



A HISTORY OF THE CRESCENT

BLUFFTON, SOUTH CAROLINA

Originally The Crescent, a working plantation, was owned by Mrs. Josephine Johnson, whose home was located on a dirt road to the right of the green and the pond on hole #1. As part of the sale of her property to Centex, it was agreed that Mrs. Johnson could live in her home until her death. Her family then had 90 days to empty the house, after which Centex razed the building & developed Crescent Plantation Street and the additional lots.

The Centex purchase included 540 acres; 320 acres were retained by Centex for home sites & community development. The remaining 220 acres were sold to Links Corp. for the construction of a golf course. Both companies, or their successors are bound by the covenants to do nothing more than what is stated above. The 320 Centex acres were originally platted for 462 home sites which Centex, with county approval, adjusted to 400.

The property initially included land on the west side of Point West Drive beyond the fence, which Centex couldn't successfully use. However, John Reed, Belfair's developer could. In a gentleman's agreement, Senior Centex Manager Jay Thrower agreed to sell that property to John Reed at a discounted price. Included in that gentleman's agreement was a provision that Crescent residents would be allowed to use Belfair's access Road to Belfair Village.

After John Reed transferred the Belfair Plantation to the Belfair P.O.A., the Belfair Board of Directors then decided that, since there was no written agreement, The Crescent would not have the use of the access road. After lengthy negotiations between members of the Crescent Transition Committee and the Belfair Board of Directors, a contract was written allowing Crescent residents use of the access road for a yearly fee.

The Arnold Palmer Signature Golf Course was officially opened by Arnold Palmer in October 2000. The public and press were invited to walk the course with Mr. Palmer. On the first hole, Mr. Palmer provided amusement for his gallery by asking, "What designer would put 2 water hazards on the first hole?".

Per the Covenants, turnover of the Crescent property from Centex to the homeowners would occur after three fourths of the residential lots were sold. This occurred in late 2003.

At that time, Craig Lovett was the Centex Senior Manager. A Transition Committee (consisting of Jim Chesney, Alan Hildebrandt, Dolores Mazurek, Wayne Peterson, Pili Sheehan, Gary Sirotti, and Mary Williams) was formed by referendum to work with Mr. Lovett to turn the ownership of the property over to the P.O.A.

The Transition Committee interviewed several attorneys and chose Douglas MacNeille to represent us during and after turnover. Jim Chesney approached Centex for a loan of \$20,000 to pay our legal fees. Centex agreed to do so. By a referendum, each property owner was then assessed \$100 to repay the loan.

Prior to turnover, A.C.C. Engineering President Robert Baroni, Transition Committee member Gary Sirotti, and Centex Infrastructure Manager Jeff Wiggins inspected all the property infrastructure. A list of concerns was delivered to Centex and the requested repairs were completed. As a result, the property was turned over in excellent condition.

In order to avoid inheriting the property with a financial deficit, the Transition Committee required Centex to pay the P.O.A. \$75,000 before it would accept turnover of the property. Lengthy negotiations resulted in our receipt of the \$75,000 from Centex. With that money, and the gate fees that came to the P.O.A. after 7-1-2004, our ownership of the property began with a strong financial foundation that exists to this day under the stewardship of Wayne Peterson.

Once turnover was complete, the P.O.A. owned The Crescent roads, bridges, storm water drains, and all common property. For the use of our roads, the golf course owner pays the P.O.A. \$15,000 annually. The first elected board which consisted of: Jim Chesney, Alan Hildebrandt, Dolores Mazurek, Wayne Peterson, Ron Rossi, Gary Sirotti, and Mary Williams, hired Robert Baroni to do a long-range infrastructure plan which was updated in 2009.

Centex sold several of the condominiums and the island property at the end of River Cove at auction. The larger island at the end of Oak Forest Road is privately owned by Joseph Chapman. Our Crescent Covenants provide access through the property to the Chapman family and their guests.

When Route 278 was widened from four to six lanes, a deceleration lane from the east was not included in the D.O.T. plans. Jim Chesney contacted State Representative Bill Herbkersman and requested that he speak to the D.O.T. regarding this vital safety issue. Bill was successful and a Crescent deceleration lane was built by the D.O.T.

In an effort to maintain the highest possible community standards, ongoing maintenance, improvements, and upgrades have been completed by the P.O.A. since the property was turned over by Centex. Major projects include:

- The collection of gate fees
- Expansion of the Guard House
- Added security, i.e. front & rear gates and pool cameras.
- Change from a chlorine to a saline pool
- Expanded Fitness Center with new equipment
- Bridges, lagoon and storm drain maintenance
- Owners' entrance lane
- Replacement of the 15-year-old front entrance sign
- Updated landscaping at the front entrance
- 2 wells were dug for community property irrigation
- Road resurfacing
- Maintenance and upgrades to the tennis courts, pool, pool deck and pavilion.
- Replacement of pool furniture as needed.
- Sun shade over the Kiddie Pool arbor shelter

Following the initial board, the community was in capable hands as Tom Caffrey became the second P.O.A. President. Much was accomplished during his time in office.

Currently the community is being managed successfully under the Presidency of Georgene Mongarella and her board.

This Crescent history is intended to be a synopsis of our first 18 years. (1998 - 2016)

Please call Jim Chesney (843-757-8637) with any questions.