

THIRD ANNUAL MEETING

October **30, 2001, 7:00** p.m.

Creek Club at I'On,

Mt. Pleasant, **S.C.**

I. Calling Meeting to order

II. Proof of Notice & Establish Quorum

III. Welcome

A. Introduction of Board and Management

B. President's Report-Joe Barnes

C. Developer's **Report-Vince** Graham

D. Guest Speakers

1. Mt. Pleasant Fire **Dept.** Spokesperson

2. Mt. Pleasant Police Officer **Morrell**

E. Manager's Report

1. Speeding - Ongoing **concern**, Graduated approach

2. Street Lights - Persistent **problem**, Remove and Replacement Schedule

3. Landscaping

a. Owners VS Developers Responsibilities

b. Tree Trimming

c. Vines and ants

4. Delinquencies - Process for unpaid dues

5. Directory - New one **soon**, Web posting

6. Rules and **Restrictions** - Yards and Boats

F. Treasurer's Report

*add and by the way*

IV. New Business

A. Introduction of "**Lt.**" Doug Stainaker, Neighborhood Lieutenant for  
Emergency Preparedness

B. Open Discussion

V. Meeting Adjournment

**TON ASSEMBLY**  
**THIRD ANNUAL MEMBERS' MEETING**  
**OCTOBER 30, 2001**

**MINUTES**

L Calling Meeting to order

Pursuant to call the 2001 Annual **Members' meeting** of I'On Assembly, commenced at 7:00 P.M. on October 30, 2000 at the Creek Club at I' On , Mount Pleasant, South Carolina.

**II. Proof of Notice was provided**

**III. Welcome**

- A. **Introduction of Board** and Management - President introduced Board members and CCMC representatives in attendance.
- B. President's **Report-Joe** Barnes reported on the progress **toward completion** made during **2001**. Status updates were provided including eighty new **families**, construction of the amphitheater begun, West Lake filled.
- C. Developer's **report-Vince** Graham narrated a slide presentation showing the evolution of the development from its earliest days to the present.
- D. Guest Speakers
  - 1. Mt. Pleasant Fire Department Chief Mike Allen introduced members of his staff and team and discussed **fire** prevention and EMS **issues** as they related to the I'On neighborhood.
  - 2. Mt. Pleasant Police Officer **Morrell** discussed issues relating to traffic and speeding concerns within the neighborhood.

**IV. Managers Report**

- A. Speeding - Briefed this **as** an ongoing issue and **discussed** the graduated steps the Board of Trustees have implemented to address neighborhood concerns.
- B. Street lights - The removal and replacement of selected street lights within **the** neighborhood was **briefed**.
- C. Landscaping
  - 1. Maintenance responsibilities - Management briefed and addressed **concerns** about **landscaping**, scope of the contract, and landscaping responsibilities of the homeowners.
  - 2. Tree Trimming - Briefed the plans to begin tree trimming in the winter months as well as an intended maintenance program for selected grand trees within the **neighborhood**.

3. **Vines** and Ants - Briefed this as an ongoing **problem** in the **Low Country** **that** will receive attention as needed and encouraged homeowners to eradicate and prune their properties as necessary.

- D. Delinquencies - The process for collecting unpaid dues was explained.
- E. Directory - **Issues** relating to the recently published directory were discussed and it was briefed that a new directory would be published in the near future that would **eliminate** some of the problems and concerns generated by the current directory.
- F. Rules and **Restrictions** - General guidelines **regarding** the expectations for the maintenance of yards and storage **of** boats were discussed.

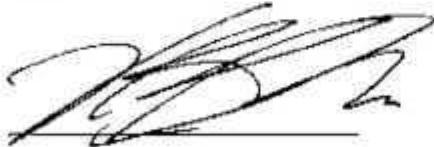
V. **Treasurer's** Report - Chris Fraser briefed the status of the operating account as having a **positive variance**.

VI. New Business

- A. "Lt." Doug Stalnaker, **briefed** his responsibilities as the Neighborhood Lieutenant for the Emergency Preparedness program in Mt. Pleasant.
- B. Julian **Smith** **briefed** plans to host the Cooper River Kids Bridge Run in the **P'On** neighborhood on the day before the scheduled adult run **in** the **spring**.
- C. Joe Barnes addressed a complaint regarding the size of the postal pavilion **mailboxes**.

VII. Meeting Adjournment - Meeting was **adjourned** at 9:00 PM,

Approved

A handwritten signature in black ink, appearing to be "D. Stalnaker", written over a horizontal line.

