



LIVING IN I'ON

It's a way of life, not just a place to call home



July Events

THU	7/4	4th of July Parade
THU	7/4	Salute at the Lake
THU	7/4	4th of July Concert
WED	7/24	Yarn Buddies
TBD	TBD	Movie Group

Important Dates

TUE	7/2	IDC Meeting
THU	7/4	Independence Day
TUE	7/9	IDC Submittal Deadline
THU	7/11	Recycling Pickup
TUE	7/16	IDC Meeting
THU	7/25	Recycling Pickup
TUE	7/30	IDC Submittal Deadline

DOCK CLOSINGS ON PAGE 2

2024 I'On Board Meeting Dates
6:00 p.m.
Conference Room
159 Civitas Street, Suite 211

- MON., 7/15
- MON., 8/19
- MON., 9/16
- MON., 10/14
- MON., 11/18
- MON., 12/16



Second Amendment to Creek Club Lease

The Creek Club is without question our neighborhood's most valuable asset. Although under the lease until 2034 (earliest buyout date), protecting this Assembly asset and the use of the surrounding docks and property by our Titleholders is essential to our community. Unfortunately, the original lease, signed in February 2014, was not clear in several important areas resulting in multiple years of disagreements that, ultimately, led to arbitration, mediation, and a separate civil lawsuit. In addition to the enormous amount of time consumed, the HOA has spent close to \$150,000 in legal fees, on this issue, over the past five years.




After lengthy negotiations with the leaseholder (148 Civitas LLC, owned by Mike Russo), we just signed a new lease amendment that provides clarity to the areas that were ambiguous and ends all pending legal proceedings. The HOA appreciates the efforts of Mike Russo to help resolve these issues amicably.

The key elements of the new amendment are as follows:

- I'On Residents, along with the I'On Trust and I'On at Home, may book non-wedding related events if the Creek Club is not booked ninety days in advance, any day of the week, for a rate of \$600.
 - The rental rate does not include use of the kitchen area, prep area, storage areas or utensils, unless the resident has contracted with Civitas for food and beverage service. Shuttle and security services are not required.
 - For any rental where alcoholic beverages will be served or consumed on the premises, the renting party must obtain alcohol liability insurance coverage for the event. Online options are readily available. If the renting party elects to contract with Civitas for beverage service, coverage is not needed.

Continued on Page 6

		DOCK CLOSINGS JULY 2024
DATE OF EVENT	EVENT TYPE	CEREMONY TIME
Saturday July, 6th	Wedding & Reception	4:55-5:25
Friday July, 12th	Wedding & Reception	4:55-5:25
Saturday July, 20th	Wedding & Reception	4:25-4:55

For an up-to-date list of common area reservations, please visit the community calendar located on our website! <https://ioncommunity.com/calendar/>

FIRST FRIDAY

THERE WILL BE NO FIRST FRIDAY COCKTAIL EVENT IN JULY



We have openings for hosts August 2, September 6 and October 4. Please contact Wendy Nixon at (203) 858-7909, if you would like to host a party.

POTLUCK DINNER

Wednesday Evenings at the Creek Club

DINNER HOSTS AND VOLUNTEER COORDINATOR NEEDED



Contact the office at mary.ion@ravenelassociates.com, If you are interested in hosting. We have openings from July through October, and December.

After 3 and a half years, Wendy Nixon has decided it's time for a break and will no longer be coordinating Potluck Dinners at the Creek Club. These events cannot take place without our neighborhood volunteers. We hope someone will pick up the baton and take over as the Potluck Dinner Volunteer Coordinator.



Please contact Tom O'Brien at obrien.thomasmurray@gmail.com or by phone at (843) 284-8463 or the I'On office at mary.ion@ravenelassociates.com, if you are interested.

WOMEN'S COFFEE

See You In September!



We will be taking a coffee break this summer. The Women's Coffee will start to brew again in September. For further information, contact Abigail Wolitzer at abbywolitzer@yahoo.com or Farrah Follmann at ffollmann@yahoo.com.



LUNCH BUNCH

Returns in October with the Hat Luncheon

LUNCH BUNCH will resume with the October Hat Luncheon. Details to follow in August newsletter.

