



*A Great Place to Live!*

**Pickens South Carolina**

January 30, 2025

Dear Members,

Welcome to our first Newsletter of 2025!

The POA Annual Meeting was held on January 25. In this Newsletter, I'll be summarizing the conversations we had during the meeting. We appreciate all of our members who attended, and welcome any feedback. For those of you who were not able to attend, please don't hesitate to submit any questions or concerns to us via email and we will do our best to explain/clarify.

As always, I encourage all the members of our community to become actively involved in POA activities. Entering my second year as President, I am excited to continue all of our hard work to reduce costs, prepare for contingencies and care for our community.

Yours Truly,

*Darren Gillis*

President

The Rock at Jocassee Property Owners Association

The Rock at Jocassee POA

P.O. Box 32

Sunset, SC 29685

[therockpoa@gmail.com](mailto:therockpoa@gmail.com)

<https://www.rockatjocassee.com/>

## Introducing The Rock at Jocassee Property Owners Association Board: 2025

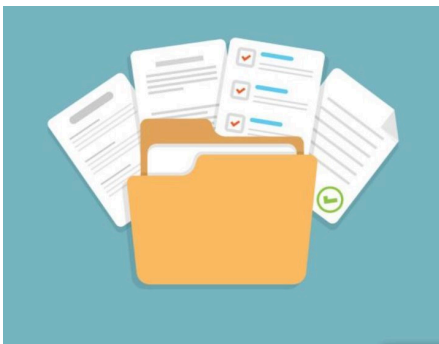
### Officers:

President, Darren Gillis  
Vice President Elect, Sharon Wester  
Treasurer, JD Henning  
Secretary, Deb Driscoll

### Members:

Matt Roach  
Anthony Anders  
Bryce Seymour (Landscape)  
Kim Day (Property Sales)

**Architectural Committee:** Darren Gillis, Sharon Wester, Matt Roach



### POA DOCUMENTS:

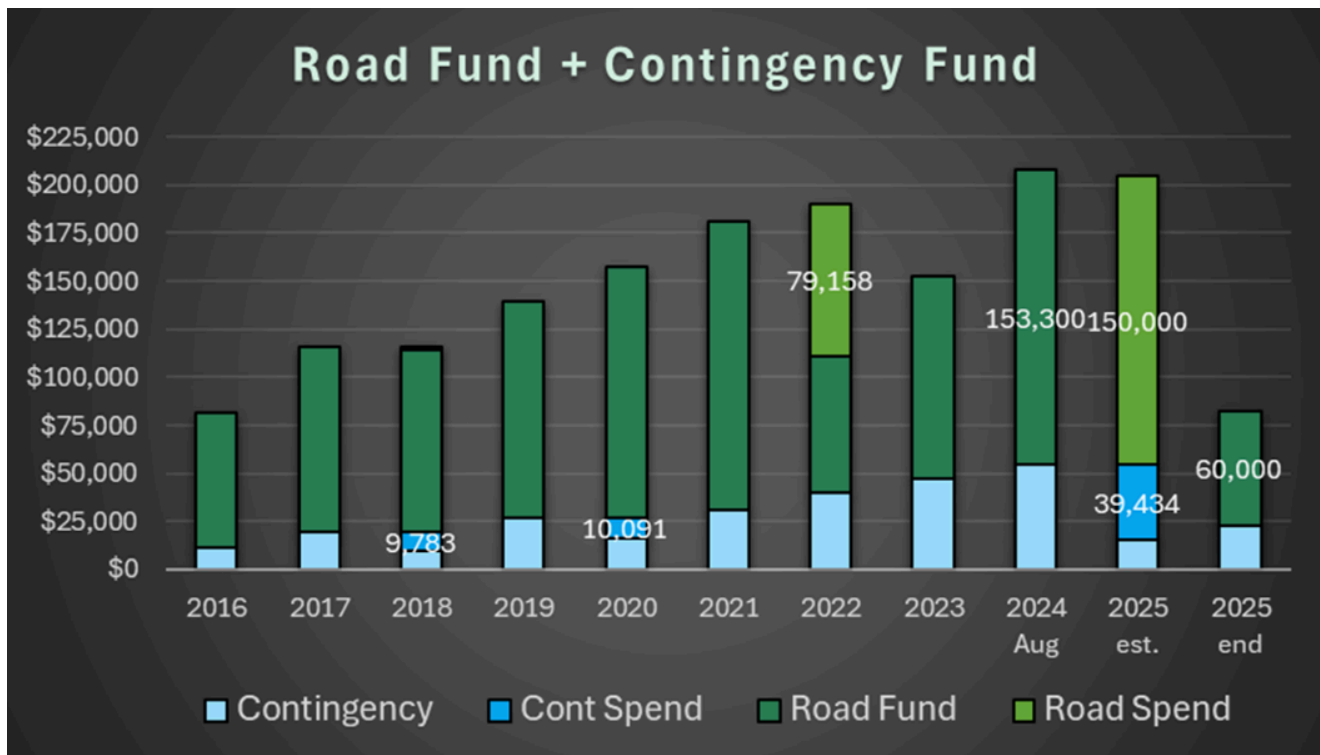
[Bylaws](#)