Submitted

A handwritten signature in black ink, appearing to be "John J. ...", written over a horizontal line.



FROM THE I'ON ASSEMBLY MANAGEMENT TEAM

17 September, 2001

#### MANAGEMENT TEAM CHANGES

As you probably are **aware**, I have recently come on board **as** the Community Manager for the I'On Assembly. I have quickly **become** aware of how special and **unique** I'On is **and** I look forward to working with you to make it **even** more so. Please feel free to contact me by **phone** at (843) **849-7062** or by **e-mail** at [jfolley@ccmcnet.com](mailto:jfolley@ccmcnet.com) if you **have** any questions or concerns about Assembly related **issues**.

#### ANNUAL ASSEMBLY MEETING NOTICE

The Annual I'On Assembly meeting is scheduled for **October 30, 2001** at the Creek Club commencing at 7:00 PM. If you have **questions and/or** concerns you would like addressed, please fill out the attached form and **mail, fax** or **e-mail** it to us. So we can properly address your issues, you should have your questions to us no later than **October 23, 2001**.

I'On Assembly  
HOA Meeting  
812A Johnnie Dodo's Blvd.  
Mt Pleasant, SC 29464

Fax - (843) **849-5270**  
E-mail - [jfolley@ccmcnet.com](mailto:jfolley@ccmcnet.com)

#### SWIMMING SAFETY

Headlines in local paper announces "Teen swimmer **drowns in murky lake**" Regrettably, this did happen **in** a North **Charleston lake**...let's not let it happen **here**. **Parents**, neighbors, and friends, please **exercise the** utmost safety when swimming and recreating on and in the lakes. Yours and your **children's** safety is **your** responsibility,

#### ALLIGATORS

In the **Lowcountry**, lakes + food = **Alligators!!** They are a fact of life and are allowed by Law to **co-habitat** with us until they reach a length of six **feet or more**. The solution: don't feed them and appreciate them from afar. Feeding them is **also a violation** of state law and worse, equates humans with food in their minds making them **Jess timid** around our **pets and ourselves**. Also, Ken at Professional Lake Management reminds us not to put aquatic vegetation in or **around** the lakes such as Water Hyacinth (Floating Orchids). Many similar plants are **actually** noxious weeds that must later be eradicated.

#### SPEEDING

"**20 is Plenty** in TOn!!" All, please watch your **speed**. You will see **additional** speed signs **going up** in selected areas within the neighborhood. Additionally, we have asked the Mt. Pleasant Police to patrol for speeders and also scheduled their Traffic **Trailer** to be set up in the community from time to time

#### YARD UPKEEP

A word about **landscaping our** yards and general upkeep. We have **much** to be proud of in I'On and the vast **majority** of our neighbors go 'above and beyond' to keep their yards **and** the **neighborhood** a show place. No doubt, **in** the growing season, which is also the vacation season, this takes hard work and some prior **planning**. If you are planning an extended stay away from home, please add routine landscaping **maintenance** to your to-do list along with forwarding the mail and stopping the paper. As **always**, please keep your yards cut front and back, **your** shrubs pruned and the beds weeded and mulched.

### **BOAT DOCKS**

Just a friendly reminder concerning the use of **our** boat docks. Our docks are only **permitted** for temporary use by boat owners who "may not leave their boats unattended". "**Live aboards**" are **also** prohibited. Vehicles and boat **trailers** should be parked at the **Shelmore** Civic Site located on **Shelmore** Boulevard, or at the boat owner's home, while the boat is in use.

### **PARKING**

Narrow streets serve to enhance the pedestrian nature of our neighborhood. **Unfortunately**, the narrow streets create some challenges for larger **vehicles...especially fire trucks**. We encourage you to park in your driveway or **garage**, if possible. **If you**, or one of your guests, must park on the **street**, you should do so in a manner that does not restrict traffic flow. When **parking** on the street you should park as **close** as possible to the curb; park in the direction of the traffic, and never park your **vehicles** directly across the street from another parked car. Cars parked in a **manner** that restrict traffic flow may be ticketed by the **Mount Pleasant Police Department** and/or towed.

### **WEB PAGE**

Visit the TOn web page at [ion.sccommunity.com](http://ion.sccommunity.com). (Don't type in 'www'.) **This** is a very useful and informative site. Catch-up on the recent news in your community, engage your neighbors in a chat **room**, check your **policies** and procedures, view the community calendar, or download ARB request **forms**.. just to name a few of the services provided.

