be enforced in accordance with the Tradition at Willbrook Governing Documents, Rules and Regulations and Fine Policy. A new fine schedule will be forthcoming, and fines for non-compliance will be assessed to owner accounts effective **August 1, 2024**.

Since the violation non-compliance letters will be coming from Kuester Management Group, any and all disputes or concerns must be addressed directly with Kuester by calling 888-600-5044 or emailing [support@kuester.com](mailto:support@kuester.com) to maintain proper records.

Thank you in advance for your patience and understanding during this transition and thank you for helping keep Tradition beautiful and one of the most desirable, sought-after neighborhoods in Pawleys Island.

**6/12/2024 To:** Tradition Homeowners

**From:** John McLaughlin – POA President

It has been brought to our attention that the Sheriff's Department is stopping people who are driving their golf carts on the Willbrook multi-use path.

They are also issuing a ticket to the offenders.

Until the county council agrees to give ownership to the new Willbrook Road District LLC, please stay off the path with your golf carts. Driving on Willbrook Blvd. may be dangerous, so please be careful driving on the street.



Willbrook Boulevard