This annual event is quite popular and fills up quickly so please RSVP when details are available. Questions? Contact Kristen Anderson (kristenande@gmail.com)



YARN BUDDIES

Wednesday, July 24 - 10:00 a.m. to 12:00 p.m.

Hosted by Lizzy Boyle at 39 Sowell Street

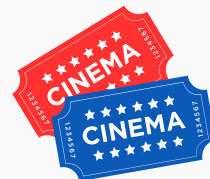


Lizzy Boyle will be hosting Yarn Buddies at her home. Please let Lizzy know if you are able to attend via text at (843) 452-3666 or email at boyle@musc.edu.

Yarn Buddies was formed to encourage creativity, share imagination, offer assistance, and inspire those who have an interest in the handcrafted arts. Anyone interested in the creative arts of handwork, be it knitting, crocheting, needlepoint, jewelry making, quilting, crewel, embroidery, cross-stitch,, etc., is warmly invited to attend.

I'ON WOMEN'S MOVIE GROUP

Join the E-Mail List for Coming Attractions



Hi Movie Buffs,

I continue to have difficulties finding movies that I think you will enjoy. Watch your emails for a movie invite very soon or contact me to be added to the email list - Jan Laabs (laabsjan@hotmail.com)



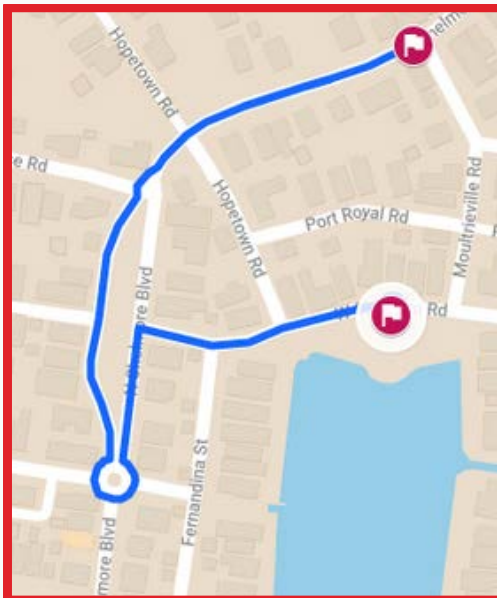
THIS MONTH WITH THE I'ON TRUST

Thursday, July 4th - From Morning till Night...

July 4th Parade - 9:20 a.m.

Meet at Moultrieville Road and North Shelmore

Decorate those golf carts & dress in your most patriotic attire, or wear your red, white, and blue. We will award prizes to the top three most festive golf carts! Kids, dogs, walkers, bikers, wagons, etc. are welcome. Get creative and join the fun!



Should you be coming or going in the neighborhood between 9:20 a.m. and 10 a.m. please be aware North Shelmore between Perseverance and Moultrieville will be occupied by the parade. Access around the neighborhood is available via alternate roads.

Salute at the Lake - 10:00 a.m.

Westlake Amphitheatre

Following the parade, we celebrate our country's birthday with patriotic music, the National Anthem, Pledge of Allegiance, and excerpts from the Declaration of Independence by I'On Neighbors. At the end of the salute, we award the winners of the golf cart contest!

Concert - 6:00 to 9:00 p.m.

Westlake Amphitheatre

The celebration continues with **DysFUNKtion**, an 8 piece powerhouse cover band comprised of professional musicians, will perform this year at Westlake Amphitheater. Bring the family, a picnic, and your dancing shoes.

West Shipyard between Hopetown and Moultrieville will be closed to traffic 5:30 p.m. to 9:30 p.m.

You will be able to drive through on West Shipyard to drop off your picnic supplies but we ask that you then park your golf carts on other streets. No golf carts or vehicles should be parked on West Shipyard during the event. Please help us make certain emergency vehicles have proper access by not blocking the ends of the street closure with cars, golf carts, or bikes.

We are looking forward to the 4th and seeing you all there.

Please fly your Stars and Stripes.

