

Terra Pines Estates Special Tax District Information to Property Owners JAN 2025



A copy of the TPESTD Bylaws is located on the TPEHOA FB page

TERRA PINES ESTATES SPECIAL TAX DISTRICT COMMISSION 2024 ANNUAL REPORT

January 13, 2025

Purpose – The Purpose of the TPESTD is to provide funding for: a, the cost of street lights, b, maintaining entrances and exits, c, preventing threats to the general public welfare, public safety and public private property.

On January 13, 2025 the three commissioners met at Bob Hollis' house.

In Jan, 2024 the TPESTD Treasurer paid TPEHOA \$1,200 to fund Entrance Sign landscaping maintenance & in Jun a \$700 to fund beautification.

On the 15th of each month the TPESTD received payment from Greenville County Treasurer for taxes paid during the previous month.

During 2024 the TPESTD paid Duke Power for the lights at the entrance signs and the cul-de-sacs on Doyle and Terra Lea, \$672.59.

During 2024 the TPESTD Commissioners worked with the TPEHOA Street Sign Committee to develop the Plan for new Street Signs. The project is on hold waiting finalization of the Funding Plan.

The TPESTD Commissioners are working with the TPEHOA Officers to identify and help fund neighborhood improvement projects. Previous funded Projects – Entrance Signs Cost about \$11,000 & TPESTD Funded \$8,000.

Commissioners Responsibilities –

- **Implement Projects as desired by the property owners**
- **Comply with Greenville County Special Tax District Requirements**
- **Manage & Account all Funds with minimal expense**
- **Fund Projects as defined in the Purpose**

**Bob Hollis
TPESTD**

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**Anne Holden
Administrative**

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**Jerrald Dempsey President
Treasurer**

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Goals for 2025

- Get 3 Remaining Terra Creek Court lots & 1 Terramont lot to join TPESTD.
- Provide funding for TPEHOA improvement projects as funds permit.
- Add a street light at the Terra Creek Cul-de-sac. Incl in 2025 Budget
- Provide irrigation for the Hudson Rd Entrance Sign area.
- Accumulate \$ to fund Street Sign Project.

HISTORY OF

TERRA PINES ESTATES SPECIAL TAX DISTRICT ANNUAL FINANCIAL REPORTS

YEAR	INCOME	EXPENSE	OPERATING SURPLUS	YEAR END CHECK BOOK BAL	PROJECTS
2019	\$ 5,430	\$ 781	\$ 4,649	\$ 4,649	
2020	\$ 4,550	\$ 5,373	\$ (823)	\$ 3,825	Entrance Sign \$5,000
2021	\$ 3,800	\$ 3,552	\$ 248	\$ 4,073	Entrance Sign \$3,000
2022	\$ 5,200	\$ 619	\$ 4,581	\$ 8,653	Accumilating \$ for Sign project
2023	\$ 4,600	\$ 1,268	\$ 3,332	\$ 11,986	Accumilating \$ for Sign project
2024	\$ 4,700	\$ 2,528	\$ 2,172	\$ 14,113	Accumilating \$ for Sign project
2025					

**TERRA PINES ESTATES SPECIAL TAX DISTRICT
2024 FINANCIAL REPORT**

Check Book Balance 12-29-2023 (Incl. \$300 of 2024 Taxes collected in Dec. 2023) **\$ 11,985.51**

Income for 2024

Greenville County Treasurer – Taxes collected in 2024 (Includes \$200 of 2025 Taxes collected in Dec. 2024) **\$ 4,700.00**

Total Income Plus Bank Balance **\$ 16,685.51**

Expenses for 2024

Duke Power **\$ 672.59**

TPEHOA - Rudisill Entrance Maintenance Contract **\$ 1,200.00**

TPEHOA - HOA Landscaping **\$ 700.00**

Total Expenses **\$ 2,572.59**

Bank Account Balance – Dec 31, 2024 **\$ 14,112.92**

**APPROVED TERRA PINES ESTATES SPECIAL TAX DISTRICT
2025 BUDGET
January 3, 2025**

Income Forecast for 2025:

Check Book Balance 12-31-2023
(Includes \$200.00 of 2025 Taxes collected
In Dec. 2024) **\$14,112.92**

Greenville County Treasurer – remaining Taxes
to be collected in 2025 **\$4,600.00**

Total Income Forecast for 2025 **\$18,712.92**

Expenses Forecast for 2025:

Duke Power **\$1,250.00**

Entrance Maintenance: Rudisill Entr. Ma **\$1,200.00**

HOA Entrance Beautification **\$600.00**

Hudson Rd Entrance Sign Sprinkler Sys **\$5,000.00**

Gvl Water **\$300.00**

Culdesac Light - Terra Creek Ct.

