

Chapel Creek Plantation

HOMEOWNERS ASSOCIATION • Santee, South Carolina

January 15, 2026

Dear Fellow Chapel Creek Plantation Homeowners,

I hope this message finds you and your family well. As President of the Chapel Creek Plantation Homeowners Association (CCPHOA), I'm excited to share a quick update on our community's progress as we head into 2026. With 56 homes now and several new homes under construction (most expected to finish by the end of Q2), our neighborhood is growing stronger and more vibrant. We're closely monitoring these projects to ensure they meet our standards and enhance the appeal of Chapel Creek and the surrounding Santee area.

Appreciation for Our Volunteers

A huge thank you to the dedicated volunteers who maintain our road signs, public areas, and other shared spaces—no compensation, just neighborly pride. Your efforts help keep Chapel Creek looking great at minimal cost.

Financial Update and Planned Dues Adjustment

Our HOA continues to run efficiently with very low expenses focused on essentials like electricity, insurance, and common area maintenance. That said, rising costs in these areas have made an adjustment necessary. After careful review and exploring every option to avoid it, the Board has approved a modest increase in annual dues, effective for the new fiscal year:

- **Homeowner lots:** from \$150 to \$180 per household (+\$30/year, or \$2.50/month).
- **Undeveloped lots:** from \$125 to \$140 per year.

We fully recognize many residents are on fixed incomes, and we haven't raised dues in nearly 10 years—this was a last-resort step after exhausting alternatives. Also, consider that CCPHOA remains one of the lowest HOA fees in the area and will help us maintain healthy reserves while continuing essential services without cuts.

For full transparency, a budget summary is available upon request (just reply to this email). We'll discuss this further at our Annual Meeting on **April 19, 2026**, and welcome your questions, suggestions, or cost-saving ideas anytime—your input truly matters.

Board Expansion Opportunity

Our current Board of three is stretched thin, so we're planning to expand to seven members at the upcoming annual meeting. This includes integrating the existing Architectural Review Board (ARB) functions into the larger Board for better efficiency. All current ARB members will be offered seats, but we're actively seeking additional volunteers from the community!

The workload is light, meetings are straightforward, and service is rewarding—plus, you must live here to serve. If you're interested or would like to nominate someone, please email me at AskJoe@yahoo.com. We'd love more neighbors involved to help Chapel Creek continue thriving.

Join Us at the Annual Meeting!

Please mark your calendars for the CCPhOA Annual Meeting on **April 19, 2026, at 6:00 PM** in the Chapel Creek Golf Clubhouse Snack Bar area. Everyone is welcome and encouraged to attend—it's a great chance to connect, ask questions, vote on board matters, and share ideas.

Cheers to a fantastic 2026 ahead—thank you for being part of our community!

Best regards,

Joe DiPaolo

President, CCPhOA

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