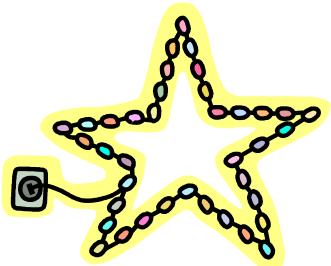


Ivy Hall Times

Mount Pleasant, S.C.

◆ ◆ ◆ HOLIDAY EDITION ◆ ◆ ◆

★ Free



Christmas lights contest under way

Once again, we'll be selecting the best and brightest houses this Christmas in our annual Christmas Lights Contest. The top three winners, as voted by Board members, will receive gift certificates from Lowe's. So get stringing and have fun with it!



Street signs cleaned up

Leaning and bent street/road signs have been straightened and freshened up in recent weeks, thanks to beautification efforts by the Board.

Residents will also see that metal posts have been replaced with more attractive wooden ones.

Entrance renovations, Wal-Mart will impact neighborhood in 2007

If you thought 2006 brought a lot of changes to the neighborhood, get ready for an even more eventful 2007.

The Ivy Hall POA Board, led by first-year President William Ray Jr., is finalizing entrance renovation plans in anticipation of big changes coming to our section of U.S. Highway 17.

Those changes include traffic lights in front of our neighborhood and at the Porcher's Bluff Road intersection. The lights are needed to help manage the increased traffic expected from The Market at Oakland,



William Ray Jr.

a huge commercial shopping center going up on Oakland Plantation that will be anchored by a Wal-Mart Supercenter.

The Wal-Mart is expected to open by summer. Town planners say the Porcher's Bluff intersection will get a traffic light before us, but the good news is that we definitely will get one.

Renovating our aging entrance has long been a topic among residents, but it looks like it's finally going to happen. The Board did a great deal of preliminary work this past year and settled upon a design that features two angled walls at the corners. The Board feels this design is not only more attractive than our current monument sign but that it also gives us better visibility from both directions on 17.

Details of the entrance renovation will be presented to residents at a soon-to-be-scheduled special meeting.

Important Reminder

Residents urged to paint faded shutters

Some parts of our homes are aging more gracefully than others.

Shutters tend to fall into the latter group.

Faded shutters have

become eyesores on many homes, affecting the overall appearance of the neighborhood.

Residents are urged to either paint or replace such shutters.

Please remember that if you want to change the color, you will need to get prior approval from Ivy Hall's Architectural Review Committee.

Thank you!



Ivy Hall home sales sluggish this year

After nearly a decade of red-hot sales, Ivy Hall's market has cooled.

Sales volume through the first 11 months of this year compared to the first 11 months of 2005 slipped 29 percent (down to 17 from 24) while the days-on-market average has more than tripled (up to 72 from 23), according to the Charleston Trident Association of Realtors.

Meanwhile, home values remained unchanged at \$167 per square foot.

Purpose of Covenants is to protect and benefit our neighborhood

Ivy Hall is fortunate to have its own set of rules and regulations.

These Covenants, which all property owners are legally bound to adhere to, help protect our community's desirability and attractiveness. Without them, we'd quickly lose our distinctive harmonic look and fall into disrepair. Home values would suffer.

The Board, which represents the Property Owners Association, is obligated under the Bylaws to enforce the Covenants. It does this via our management company, The Odessa Group.

When Odessa spots violations, owners are sent warning and/or fine notices. Compliance is the goal of all notices.

Ivy Hall's Covenants online:

www.ivyhall.org/covenants



The 5 most common reasons for violation notices:

- Consistent overnight or all day parking on a street.
- Parking on a lawn.
- Boat or trailer stored outside.
- Debris or junk in the yard.
- Dirty or mildew-covered house.

Slew of banks coming our way

Don't look now but Ivy Hall soon will be smack dab in the middle of a new Mount Pleasant banking corridor.

Five banks are either under construction or planned along the mile-long stretch between Ivy Hall and Park West.

SunTrust and Palmetto Heritage branches are coming to our side of Highway 17. Wachovia



and Carolina First branches are coming to The Market at Oakland. And a SouthCoast bank soon will open across from the Park West entrance.

2006-07 Ivy Hall POA Board

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