The I'On Trust



Giving Lights Nomination Application

August 2 Deadline



Every year around the holidays the Trust coordinates a fundraiser called The Giving Lights of I'On. This fundraising project sells luminary kits to support a local nonprofit. It begins in November and culminates with the Holiday Festival. This year, due to a late November Thanksgiving, the Festival will take place on Sunday, December 8th, instead of the first Sunday in December.

If you are passionate about a particular local charity that addresses a basic human need and are willing to head up the volunteer effort of the fundraiser, please follow the link below to find out how you may nominate a charity.

The deadline for nominations is August 2nd!

To nominate a charity click [HERE](#).



PERSEVERANCE SQUARE BRICK ENGRAVING – 2024 UPDATE

The Perseverance Square brick engraving project was very well supported again this year with over 50 bricks ordered for engraving. The Trust is pleased to be able to offer this wonderful tradition to the I'On community, and thrilled that so many of our residents took the opportunity to pay tribute to family, friends, and pets by engraving bricks in their honor.

For those of you not familiar with the history of Perseverance Park and the fountain on the Square around which the bricks are placed, the following offers a little perspective: the Park was part of the vision and grand scheme of Vince Graham to design a brick boulevard along one section of North Shelmore, with a fountain and seating area for residents to enjoy.

The idea of creating a memorial using a few of the bricks around the fountain was developed by the East Cooper Trust, which later became the I'On Trust, as a fundraiser in 2004. The tradition continued for three years, stalled in 2007, but re-gained traction in 2014. Since 2014 almost 500 additional bricks have been installed around the fountain with the names of those we love and names of our residents who have contributed to the I'On community. Perseverance Square is a uniquely wonderful place in I'On, shared and enjoyed by all, in remembrance of those special people that have gone before and the ones that we love and cherish in our lives today.



The Trust would like to thank everyone who has supported this project over the years, and we look forward to offering brick engraving to the community again in 2026. In the meantime, we encourage all I'On residents to take a walk through Perseverance Park, stop to read some of the wonderful tributes engraved on the bricks around the fountain, and enjoy the peace and tranquility of this pretty place in our neighborhood.

Second Amendment to Creek Club Lease

Continued from page 1

- Civitas is permitted a photography session, limited to 15-minutes, on the Pavilion Dock, with only the wedding couple and one photographer. If this session is used before or after the 30 minute Dock Closure Period then I'On residents and their guests are allowed to be on the Pavilion Dock and are not required to leave or be prohibited from accessing the dock during the photo session.
- During the 30-minute Dock Closure of the Pavilion Dock, I'On residents and their guests may not access the dock or tie their boat to the dock. Anyone who is on the Pavilion Dock must be off the dock once the Dock Closure period begins.
- Boats that are tied up to the Pavilion Dock prior to the closure period are not required to untie or leave. However, if there are people in boats that are already tied up to the dock at the beginning of the closure, they must leave the boat and dock, or alternatively untie and leave with their boat.
- If an I'On resident and/or their guest(s), refuse to leave the dock during the Dock Closure, after being asked to leave by the Security Guard, then the Security Guard will request and record the person's name and/or take a photograph of the person. Civitas will provide this information to the Assembly, and the Assembly will forfeit the \$600 dock closure fee. A Titleholder's refusal to abide by the terms of the lease agreement will result in a loss of income to the Assembly and may be subject to a fine or loss of privileges by the Assembly.
- The Marshwalk will only be closed to I'On residents and their guests during the Dock Closure Period.
- The loading dock will remain open during the Pavilion Dock Closure Period.



If you have any questions, please contact Emily Simpson, our General Manager, at esimpson@ravenelassociates.com

The Second Amendment to the Creek Club Lease can be found on the I'On Community website: www.ioncommunity.com -> Document Resource Center -> Board Room -> Board Publications



The Covenants Committee would like to remind residents that any exterior changes you would like to make to your property MUST go through the I'On Design Committee for approval. If work is done and you have not submitted proper application to the IDC, you are subject to violation fines of up to \$100 per day.

Holiday Decorating Committee Chair Needed

One of the things that truly makes I'On unique is its great sense of community.

