



THE TRADITION

Home & Property Owners

**31st**

Annual Meeting



# Welcome

February 19, 2026



# Agenda



- Introductions
- County Sheriff Announcements
- Annual Business
- Volunteer Committee Reports
- Group Affiliation Reports
- Communications
- Community Volunteer Groups
- Major Projects Completed
- Projects Planned for 2026
- Treasurers Report
- Conclusion – Questions and Comments
- Motion to Adjourn



# Introductions



John McLaughlin  
Debbie Moeller  
John Gaston  
Mike Petscavage  
Doug Armour  
Lisa Klein

President  
Vice President  
Secretary  
Treasurer  
Director  
Kuester Management





# GEORGETOWN COUNTY SHERIFF'S DEPARTMENT



## GEORGETOWN COUNTY SHERIFF'S OFFICE





# Annual Business

As Required by Our Bylaws

Presented by John Gaston



**Confirmation of Quorum**

**Proof of Mailing—Annual Meeting**

**Board Vacancies and Nominations from Floor**

**Voting Results**

**Board of Director Results**

**Tax Results**

**Minutes from 2025 Annual Meeting**



# Social Committee Report

Debbie Moeller

Garage Sale  
May 3, 2025







## Social Committee Report (continued)

### Flower Committee Spring 2025







## Social Committee Report (continued)

### Summer Social - Orient Express September 13, 2025







## Social Committee Report (continued)

### 10th Annual Old Fashioned Christmas Carol Sing-along

Friday, December 5, 2025





## Social Committee Report (continued)







# Architectural Review Board Committee Report Charlie Zelinsky, Chairman

## Members:

- Al Britsch
- Bob Hammond
- Mike Glander
- Bob Misa
- John McLaughlin



# Finance Committee Report

## Mike Petscavage

### Members:

- Dick Baughman
- Sue Gaston
- Brian Kramer
- John McLaughlin





# Rules and Regulations Committee Report John Gaston

Members: Kerry Petratos, Eileen Cranney, David Philips, Scott Manhoff, Jim Cronin

## **CCRs Task Force Objectives:**

Research and make recommendations for restating and amending  
**(not reinventing)**

Tradition's thirty-year-old Covenants, Conditions and Restrictions,  
including the By-Laws, Rules and Regulations.

Update the documents for outdated contents, (i.e. replace CENTEX  
with Tradition at Willbrook Plantation Property Owners, Inc.) and  
include proper amendments and other documents for improved clarity.



## Rules and Regulations Committee CCR Task Force - Progress to Date

The Task Force has dedicated over 90 hours of meeting time to date

Additional efforts have included countless hours of time at the Georgetown County courthouse as well as the County Clerks website

All three (3) documents have been reviewed, with significant progress made on the Declaration (a 92-page document)

The Task Force has identified key points to the Board of Directors that require legal opinions.

Pending the outcome of legal representation, the task force will resume project activity in 2026.





# Grounds Committee Report

## Doug Armour

### **Objectives of new committee established in 2025**

Create a team of volunteers with professional or DIY experience in landscaping, irrigation, gardening and other home improvement disciplines who can cooperatively work in a group.

Identify and prioritize common areas within the Tradition in need of repair, renewal or rejuvenation.

Regularly monitor designated area or areas of POA property and report issues to the Committee Chair to address and take to the POA Board.

Organize and participate in community volunteer projects to improve community properties.

Thank you to Reyn Steadman who coordinated the planting of flowers in common areas



## Affiliated Groups Reports

### **Litchfield Beautification Foundation**

Debbie Moeller

### **Willbrook Boulevard Path Association**

Scott Manhoff

### **Willbrook Corridor Beautification Association**

Scott Manhoff



# Volunteer Recognition

## Community Assistance

John Gaston, Scott Manhoff, Greg Akers, Bob Misa, Ted Wroth

## Community Outreach (Celebration of Life)

Robin Wigham, Marybeth Bigley, Carol Cocores, Mary Vicas,  
Monique Phillips, Cindy Kramer, Stacey Brown, Denise Bridges