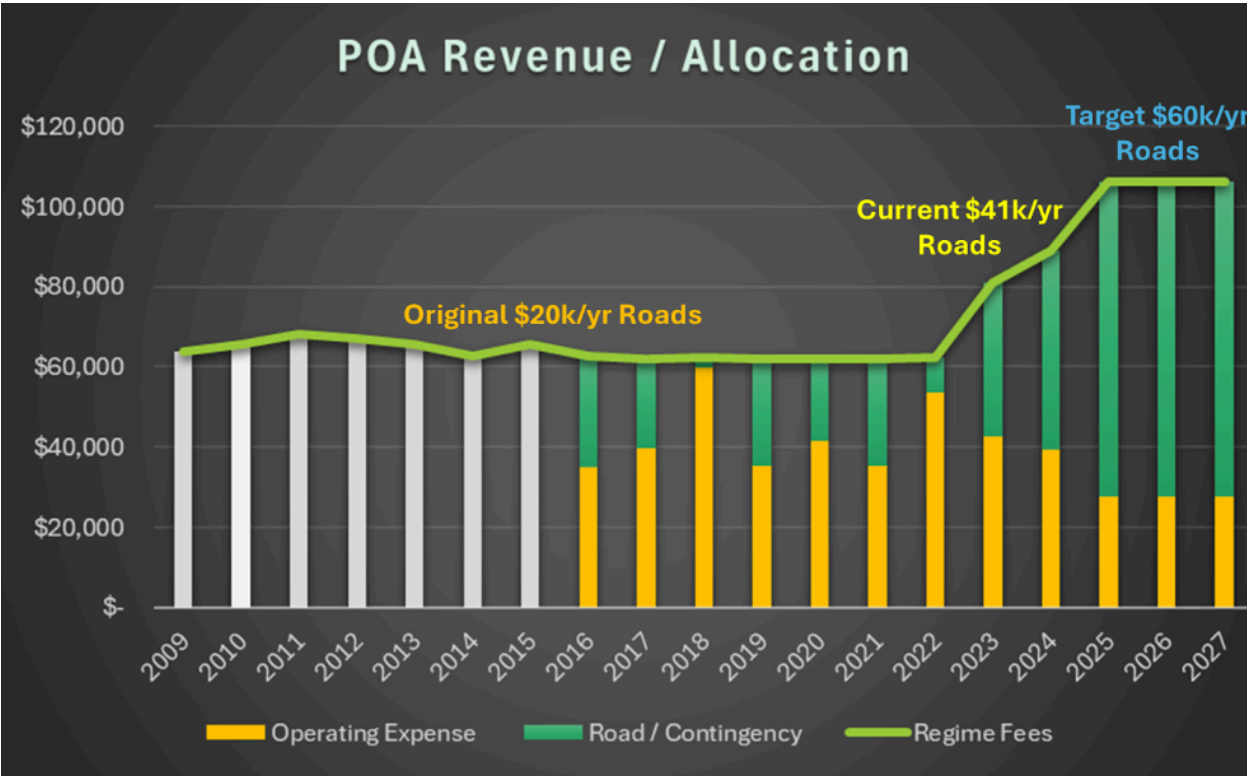
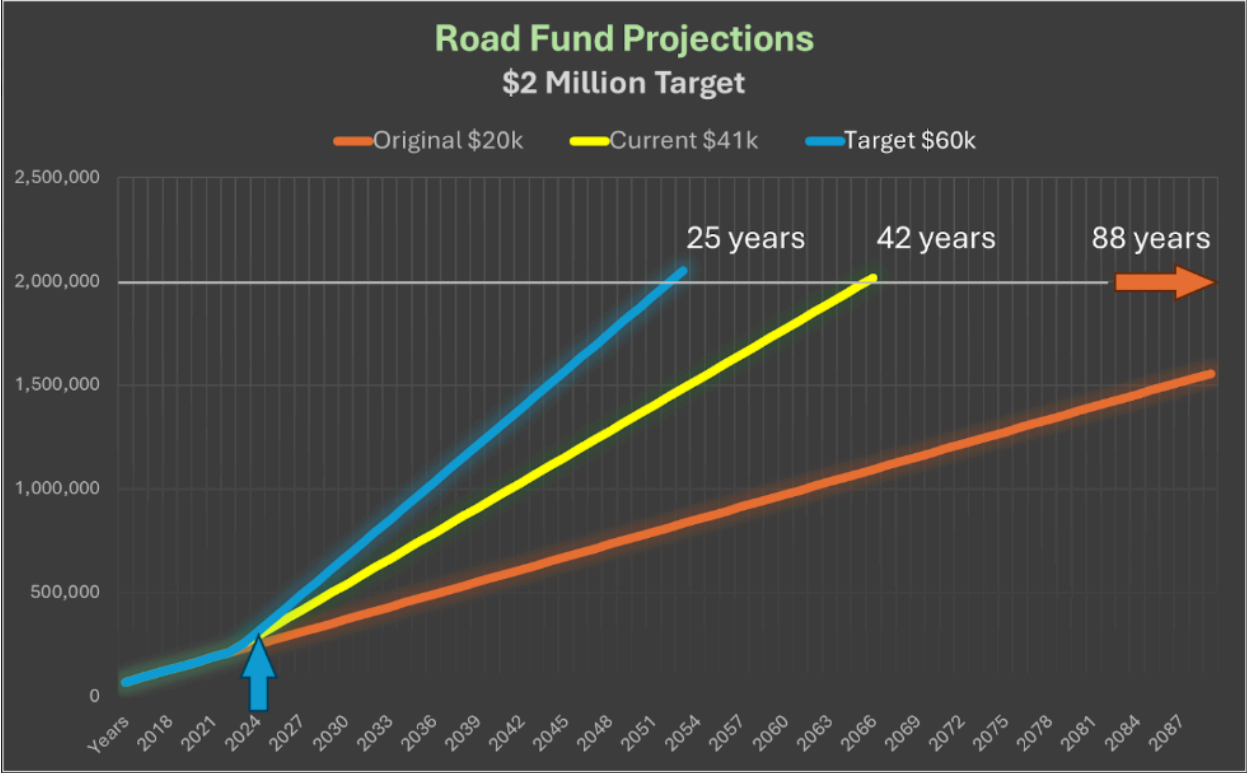
[Covenants & Restrictions](#)

