

**King’s Grant Homeowners Association**

**222 Fairington Drive**

**Summerville, SC 29485-8614**

Dear Neighbors,

Welcome to King’s Grant on the Ashley! We are so glad you chose King’s Grant for your home. We are enclosing some general information to help you get acquainted with the neighborhood and surrounding areas. If, at any time, you have questions about anything, please contact a board member or your Crime Watch Block Captain. We will be glad to help you out.

King's Grant on the Ashley is one of the most beautiful places to live in the South Carolina Lowcountry.  King's Grant is the ideal neighborhood for you to raise your family or retire. History records that “after an exhaustive search for ‘very good land’ requested by Lord Ashley Cooper in 1671, the property now known as King’s Grant was chosen the Best Land in the Carolinas.” Well, since Lord Ashley Cooper no longer lives here, we the members of the King’s Grant Homeowners Association wish to warmly welcome you to our beautiful, riverfront community.

The many homes in King’s Grant are varied and unique, just like our residents. If your family is young, please visit our fun playground; and if you love the water, sign-up for a marina key and enjoy boating on the Ashley River lined with ancient trees and historic, world famous gardens. We hope to see you at picnics, gatherings and especially at the wonderful pool.

All 428 lot/home owners are automatically members of the King's Grant Homeowners Association (HOA), which is subject to By-Laws and Restrictions. A copy of these documents are included in this packet. In an effort to keep you informed about your community, we ask that you please complete the Neighborhood Watch Directory and Family Data Sheet included with this packet. Every bit of the sheet is optional, however, we would ask you to register on our website, [www.kings-grant.org](http://www.kings-grant.org) to make sure that our HOA Board is able to contact you about important King’s Grant news. Please return the packet to the Block Captain who gave it to you as soon as possible.

Welcome to the neighborhood!

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*Rev: 10.20.20*



**GETTING CONNECTED**

**Website:** <http://kings-grant.org/> This site is regularly updated **by the King’s Grant HOA Board** to provide news and contact information about the community. Copies of the Restrictions and By-Laws can be found here. King’s Grant Homeowners can register for a secure login. Registration approval takes approximately 48-72 hours. Homeowners will then have access to budgets, HOA meeting minutes, the Kapers newsletter and more.

**Newsletter:** The Kapers Newsletter is published monthly **by the King’s Grant HOA Board** and can be distributed to your mailbox or received quickly and in color via email. Choose your method by filling out the Family Data Sheet or by emailing [kapers@kings-grant.org](mailto:kapers@kings-grant.org). Issues will also be posted on the Members Only tab of the King’s Grant website. Please read the Kapers to find community activities, safety information, restrictions updates and more.

**Facebook:** The King’s Grant HOA hosts a closed group for HOA Members and residents in good standing that can be accessed via the following link: <https://www.facebook.com/groups/KGontheAshley/>. The King's Grant HOA Board will provide updates and information regarding upcoming events and recent decisions impacting the subdivision. Comments or questions are subject to prior review by the administrator of this page. Courteous and respectful comments that impact the community at-large may be posted. Comments that are more individual in nature, may be answered off-line by an HOA Board member. To maintain the confidentiality of our membership and board contacts, budgetary and contractual information will be updated ONLY on the King’s Grant website or Kapers newsletter. the community at-large may be posted. Comments that are more individual in nature, may be answered off-line by an HOA Board member. To maintain the confidentiality of our membership, board contacts, budgetary and contractual information will be updated only on the King's Grant website or Kapers newsletter

**NextDoor** is a publicly accessible social media app that serves various neighborhoods and communities. It can be an effective tool for neighborhood news, including Crime Watch, classifieds, lost and found and more. Please consider uploading this app and joining the King’s Grant online community. Please note that the King’s Grant HOA Board does **not** provide answers to questions or issues posted on NextDoor or individuals’ private social media pages.

**Amenities:** King’s Grant Clubhouse, Pool & Tennis, Marina, and Playground information can be accessed under the Amenities Tab on the King’s Grant site or on the following Facebook page: <https://www.facebook.com/Kings-Grant-on-the-Ashley-Pool-Tennis-1598357197139244/>. Stay tuned for updates on membership, rates, schedule and weather closures.

**Restrictions and By-Laws:** A copy of the King’s Grant Restrictions and By-Laws are included in this packet and can be found on the King’s Grant website. Your signature on the Neighborhood Watch Directory & Family Data Sheet signifies your receipt of the King’s Grant Restrictions and By-Laws.