## On-site Civil Engineers

Jeff Albright, Dave Philips

## Welcome New Residents

Robin Wigham, Cindy Kramer, Denise Bridges, Sue Gaston,  
Judi Anton

## Directory & Flyer Distribution

Linda Butler, Al Carline, Marion Culpepper, Dale Guzlas, Bev  
Jackson, Les Pitzer

## Neighborhood Directory

Doug Armour

## Clubhouse Scheduling

Donna Rawlings

## Key Card Facilities Manager

Celise McLaughlin

## Tradition License Plates

Dale Guzlas

## Durable Medical Equipment

Monique Philips





# COMMUNICATIONS

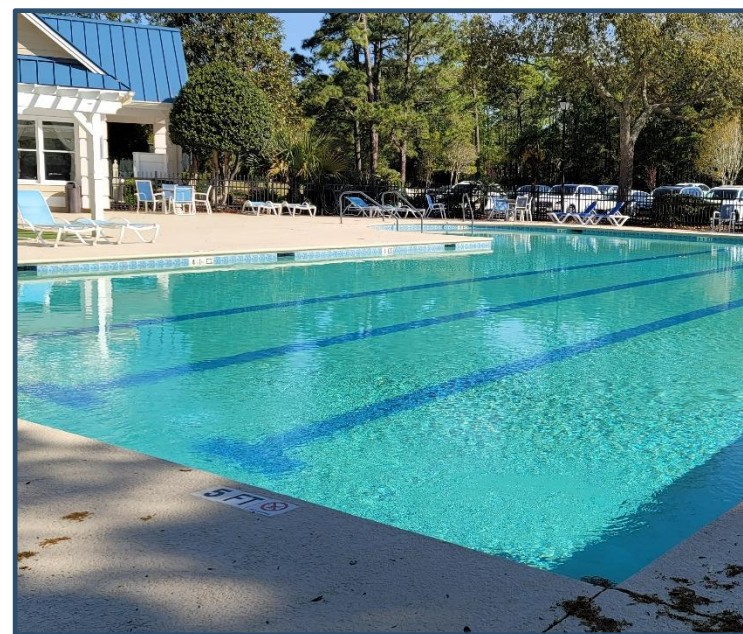
<https://thetraditioncommunity.com>

Webmaster: Celise McLaughlin

Eblasts from [CeliseMcL@gmail.com](mailto:CeliseMcL@gmail.com) and

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

- Activities, Committees, Groups and Contacts
- Board of Directors & Minutes
- Architectural Review Board
- Community Calendar
- Home & Garden Club
- Social Committee
- Ladies Nine Hole Golf League
- Newsletter Archives
- Links to LBTS, Webcams, Gold Tees, Kuester





## Major Project Improvements in 2025

- Graded and paved Deacon Drive and Tradition Club Drive to intersection of Historic Lane.
- Made modifications to Tradition Handbook for ease of use. Modified rule and regulations to allow for advancements in technology and clarification on existing rules.
- Implemented new 5-year contract with Spectrum for Internet, TV and streaming services.
- Implement a new community review process.
- Reviewed all irrigation systems to ensure adequate watering for common areas.
- Drilled a deeper well for the back gate
- Continued work on the drainage issues on TCD between Golf holes 1 and 2 to reduce water build-up.
- Began discussions with LBTS to engage security guard patrols in our community.
- Fixed Sink hole on Alexander Glennie Drive.
- Established the Rules and Regulations Committee (CCR Task Force)
- Established a Grounds committee



# Capital Projects Completed







## Projects Planned for 2026

- Continue work on road grading and paving along Tradition Club Drive
- Begin work on upgrade to Common Area vegetation
- Finalize updates to CCR's and Rules and Regulations
- Upon LBTS finalizing new security "post orders" determine if security patrols are warranted within our community
- Finalize and implement contract review process
- Continue participation in COSAP, the Committee Of Sub-Association POAs to ensure concerns are understood and considered by LBTS
- Address long term pool repairs
- Perform analysis of common areas to determine upgrades and improvements



# CONCLUSION

## Questions and comments





THE TRADITION

THANKS FOR COMING  
HAVE A WONDERFUL  
EVENING