Do you love seeing all the beautiful wreaths hung on the light posts in the neighborhood? To make that happen, we need your help! We are looking for a few neighbors to consider volunteering to head up I'On's Holiday Decorating Committee. This team will be in charge of the annual wreath fluffing and decorating for the holiday season!

Baire Harder has led this committee for the past two years and is moving from I'On. The neighborhood decorations will not happen this year without new volunteers.

Please let Emily Simpson know if you are interested in heading up the Holiday Decorating Committee to continue the beautification of the community for the upcoming holiday season! If we do not receive help, then this tradition will be lost.



WARNING: Please Do Not Feed I'On's Wildlife



While feeding waterfowl bread and crackers is a common pastime for many families, many people do not know that feeding them can be harmful to the animals, as well as the environment.

When geese or ducks are fed, bread, crackers, and popcorn this can cause them to become malnourished which then contributes to a multitude of health problems. Malnutrition can lead to "angel wing" syndrome. In geese and ducks with angel wing, their wings become deformed because the carpal joint grows incorrectly, leading the wing to stick out from the birds' side rather than lay flush. Birds with angel wing can't fly, and their flight feathers also grow improperly. In adult birds, angel wing is irreversible and can be fatal because the birds can't fly to their food sources.

If humans continue to feed the geese and ducks, the issue of dependency arises when they rely on food from unnatural sources. The waterfowl then become less wary of humans and can become more aggressive to other animals and humans. By providing unnatural food sources to the geese and ducks, this can also lead to overcrowding, which in turn can lead to environmental issues due to overgrazing and severely eroded landscapes, especially along the pond/lake banks.

Feces that are generated by waterfowl, result in an increased amount of carbon, phosphorus and nitrogen in the water and the surrounding pond banks. The addition of these nutrients to water promotes excessive algae growth, which leads to decreased oxygen levels, cloudy water, and an overall decrease in water quality. Besides poor water quality in our lakes, geese feces are dangerous to pets. If dogs digest geese feces they can easily acquire Coccidia and Giardia, which are dangerous infections of the gastrointestinal tract.

In addition to the ducks and geese you see in I'On, there have been times we see an occasional alligator. Just like the waterfowl, do not feed alligators. This is the most important rule, because feeding alligators threatens the safety of both people and animals. By providing food to alligators (who are naturally afraid of humans), not only makes them bolder and more aggressive, but it also encourages them to seek out people.

Thank you for keeping I'On's wildlife safe and healthy!

I'On Dock Closures - Rules and Regulations



The lease agreement between the I'On Assembly (lessor) and 148 Civitas (Creek Club lessee) allows for the closure of I'On's Pavilion dock and the marshwalk adjacent to the Creek Club for ½ hour during wedding ceremonies. During this closure period, for which the lessee is paying \$600 to the Assembly, all individuals including occupants of boats tied to the dock must leave the pavilion docks and marshwalk. If returning from the water please be aware of the dock closing time and do not attempt to tie up to the Pavilion dock until the ceremony has ended.

If homeowners, their children, or guests fail to leave the dock during the posted closure time and/or tie up to the docks during the closure time, The HOA will forfeit the \$600 dock closure fee and the individual will be fined and/or face other consequences for violation of the lease provisions. Homeowners, their children or guests refusing to leave must provide their name and address to the security officer and that officer will take a photo of the individual and/or the boat in question to be provided to the HOA.

The loading dock will remain open during the 30 minute dock closure period.

If you are unsure if there is a dock closure, the closures are posted on the community calendar on our website, www.ioncommunity.com and are also posted in our monthly newsletter. The Creek Club also posts those times on signs at the entry to the Docks. A copy of the Second Amendment to the Creek Club Lease is on the I'On website: <https://ioncommunity.com/resident-services/document-resource-center/board-room/board-publications/>

I'On Motorized Vehicles - Rules and Regulations

A couple of years ago, the state of SC strengthened its golf cart laws with tougher penalties including a \$100 fine or jail time for violators. While operating a golf cart, the driver must have the following in his or her possession:

- The registration certificate issued by SC DMV.
- Proof of liability insurance for the golf cart.
- A valid driver's license. A person operating a permitted golf cart must be at least 16 years old AND have a valid driver's license.
- Display a state permit decal.

