



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





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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



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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Update the documents for outdated contents, (i.e. replace CENTEX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 DYI 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 Phillips



COMMUNICATIONS

<https://thetraditioncommunity.com>

Webmaster: Celise McLaughlin

Eblasts from CeliseMcL@gmail.com and

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



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Capital Projects Completed

Alexander Glennie
Sink Hole

Paved Deacon Drive to
Intersection of TCD at
Historic Land

end paving

Start paving





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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





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THANKS FOR COMING
HAVE A WONDERFUL
EVENING