Ditch **\$1,500.00**

Light & Pole - Duke Power **\$0.00**

Operating Expenses

Supplies and Postage **\$200.00**

Unknown Expenses **\$250.00**

Total Expenses Forecast for 2025 **\$10,300.00**

Estimated Year End Check Book Balance for 2025 **\$8,412.92**

(Note: Balance Reserved for Future Improvement Projects such as the
TPEHOA Street Sign Project.)

Protect & Promote Property Values

COVENANT

- Go With the Land
- Maintain Neighborhood Quality
- Applies to All Lots
- No Fee
- Two Documents
 - Section 1, 2 & 3
 - Old - Termination Planned in Jan 2025
 - New – Filed in Jan 2022 & Effective for all lots in Jan 2025
- Section 4 New filed for all lots in Jan 2022
- PLAN**
- **Strive to Improve Curb Appeal**

HOA

- Voluntary Membership
- Dues set by Members
- Present \$75 Dues / year
- New Bylaws Adopted Jun 29, 2021 and Filed Aug 24, 2021
- IMPLEMENTED**
- Board of Directors Org
- Manage the ARC
- Increase Membership
- Maintain Relationship with TPESTD
- Lead Improvement Projects
- Enforce Covenant

TPESTD

- Applies to All Lots
- 3 Member Commission
 - Anne Holden
 - Jerrald Dempsey
 - Bob Hollis
- \$50 Fee per Year on property owner's property tax
- Income = \$4,800 / year
- Receives \$ from Gvl County Treasurer
- Bylaws Revised April 12, 2021
- Maintain Relationship with TPEHOA
- Pay for Maintenance of Entrances & Street Lights & Support Special Projects
- PLAN**
- Considering Increasing Fee with 2025 Tax Bill

Information on TPESTD FEE

- TPESTD was established by Greenville County Ordinance 5021 on Sep 18, 2018. The first TPESTD Fee was on the 2019 Tax Bills in Nov 2018 with the first income in Jan 2019.
- In 2025 you need \$63 to equal the \$50 in 2018 about 23% increase.
- Comparable Neighborhood Fees
 - **Terra Pines** - Voluntary HOA & Mandatory STD – HOA Fee \$75 X About 55 Members = \$4K & TPESTD \$50 X 96 homes = **\$4,800**.
 - **Stratton Place** – Mandatory HOA & No STD – About 90 homes X \$230 = **\$20,700** – No Pool, Beautification = \$11K, Duke & Water = \$4K, Insurance = \$1.5K, Special Projects = \$12K.
 - **Botany Woods** – Mandatory HOA & No STD – 363 homes X \$600 = **\$217,800** – Swimming Pool & Swim Team ~ \$50K, Security ~ \$19K, Landscaping \$19K
 - **Fox Croft** - Mandatory HOA & No STD – About 230 homes X \$700 = **\$164,000** – Pool, Tennis Courts & Club House, Utilities = \$16K, Lawn Maintenance = \$17K, Security = 12K
Swimming Pool is an additional Fee, Have a club house.
 - **Del Norte** – Mandatory HOA & No STD – 460 homes X \$100 = **\$46,000** – Pool is separate, Security ~ \$9K, Landscaping ~ \$9K
- The annual TPESTD Operating Surplus provides the funds for the Improvement Projects.

Street Sign Project

- Cost = \$45,000 to \$50,000 based on 2024 quotes.
- Proposed 2 Phase Implementation
 - Phase 1 – All Street Signs including some Stop Signs,
 - Phase 2 – Remaining Traffic Control
- Implementation Plan – Based on property owners' decision on increasing the TPESTD Fee.

**A TPESTD FEE INCREASE IS RECOMMENDED TO FUND THE STREET
SIGN PROJECT
THIS WILL BE DISCUSSED AT THE TPEHOA MEETING
ON Jan 22, 2025**

OTHER SUGGESTED PROJECTS

- Decorative LED Street Lights, buy poles & fixtures from Duke, Duke installs & maintains, Power bill will increase. Cost Estimate approximately \$30,000.
- Additional Decorative Street Lights. Cost Estimate = About \$1,800 each
- Entrance Security Cameras, Cost Estimate approximately \$15,000 to \$20,000.
- Entrance Sign on Newtonmore Rd / Burke St, Similar to E North Street, provides power for Entrance Security Camera.
- Speed Bumps – 650 cars per day for Gvl County to install – If less than 650 Cars Our Cost about \$3,000 each.
- Traffic Control on Terramont –
 - Stop Signs at both Montero Dr Intersections & Compton Dr Intersection – 4 New Stop Signs. Cost Estimate = \$4,200.
 - Radar Speed Signs on Terramont – Cost Estimate = about \$12,000.
- Street Intersection landscaping improvements. Example Terramont & Compton. Cost = Unknown.
- Curbs – Cost = Very Expensive
- Should property owners desire no additional improvement projects the TPESTD Fee should be reduced based on then operating cost.

NOTES