Other important rules, from the Town of Mount Pleasant, pertaining to the use of golf carts include the following:

- Golf carts can only be operated during daylight hours.
- Permitted golf carts may be operated within four miles of the address on the registration certificate and only operated on a secondary highway or street.
- Golf carts cannot be operated on bicycle paths.

Children under 16 or anyone who is not a licensed driver are not legal operators of golf carts, even if a licensed driver is in the vehicle.

As a reminder, NO golf carts or motorized vehicles (including electric bikes and electric scooters) are allowed to be operated in or on any of the common area or pathways. This includes the Westlake & Eastlake paths, Marsh Trail, Maybank Green, Rookery, Eastlake Athletic Field and in any playgrounds. It is the responsibility of parents to inform their children of this rule. These motorized vehicles travel at very fast speeds and can seriously injure someone or a pet.



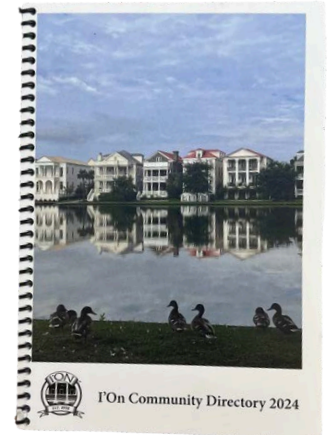
2025 Directory Cover Photo Contest & Ad Spaces Available!

The 2025 I'On Directory will go to the printer in October so that directories can be distributed with the Giving Lights in November. We are looking for a cover photo for the directory! If you have any I'On related pictures that you would like to submit for the cover, please send them to Mary James at mary.ion@ravenelassociates.com by September 13th.

We also have spots available for advertisements in the I'On Directory. There is no requirement that ads be purchased by I'On residents. It is open to the public, so feel free to pass this along to friends and business owners outside of I'On. Ad space preferences will be reserved in the order that submission forms are received. If you would like an ad to be included in the 2025 Directory, please fill out the **AD RESERVATION FORM** and email it to Mary James at mary.ion@ravenelassociates.com by September 13th.

Once ad placements are confirmed, sizing guidelines for how we will need to receive your ads will be sent to you directly.

Lastly, if your information was not correct in the 2024 directory, or if you are a new resident and want to confirm that we have your correct contact information, please call (843) 388-7547 or email mary.ion@ravenelassociates.com by September 13th.



Thank You to Lea Ann Adkins & Brad Walbeck!



If you stroll on the marsh path by the Creek Club, you will notice a newly placed monument recognizing the lengthy efforts by I'On residents Lea Ann Adkins and Brad Walbeck to reclaim our deep water docks, and the Creek Club.

Politics aside, we don't desire to have I'On turn into Washington DC with monuments and statues everywhere you turn, but we do already have areas of recognition in places like Avant Garden, Perseverance Park, and with the many dedicated benches scattered around our community.

We do not believe that I'On homeowners serve our community for recognition, however the Board felt that in this case the 15 years of effort by Lea Ann and Brad deserved it.

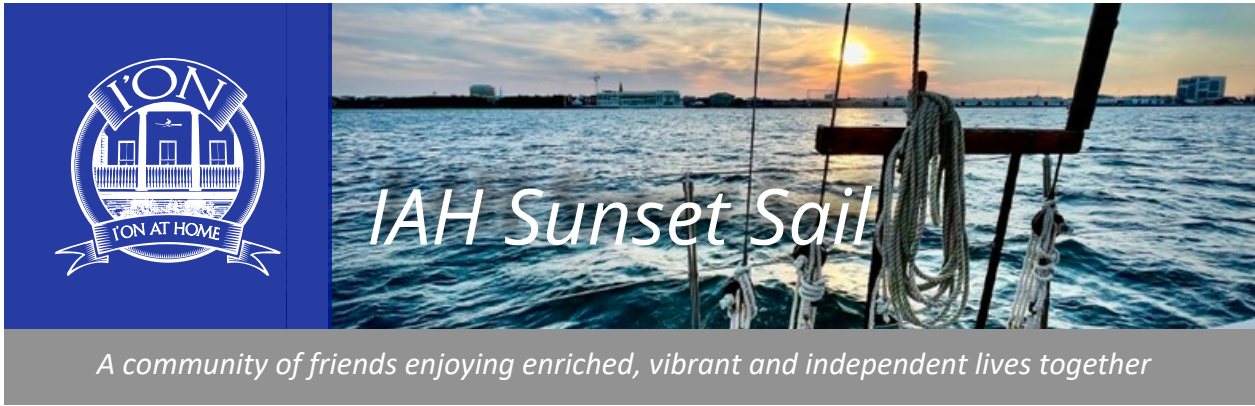
Attention Dog Owners!