## **POA Priorities Updates:**

- **LANDSCAPING & BEAUTIFICATION:** The 2025 landscaping budget covers mowing along community roads up to the treeline, and periodic spraying of the rip rap for weeds. The POA is seeking volunteers to assist in creating a comprehensive landscaping and beautification plan for the community. This includes enhancing the entrances of the three POA roads—Whispering Falls, Falcon Crest, and Woodmere—and potentially clearing existing community trails. We aim to hold the first volunteer event in mid-spring. If you're interested in spending a couple hours helping beautify our community, please reach out to Bryce Seymour ([therockpoa@gmail.com](mailto:therockpoa@gmail.com)).
- **ROADS:** The 2025 Road Budget includes spending \$150,000 of the road fund for road improvement in the community in 2025. More information about pricing, longevity and options (a road cap vs. full replacement) is being collected now and will be provided to all POA members for discussion before a vote is held. Once the community has decided how to proceed, the Board will develop a timeframe/road plan.

- BUDGET:** Members have expressed that road paving should remain our top investment priority, and we are committed to applying the current road fund savings toward road paving in 2025. Paving will continue at every opportunity as we accumulate over \$150k in the road fund at the targeted rate of \$60k per year. The focus of the POA Board is on adding value to the community. Based on the current anticipated yearly income from dues, the budget allocation will be a minimum 60% for roads, a maximum 30% for operating expenses, and in the short term 10% towards the contingency fund until it is replenished back to \$50k from Hurricane Helene recovery. Plans for raising Annual Dues will be made at the end of each year based on an assessment of the funding needs. The POA Board, with regular input from the property owners, will set the timeframe and process used to create a road development schedule for complete repaving. We are able to reduce operating expenses to 30% of dues by automating much of our accounting functions, reducing legal expenses, and conducting competitive bidding for landscaping. Considerable value and savings has already been realized from the many volunteer hours of members in the community.





- **IMPORTANT DATES:**

February 1, 2025: Bills for annual dues go out via Quickbooks email.

**March 1, 2025: Payment Due Date for Annual Dues**

Payment can be made online by following the payment link in the email, or checks can be mailed to:

The Rock at Jocassee POA

P.O. Box 32

Sunset, SC 29685

April 1, 2025: Late fee of 10% assessed, continuing monthly for 10 months.

June 1, 2025: Properties referred to attorney for Liens

Annual Meeting: the last Saturday of January.

