Mariner’s Creek FAQ

1. What will be the official name of the HOA? Mariner’s Creek Homeowners’ Association, Inc.
2. Is any common area being conveyed? We are working now on getting 5 pieces of land conveyed over to the HOA. These tracts include four conservation pieces of land and the land the gazebo sits on. The 24-acre tract behind Mariner’s Creek Drive is not being conveyed at this time and is not plated as part of the subdivision.
3. Are there non-buildable lots on Marissa Lane due to wetlands? Other than the pieces of land listed above, all other lots will be built out. There are wetlands that run through-out Mariner’s Creek, even at existing homes. Protocol will be followed while building on these lots.
4. Have the roads been deeded to Lexington County? The roads have been deeded to Lexington County. McGuinn will inspect roads before and after construction to fix any damage that might have occurred from their development.
5. As notated, there is a well on Lot 4 (1st lot on right on Marissa) which is supposed to feed the median sprinklers. There will be a home on this lot. McGuinn is going to have a water meter installed and connected for these sprinklers. HOA will have two meters, one for gazebo area and one for medians.
6. The signs are not on a common area that will be owned by the HOA. To protect these signs for Mariner’s Creek HOA, cross easements are being worked on.
7. What are my dues and what does it cover? Your yearly dues are going to be $150. These will be billed for the first time for this year in June and collected for only half a year ($75). This amount will be due July 1st. Next year’s dues will be billed in December 2018 for a January 1st due date. Future years will be billed the same. See attached for 2018 Budget (please note 2018 numbers are for six months only). All new homes that close will be billed prorated dues from time of closing until end of year at closing. McGuinn will also pay a “capital contribution” to the HOA for each new home that closes.
8. There are currently issues at entrance with lights not working properly. Prime is getting these fixed and McGuinn will cover the cost. McGuinn will also pay for landscaping, Prime’s management fee and electric for lights until HOA is in place and dues are collected (July 1, 2018).