As a reminder, please be sure to leash your dog while walking on the streets and sidewalks!

Dogs are permitted to be off leash while on HOA common areas, but they MUST be leashed when on streets and sidewalks as this is a Town of Mt. Pleasant ordinance.

Thank you!





Ahoy I'On Neighbors,

Sailing on The Schooner Pride with cool breezes and stunning views of Charleston was a memorable experience. It's moments like these that really make you appreciate the beauty of where you live, especially when shared with good friends.



Over 55, I'On At Home is for you!

Join us and become a part of a lively group of neighbors interested in learning new things, sharing cultural and social activities and helping each other.

Contact Elizabeth Sage, IAH Administrative Manager: elizabeths@ionathome.org
or visit us at: <https://ionathome.helpfulvillage.com/>



DENIM AND OUR ENVIRONMENT

We want to share some information about the negative impact our jeans can have on the environment. But don't worry! We'll also share steps you can take to counter those negative impacts, as well as brands focused on sustainable production.

According to the National Institutes of Health, the production of textiles is responsible for 20% of the world's water pollution. As one of the world's most popular fabrics for apparel, denim contributes significantly to the problem with excessive water use and the release of toxic chemicals into rivers and streams. More than 1,800 gallons of water is needed to produce enough cotton for a single pair of jeans.

YOU DON'T HAVE TO GIVE UP YOUR JEANS! What can you do?

1. Wear your jeans a long time – faded, patched and mended pairs are very in style.
2. Wash your jeans as little as possible, and use cold water.
3. Donate your jeans when you're done wearing them.
4. Consider buying recycled or pre-owned denim. Levi's SecondHand is an example. (<https://www.secondhand.levi.com/>). **According to the website, if everyone bought just one used item this year, instead of buying new, it would save 449 million pounds of waste.**
5. When you do buy new denim, look for sustainable brands. According to Good Housekeeping, Levi's and Gap are two of the best overall brands in this category.



*I'On Eco Group – Preserving I'On's beauty through sound environmental practices.
For more information, contact us at ionecogroup@gmail.com*

BUTTERFLY AND COMMUNITY GARDENS

Question: Why a Combined Garden Newsletter? Answer: It's National Pollinator Week

Here are some “Fun Facts” to ponder. Since their emergence over 300 million years ago, 90% of the world’s plants are now flowering plants. They have built such familiar natural landscapes around us as wetlands, meadows, and forests as well as the farms and gardens in our human-built landscapes. Most of us don’t realize how much we depend on flowering plants for our survival: the trees we use for wood, many of our medicines, and much of what we eat and drink ranging from grains, fruits, vegetables, nuts, and spices to chocolate (!) and coffee (!) are all flowering plants

Another fact is that 80% of flowering plants worldwide depend on pollinators, including 1200 food crops. What are pollinators and why are they important? Pollinators are vital because in their search for food, they move pollen around among flowers and plants and allow fertilization to take place so plants can reproduce. For obvious reasons the most important pollinators are insects that can fly from place to place—bees, butterflies, moths, wasps, flies, and beetles—but also birds and bats. Without pollinators, our interconnected environmental systems would collapse.