- **FORECLOSURES & LOT DEVELOPMENT:** The Board is in the process of connecting with developers who have expressed an interest in working with lot owners in our community.
  - Lot Development: Information and contacts will be shared with anyone in the community who is interested in selling and/or developing their lots as it becomes available.
  - Foreclosures: Several developers have expressed an interest in working with the Board to foreclose and develop properties under POA liens for Dues arrears. How the Board will approach the foreclosure and sale of properties with liens on them is being discussed, and will be shared with the community as it becomes clearer.
- **CLUBHOUSE UPDATE:** Plans are being considered to tear down the current Club House and build a 3 story Club House in the current parking lot. Road access to the new Club House from Sliding Rock Road will be re-worked. The POA acknowledges that the Golf Club is a corporation outside of the POAs jurisdiction, and that we have no control over the club's private property and how they conduct their business. The Board is communicating with the owner on a regular basis in an effort to have things look tidy and landscaped, and to preserve property values within the POA. We will keep POA members up to date on Club House construction plans as we receive more information.

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## Continuing Business:



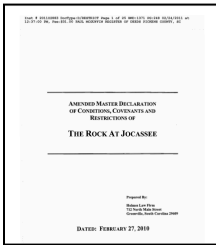
**COMMUNITY DIRECTORY:** Calling all Neighbors! We are in the process of compiling a neighborhood directory. To include your information,

please email the name of all household members, address, email address, telephone number, and the year you purchased here to: [therockpoa@gmail.com](mailto:therockpoa@gmail.com).

**SHORT TERM RENTAL OPPORTUNITIES:** This is a resource for neighbors looking for short term rental opportunities in the neighborhood:

- [Table Rock Resort Condos](#)
- [328 Woodmere Drive:](#)

Any neighbors who would like to advertise a short or long term rental in the community can email to have their property added to the list: [therockpoa@gmail.com](mailto:therockpoa@gmail.com)



**MERGING LOTS:** Annual dues are assessed on each Lot, regardless of whether or not that lot has been merged with another.

**BUILDING ON YOUR LOT - ARCHITECTURAL COMMITTEE REVIEW:** Interested in building on your lot? The POA Architectural Committee Review Form is available on our website: <https://www.rockatjocassee.com/>



**NO MORE PAPER MAILINGS:** The POA is transitioning all communications to email only. **To ensure that the POA has your current email address, please contact [therockpoa@gmail.com](mailto:therockpoa@gmail.com)** The POA will not be sending paper mailings after July 1, 2024.

*POA Bylaws, Article VIII-Membership Meetings*

**BURN PILES:** This is a friendly reminder that burn piles are prohibited on all lots within the POA.

*POA Covenants & Restrictions:*

- *Article III, Section 3.6.3: No incinerators or other devices used for the burning of trash, rubbish, garbage or other waste shall be placed, maintained or used on or in any lot.*
- *Article III, Section 3.4: No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the subdivision.*





**TREES and TREE REMOVAL:** We urge all property owners to be mindful of dead or leaning trees on their properties. The POA will charge individual property owners to perform emergency tree removal for individual trees that fall onto POA roads.

**Assessments for property violations:** Properties with identified violations will be notified and given 60 days to remedy the issue. **Properties that have not satisfactorily remedied violations after 60 days will be assessed a \$250.00 per month fee.** To report a violation, please email [therockpoa@gmail.com](mailto:therockpoa@gmail.com). All complaints will be kept confidential to the best of our ability. Please refer to the POA Covenants & Restrictions for an itemization of prohibited activities.

*\*Please note that the POA will not act upon a complaint unless it is formally submitted to the Board via email.*




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**The Rock at Jocassee Property Owners Association Board of Directors  
Rules & Expectations:**

As a Board member, I pledge that I will:

- Read the governing documents of The Rock at Jocassee POA (Bylaws and Covenants) in their entirety prior to beginning my service.
  - Speak with my fellow community members respectfully and refrain from using foul language when discussing BOD issues.
  - Uphold the Bylaws and Covenants of the POA, including any legal interpretation rendered on behalf of the Board.
  - Apply the rights and rules contained in the governing documents consistently to all property owners.
  - Place the best interest of the community over my own personal or professional interests.
  - Maintain the confidentiality of voting and property owner complaints.
  - Fully disclose any conflicts of interest and abstain from any Board decision which might be perceived as a conflict of interest.
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**THANK YOU** to POA property owner Matt Roach and [Top Guns Realty](#) for subsidizing copying costs for this newsletter and other POA business!



**Community Corner:** Do you have a great electrician, plumber, window washer, etc.? We would like to set up a Community Corner as a resource for our neighborhood. Please email helpful information and recommendations to us at [therockpoa@gmail.com](mailto:therockpoa@gmail.com) and we will share in the next Newsletter!