Sincerely:



Jack Folley  
Community Manager  
CCMC

## FROM THE TON COMPANY

"Everything takes longer than expected" is the **rule** of thumb in the development business. For the most **part**, I have found this rule of thumb to be pretty accurate. **Designing** and building a house, a **park**, and neighborhood are complex processes **requiring superior planning** and **organizational** skills - and frequently divine **intervention** - to get things completed on time.

When I returned home from my summer family vacation, I found the "**everything takes longer than expected**" rule of thumb had been broken. **Ever** since Westlake was drained so the edge could be shaped and the **bulkhead** installed, I have been anxiously awaiting the day when the lake **would** be full again. Based on our calculations, we were **projecting** Westlake would be **filled** around the end of October. Every day I **would** check the lake level to see how much it had risen. Some days it went up an inch, some days one-half an inch, **some** days not at all. Upon returning to the neighborhood, the first thing I went to check was the water level of **Westlake**. Instead of being **just** a few inches higher than when I left, the lake was completely filled — what a great welcome gift. **While I would** like to think our planning and organizational **skills** had **something** to do with filling the lake sooner than **expected**, I think I have to give the credit to divine intervention and the 7 inches of rain we got in **3** hours.

Now that Westlake is filled, it is time to get excited about all the other things happening in the **neighborhood**. The **new** restaurant and the completion of Westlake Park are on the top of this list. O'Brien's, an **Irish** Pub and **family** restaurant, will be opening up in the I'On Square around the first of October. Owned and operated by Bob Redding, **O'Brion's** will be open for lunch and dinner and feature pub fare and daily **specials**. This will be a great addition to our gradually **evolving** and **growing** neighborhood.

We are **currently** putting the final **design** touches on Westlake Park and hope to have the park completed by the end of this year. In addition to the **now-filled** lake, Westlake Park will include the following key features:

- An outdoor performance venue at the north end of the lake with a terraced **lawn** facing a grass stage area that is flanked by two pavilions being designed by Neal Van **Dalen**.
- Two pedestrian bridges **crossing** over the Jefferson and Lafayette **Canals** - The designs for the two pedestrian bridges came out of a national design competition sponsored by The I'On Company. A design competition jury, which included internationally known architects, Andres Duany and Robert A.M. **Stern**, was formed to **select** the winners and we are now in the process of completing the engineering and detailing for the bridges. We plan to have a **showing** of the competition entries and winners at the Creek Club in the near future.
- An "**Outdoor** Living Room" on the southwest corner of the lake. The "Outdoor **Living** Room" at Westlake was inspired by and modeled after the garden rooms at the **Waterfront** Park along the Cooper River in Charleston. This **intimate** garden room should be a great place to have **quiet** conversation with a neighbor **and/or** read a book by the lake under the canopy of some shade trees (once they mature a bit).
- A boat ramp and small dock for the loading and unloading of non-motorized **watercraft**.
- A path and sidewalk network **running** around the perimeter of the lake that **will link** all the pieces of Westlake Park together and integrate it with **the rest** of the **neighborhood**.

With **all** these components, and more, that **will** be around Westlake, I hope you will get as much pleasure out of using it as we have gotten working on the **design** and development of **this** next great piece of I'On. And, perhaps with a little bit of luck **and/or** divine intervention, we might be able to enjoy them sooner than **expected**.

**Joseph E.** Barnes  
General Manger  
The I'On Company

## At Home Abroad

ANTHONY LEWIS

# A Civilized Society

CIVITELLA, Italy

The forces *at* the market have conquered the political world. East and west, most societies have come to believe that competition will produce more prosperity for more people than a planned economy. I share that belief.

But Italy is evidence that there is more to life — a civilized life — than the unregulated competition of the market. There are values of humanity, culture, beauty, community that may require deviations from the cold

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### More to life than the market.

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logic of market theory. So I am convinced after spending some weeks in Italy this summer.

Consider health care. A friend in Italy suffers from multiple sclerosis. She is severely handicapped, and she now requires an expensive motorized wheelchair. The Italian national health service sent an agent to her home to look at her situation and will apparently pay much of the cost.

She lives in a remote cottage in rough country. Traveling to a city for medical checkups is difficult, so the health service regularly sends a nurse to visit her.

Are those wasteful deviations from the logic of the market? Or is a society more civilized for everyone if it provides necessary medical help for all who need it?