A less fun fact is that more than 40% of insect pollinators globally are severely threatened by human-caused problems of pollution, use of toxic chemicals, habitat destruction, and climate change. Most troubling for us is that many of these threatened insects are native bees that are critical to crop and wildflower pollination in the United States. Among bees for which there is enough data, more than half are in decline, and 25% are at risk of extinction. The decline of butterflies is also alarming; 5 have gone extinct since 1950, 29 are listed as endangered, and 6 as threatened. This includes the iconic Monarch butterfly that has declined by 80% in the past 20 yrs.



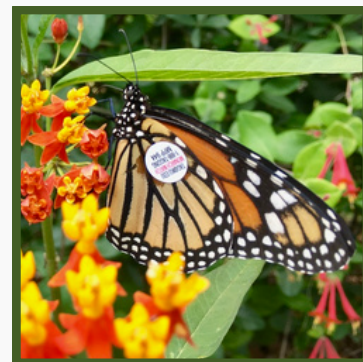
This image of National Pollinator Week features a marmalade hoverfly, a member of the syrphid family, known appropriately as flower flies

that our gardens depend on pollinators since many of our crops need to be pollinated by insects. Therefore, we grow flowers and herbs along with our vegetables, and we grow organically without toxic chemicals. Bees, butterflies, and other beneficial insects thrive in both gardens.

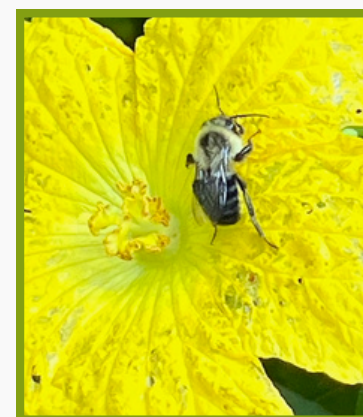
National Pollinator Week will only be effective if more of us take action to protect the environment around us through our own landscape and planting decisions as well as by encouraging policymakers to make choices about the use of public spaces that protect and enhance the natural environment on which we all depend. A lot is at stake.

To learn more go to https://www.biologicaldiversity.org/campaigns/native_pollinators/pdfs/Pollinators_in_Peril.pdf

April Gordon at dr.aprilgordon@gmail.com



Monarch Watch encourages citizens to tag Monarchs to follow their migration to and from Mexico and assess changes in their population size. This one showed up at the I'On Butterfly Garden



Bumblebees in their search for pollen are important crop pollinators. This one is on a squash blossom at the community garden

Welcome New Neighbors

A big welcome to the newest I'On neighbors! Make sure to stop by and introduce yourself to...

Talley Wright & Zachery Sperling
193 North Shelmore Blvd

Moving Around I'On

Elizabeth Luzuriaga
51 Frogmore Road



Communications Committee

Julie Hussey
Communications Chair

Fran Tepperman
Living In I'On Editor

Mary Kaplan
Ambassador Chair

Kathie Haas
Paula Shugart

Antonia Fokas
I'On Trust

Mary James & Emily Simpson
HOA Managers, Ravenel Associates



The Communications Committee wants to hear from you! Click [HERE](#) to submit your questions, comments, requests, or concerns.

It's always a pleasure to hear from a Living in I'On reader!

Marsh Trail Rejuvenation Project

During the June Board meeting, the Board approved a proposal from Mt. Pleasant Tree Service for the marsh trail rejuvenation project. Since this project is very labor intensive, it will be completed in phases, and we anticipate the entire project to be completed within 4-6 weeks.

The first phase of the project is scheduled to start the week of July 15th and is projected to take 2 weeks to be completed. This phase includes:

- Removal of tree roots, specifically those belonging to pine trees, and which are safe to be removed and not harm the health of the trees, along the entire trail.
- Trimming along sides of trail to wide path.
- Removal of invasive vines and pruning of small plants and shrubs.

The second phase of the project is top dressing the entire path with a 2-inch layer of plantation mix. The plantation mix will be tamped to make it compact. We will notify the community with an email blast once we have a schedule date for the second phase.

Please be aware that sections of the path might be closed while the crew works their way along the trail and equipment will also be stored onsite during the duration of the project. Updates on the project and any closures will be sent to residents via email.

Thank you for your patience while we complete this project!