**Library:** George H. Seago, Jr. Library

76 Old Trolley Road

Summerville, SC 29485

Ph: 843-871-5075

Hours: Mon-Thu 9:30am – 8:00pm

Friday 9:30am – 5:00pm

Saturday 9:30am – 5:00pm

Sunday 1:00pm – 5:00pm



**SERVICES AND UTILITIES**

**Trash Pick-Up**

Republic Services of South Carolina

Fennell Container Division

141 Fennell Road

North Charleston, SC 29418

Phone: 843-552-4751

Priority-1 Residential

681 Ridgeville Rd

Remit To: P.O. Box 61535

North Charleston, SC 29419

Phone: 843-553-2004

**Electric**

Dominion – all hours

Emergency: 1-888-333-4465

Customer service: 1-800-251-7234

**Water and Sewer**

CPW OF SUMMERVILLE –Water:

All Hours: 843-871-0810

Dorchester County Water & Sewer

Service, billing, emergency: 843-832-0075

**Post Office**

Oakbrook Post Office

10070 Dorchester Road

Summerville, SC 29485

Phone: 843-821-0298

Hours: Mon-Fri 8:30am – 5:00pm

Saturday 9:30am – 12:00pm

Sunday Closed

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| **EMERGENCY ONLY**  **Fire, Sheriff Dept., Rescue Squad**  Serious: 911  **DORCHESTER COUNTY SHERIFF'S DEPT**  Administration, 9-5, Mon.-Fri.: 843-832-0300  Non - Emergency Dispatch: 843-873-5111 (24 hr.)  **KING'S GRANT HOMEOWNERS’ ASSN**  222 Fairington Dr., Summerville, S.C. 29485-8614  www.kings-grant.org  **DORCHESTER COUNTY FIRE DEPARTMENT**  To report a fire emergency: 911  Non-Emergency: 843-851-6418  **DIRECTIONS FOR BURNING**  Call 1-800-986-3746 for your permit number.  *Keep this permit # handy in case the FD requests it if the fire is reported or gets out of control. State law requires that you clear the area around the burn, have safety equipment and that you remain with the fire until it is completely extinguished.*  **NORTH CHARLESTON POLICE DEPT.**  Amenities, club house issues only 843-207-0666  **BEFORE YOU DIG IN YOUR YARD**  Palmetto Utility Protection Service (PUPS)  For location of utility lines: 1-888-721-7877  **AT & T**  Establish new service & Billing: 888-288-2020  Repair: 877-737-2478  **Dominion – all hours**  Emergency: 1-888-333-4465  Customer service: 1-800-251-7234  **CPW OF SUMMERVILLE –Water:**  All Hours: 843-871-0810  **DORCHESTER CO**. **WATER & SEWER**  Sewer Services  Service, billing, emergency: 843-832-0075  **SPECTRUM CABLE**  Cable, Internet: 800-206-1562  Customer service: 855-222-0102  **WOW WAY**  Telephone, cable, Internet  843-225-1000  **GARBAGE COLLECTION**  Republic Disposal: 843-873-4810  Priority-1 Waste: 843-875-2556 | **KGHOA ACCOUNTING**  TaxPros: 843-277-9128  **POST & COURIER**  For service: 843-577-7111  **SUMMERVILLE JOURNAL SCENE**  News department: 843-873-9424  Advertising: 843-873-9425  **POST OFFICES**  Oakbrook: 843-821-0298  Summerville: 843-873-3571  **PUBLIC SCHOOLS**  Oakbrook Elementary: 843-821-1165  Oakbrook Middle: 843-873-9750  Fort Dorchester High: 843-760-4450  River Oaks Middle: 843-695-2470  **SUMMERVILLE MEDICAL CENTER**  843-832-5000  **TRIDENT REGIONAL MEDICAL CTR.**  843-797-7000  **SUMMERVILLE PUBLIC LIBRARY**  843-871-5075  **SENIOR CITIZENS CENTER**  843-871-5053  **FRANCES R WILLIS SPCA**  843-871-3820  **CHARLESTON EMERGENCY**  **VETERINARY CLINIC**  24 Hours: 843-744-3372  **COUNTY COUNCIL REPRESENTATIVE**  **Larry Hargett**: 843-514-7135  Web site: [www.LarryHargett.com](http://www.LarryHargett.com)  Email: [Hargett1940@gmail.com](mailto:Hargett1940@gmail.com) |



**CRIME WATCH INFORMATION**

**What is Neighborhood Watch?**

In essence, Neighborhood Watch is a crime prevention program that stresses education and common sense (Stegenga, 2000). It teaches citizens how to help themselves by identifying and reporting suspicious activity in their neighborhoods. In addition, it provides citizens with the opportunity to make their neighborhoods safer and improve the quality of life. Neighborhood Watch groups typically focus on observation and awareness as a means of preventing crime and employ strategies that range from simply promoting social interaction and “watching out for each other” to active patrols by groups of citizens (Yin, et. al., 1976).

Most neighborhood crime prevention groups are organized around a block or a neighborhood and are started with assistance from a law enforcement agency. Volunteers who donate their time and resources are typically at the center of such programs, since many do not have a formal budget or a source of funding. Once study (Garofalo and McLeod, 1988) found that most Neighborhood Watches were located in areas that contained high percentages of single-family homes, little or no commercial establishments, and residents who had lived at their current address for more than five years. This study also found that most of the programs used street signs to show the presence of the program to potentially deter any would-be criminals.