Americans who visit Tuscany or Umbria love the landscape: the silvery olive groves, the fields of sunflowers, the vineyards, the stone houses, and barns. The farms are mostly modest in size.

Those farms are to a large degree uneconomic. They continue to exist because the European Union subsidizes them through its Common Agricultural Policy. It also gives crucial grants to restore beautiful villages.

The Common Agricultural Policy has been denounced for years by true believers in pure market principles such as *The Economist*. The policy is undoubtedly costly to taxpayers, and to consumers in higher food prices. But would the life of Italy — and France and Germany — be improved if that money were saved and corporate agriculture took over? If the landscape were transformed by single crops over vast acreage?

The look of the Italian countryside is also protected by tight legal controls over development. Getting permission to build, or even to move a road a few yards, is a struggle. The gross national product might be raised a notch if those controls were eased. But would Italians prefer their country that way?

Italy is an easy target for political ridicule. Its bureaucracy is notoriously obscurantist. It has had 50 different governments since World War II.

Reform is necessary. But the fact is that the society functions extremely well despite those problems. In between the beautiful vistas Italy has dynamic industry. Northern Italy is one of the most prosperous regions of Europe. And there is a sense of joy in life. That, not the beauty alone, appeals to visiting Americans.

A number of Italian towns are called Civitella. I stayed in Civitella in Val di Chiana, near Arezzo in Tuscany. It is a tiny walled town on top of a high hill, population about 250. At one end are the remains of a 13th-century castle, which was bombed by the Allies as the Germans retreated north through Italy in 1944.

Economic subsidy of one kind or another has helped hundreds of such small towns to survive. But there is another factor: community, fortified by history.

There is a tangible sense of community here, as in other small towns and urban neighborhoods in Italy. Families sit in their open doorways in the evening, or in the narrow streets, and say "Buona sera" to people walking by. A small cafe sets tables in the town square for dinner. Small children run around, utterly secure, until 10 or 11 o'clock in the summer nights.

The owner of one house was 3 years old in 1944. On June 29 of that year there was a block at the door of the house. When his father opened it, a German soldier shot him dead. The Germans gathered all the men of Civitella, including the priest, and killed them: 118 men. The town was not a center of partisan activity against the Nazis, the massacre seems to have been a random response to defeat and retreat.

An event like that marks the historical memory of a people. Plaques honor the martyrs and hall the British Eighth Army, which liberated the town soon after. Few Americans have such a sense of place. We are immigrants and wanderers, rightly

**TON ASSEMBLY  
ANNUAL MEETING  
QUESTION AIRE FORM**

Please fill in your contact information below and mail your question to;

**Con Assembly  
Annual Meeting  
812 A Johnnie Dodds Blvd.  
ML Pleasant, SC 29464**

**Fax - (843) 849-5270**

**E-mail [jfollev@ccmcnet.com](mailto:jfollev@ccmcnet.com)**

Questions must be received at least one week prior to the meeting.

NAME: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

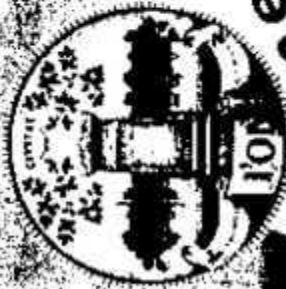
QUESTION:

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(Use additional pages if needed)



# Join Today!!



*Welcome to the I'On Assembly Online*

## The I'On Assembly Neighborhood Network Online

Desktop Mailbox Compose Directory Who's Online Chat



Community Discussion



Bulletin Board



Calendar of Events



Assembly Documents

The I'On Assembly Online is a service that is offered to the residents and property owners of I'On. You can create your account online at <http://ion.scommunity.com>. You will be granted access after your request has been verified by the I'On Assembly Staff.

Once online, you can participate in live chats and discussions, view the latest calendar of events, download official Assembly documents, and much more!

Your online account is part of your membership in the Assembly. Check it out today! Tell us what you think about it!

For more information call:  
I'On Assembly at 849-7062  
or  
TLC Online at 884-7275.

## Create your free account today!!

Visit us online at <http://ion.scommunity.com>

- Share your thoughts and ideas with your neighbors
- Get the latest news about "Levi" the Alligator
- Chat online with your friends and neighbors
- Check out the latest Calendar of Events

The I'On Assembly Online is a free service offered exclusively to the property owners and residents of I'On.

*Brought to you by the I'On Assembly*