

✿ Let's Beautify Our Neighborhood! ✿

Support Upgraded Street Signs — Invest in Our Community's Future!

Dear Neighbors,

At the past two annual HOA meetings, a majority of members voted **in favor of** upgrading our street signs to beautiful, customized designs that reflect the charm and pride of our neighborhood.

Now, we need YOUR help to make it official!

We are asking each homeowner to **approve a temporary increase** in our Special Tax — just **\$200 per year** for the next **4 years** — to fund these important upgrades. At the end of the four years, the TPESTD Commissioners will request Gvl County Council to lower the rate.

How Little is \$200 a Year (Only for 4 years)?

- ☐ Just 55 cents a day!
- ☐ Less than the cost of one McDonald's meal per month!

Tiny daily cost, HUGE impact for our community.

Why Upgrade Street Signs?

☒ **Boost Property Values:**

Studies show that neighborhoods with customized street signs, matching posts, and consistent aesthetics are **more attractive to buyers** and often enjoy **higher resale values**.

◇ *According to Realtor.com, homes in neighborhoods with strong visual appeal (including distinctive signage) can sell for up to 5–10% more than comparable homes in less cohesive communities.*

☒ **Show Neighborhood Pride:**

Beautiful signage signals to visitors and future homeowners that our community is **well cared for, vibrant, and highly desirable**.

☒ **Enhance Safety and Navigation:**

Clear, visible, and attractive signs make it easier for guests, delivery drivers, and emergency services to find addresses quickly and safely.

Your Action is Needed!

Please complete and sign the short agreement form on the **back of this flyer** affirming your support for this small, temporary Special Tax increase.

→ The faster we receive approvals, the sooner we can move forward!

✦ Thank You for Investing in Our Future! ✦

◆ Together, we can make our neighborhood even more beautiful — one street sign at a time! ◆

Please complete the form below and place it in one of the Terra Pines Estates' Sign Committee Member mailbox by **May 31, 2025**. Please reach out if you need more time.

TERRA PINES ESTATE PROPERTY OWNER VOTE

TO INCREASE THE SPECIAL TAX TO \$200 FOR FOUR (4) YEARS

NAME (Print First & Last Name)	ADDRESS (House Number & Street)	- YES - I support upgraded street signs	- NO - I do NOT want to upgrade our street signs

Signature: _____

Date: _____

PLACE IN ANY ONE OF THE BELOW MAILBOXES

Terra Pines Estates Sign Committee:

Austin Eckles – 222 Terramont Dr
Jerrald Dempsey – 14 Montero Ln
Thomas Weir – 100 Terramont Dr

Bob Hollis – 219 Compton Dr
Joy Whiteside – 17 Doyle Dr
Chris Miros – 108 Doyle Dr



◆ Let's Keep Our Community Looking Its Best — Now and for Years to Come! ◆

STREET SIGN PROJECT UPDATE

Jun 11, 2025

We are excited to advise that the Sign Project has been approved!

The Terra Pines Estate Special Tax District (TPESTD) Property Owners approved the street sign project with 54.6% majority vote.

There are 97 property owners in TPESTD. The details of the voting results are as follows:

- Yes = 53, No = 29 & no reply from 15 homeowners ($53/97 = 54.6\%$).
- After calls, texts, flyers and personal visits to non-responsive homeowners, we can advise that we received 65% approval of responding homeowners ($53+29=82$; $53/82 = 65\%$).
 - Despite significant efforts from the Sign Committee, approximately 15% of property owners did not vote.

Next Steps:

1. Complete and submit the request for the fee increase to Gvl County Council.
2. Obtain Gvl County Council approval.
 - a. This may take 6 to 8 weeks due to the approval process. We will advise you of the approval.
 - b. Look for updates on the Terra Pines Facebook Page.
3. The Sign Committee will develop a Purchase Specification for the vendor selection process.
 - a. The purpose is to achieve the best value and will include, quality, price, delivery, material procurement (in house manufacture and purchased material), ability to work with our schedule and long-term maintenance capability.
 - b. Each potential vendor will be visited.
4. The Sign Committee will develop a project schedule which will be shared with the community.

Austin Eckles

Chairman TPEHOA Street Sign Project

864 434 0729

Bob Hollis

President TPESTD Commissioners

864 363 1940

STREET SIGN PROJECT

ADDITIONAL INFORMATION

Since we have received questions about the street sign project this additional information is provided to address the questions.

Community improvement projects have been discussed at HOA meetings and Decorative Street Signs were identified as the next desired project.

A. Additional Project information

The street sign project includes replacing all street signs and traffic control signs (stop, speed limit, curve and etc) in Terra Pines neighborhood. There are 13 street intersections in Terra Pines and each will require 2 street signs.

- | | |
|--------------------------|----------------------------------|
| 1. Terramont & Hudson | 2. Terramont & Fischer |
| 3. Terramont & Compton | 4. Terramont & Montero |
| 5. Terramont & Montero | 6. Terramont & Terra Creek Court |
| 7. Terramont & E North | 8. Montero & Terra Lea Lane |
| 9. Compton & Doyle | 10. Compton & Burke |
| 11. Compton & Newtonmore | 12. Compton & Doyle |
| 13. Compton & Burke | |

There are 21 traffic control signs in Terra Pines and each will require a post and traffic control sign and mounting brackets.

B. Project Cost & Funding – How can the project cost this much?

The Sign Committee has obtained vendor quotes from internet vendors and two local vendors. Internet vendors do not provide installation. The two local vendors are experienced with street sign projects and include installation and long-term maintenance should a pole or sign be damaged and require replacement. TPESTD will be responsible for maintenance cost. Therefore, a local vendor will be selected for the project.

A 3" round post with base and top finial cost about \$600 installed. An 8" X32" street sign with bracket set cost about \$270, 2 per pole and a stop sign cost with back & brackets about \$350. For a total of about \$1,500 each. Each traffic control sign will cost about \$1,000. Total project cost of about \$40,000.

Based on the local vendor quotes the project is estimated to cost between \$45,000 to \$50,000, including 10% contingency. We will not know final cost until we have funds and are ready to place a purchase order. The vendors may sharpen their pencils but

inflation has increased prices. There are currently 96 property owners in the TPESTD and the proposed \$200 fee per year will create \$19,200 per year. The TPESTD annual budget is about \$5,000 per year leaving about \$15,000 per year for the street sign project or \$60,000 for the 4 years.

The estimated TPESTD bank account balance at the end of 2025 is about \$15,000 and some \$ can be used for this project.

The best-case scenario is complete the project in 3 years and reduce the fee.

C. Implementation Plan

TPESTD receives \$ from Greenville County Treasurer on the 15th of each month after property owners pay their tax bills. Most property owners pay their tax bills in Dec, Jan or Feb and TPESTD has a large % of the annual \$ by Mar each year. In the second quarter of 2026 installation of street sign should start on the main streets, Terramont & Compton, with as many as the \$ will fund. In the second quarter of 2027 Street signs will be completed and traffic signs will be started. This annual installation will continue until project completion.

The TPESTD Commissioners, Anne Holden, Jerrald Dempsey & Bob Hollis pledge to request Greenville County Council to reduce the fee when the street sign project is complete.

Austin Eckles

Chairman TPEHOA Street Sign Project

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HOA = Terra Pines Estates Home Owners Association

TPESTD = Terra Pines Estates Special Tax District