All Neighborhood Watches share one foundational idea: that bringing community members together to reestablish control of their neighborhoods promotes an increased quality of life and reduces the crime rate in that area. As Rosenbaum (1988) put it “…if social disorganization is the problem and if traditional agents of social control no longer are performing adequately, we need to find alternative ways to strengthen informal social control and to restore a ‘sense of neighborhood’”. That’s precisely what Neighborhood Watch strives to do. In fact, from the earliest attempts to deal with the neighborhood structure as it relates to crime (through the Chicago Area project of the early 1900s), to modern attempts at neighborhood crime prevention, collective action by residents has proved one of the most effective strategies.

The reason for this effectiveness is rather simple: involving community members in watch programs decreases opportunities for criminals to commit crime rather than attempting to change their behavior or motivation.

Today’s Neighborhood Watch Program is an effective means of crime control and neighborhood cohesiveness. While not all of the programs in place today go by the same name, they all accomplish the same goal: to bring community members together to fight crime. As Minor aptly wrote, “Neighborhood is the key to maintaining successful relationships.”

King’s Grant has a Neighborhood Watch and is always looking for volunteers. If you have a heart for the community and are interested in getting involved and meeting your neighbors, this is a way to do it. Contact the Crime Watch Chair at [crimewatch@kings-grant.org](mailto:crimewatch@kings-grant.org). You can also receive updates on the NextDoor King’s Grant online community, in the Crime and Safety section.

 **NEIGHBORHOOD WATCH DIRECTORY & FAMILY DATA SHEET**

***Please provide as much information as you are comfortable with.***

As of January 2019, the King’s Grant HOA implemented electronic methods as its primary source of communication within the community. In order to receive timely updates on business, social and safety matters in the community, please register at [www.kings-grant.org](http://www.kings-grant.org). The email address you provide for your account will be used for HOA communication and annual regime fee invoicing. You control your profile settings with regard to information that is visible on the site and to the site administrators.

Electronic communication will reduce annual printing and mailing costs to the HOA and facilitate timely responses to HOA matters. Contact information provided will be used for HOA business only and will not be shared outside of the King’s Grant HOA and its authorized business partners.

If the HOA does not obtain your consent to electronic communications, US postal service will be used only for official communication as required per the Governing Documents.

*Pursuant to the South Carolina Homeowners Association Act and in compliance with the communication requirements of the King’s Grant Homeowners’ Association Bylaws and Restrictive Covenants, effective January 2019, the King’s Grant Homeowner Association will deliver by email, and other electronic means, all notices, correspondence, and other communications from the King’s Grant Homeowner Association, Inc. (The “Association”), its committees and authorized business partners.*

*It is understood and agreed that the homeowner(s) must keep the Association informed as to any change in their email address or ability to receive e-mails. The Association shall not be held liable for any failure in the transmission of e-mails. The Association reserves the right to transmit communications by means other than e-mail if the Association deems other methods of delivery appropriate.*

*It is the homeowner(s)’ responsibility to provide the Association with a current mailing address. ln the event the homeowner(s) no longer wish to receive communications by e-mail, the homeowner(s) shall send written notice to the Association and provide a mailing address (if not the King’s Grant address) to which communication should be sent. ln that event, the Association shall be entitled to rely on the mailing address for the homeowner(s) reflected in the Association's records.*

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Home Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Home Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cell Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I am the: 🞏 Homeowner 🞏 Renter 🞏 Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*🞏 I agree to allow my Neighborhood Block Captain to use my disclosed information for the Neighborhood Watch in the event of an emergency.*

*🞏 I also allow my name, address and phone number and email to be used for HOA communication. (homeowner only)*

*🞏 I have received a copy of the King’s Grant Covenants and Restrictions and agree to read and abide by them. Copies can be obtained on our website,* [*http://www.kings-grant.org/*](http://www.kings-grant.org/) *. These apply to homeowners and renters.*

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*Please return this portion within 7 days to your assigned Crime Watch Block Captain or email it to the Crime Watch Chair as noted on the website.*

*The following, optional pages of the Family Data Sheet will allow our community to better know you and assist you in the case of an emergency. Contact information for the Crime Watch Chair can be found on the Committee page of the website.*

 **NEIGHBORHOOD WATCH DIRECTORY & FAMILY DATA SHEET**

***Please provide as much information as you are comfortable with.***

***In order for the community to better assist our residents in case of an emergency, please feel free to provide us with the optional information requested below.***

Adults of Household (including work and cell phone numbers):

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cell Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cell Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Children (Names & Ages):

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Age: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Age: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Age: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Age: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Individual to Contact in an Emergency:

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Home Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cell Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Family Vehicles (Year, Make, Model, License Tag):

Vehicle 1: Year: \_\_\_\_\_\_ Color: \_\_\_\_\_\_ Make: \_\_\_\_\_\_\_\_ Model: \_\_\_\_\_\_\_\_\_ Tag#: \_\_\_\_\_\_\_\_\_

Vehicle 2: Year: \_\_\_\_\_\_ Color: \_\_\_\_\_\_ Make: \_\_\_\_\_\_\_\_ Model: \_\_\_\_\_\_\_\_\_ Tag#: \_\_\_\_\_\_\_\_\_

Vehicle 3: Year: \_\_\_\_\_\_ Color: \_\_\_\_\_\_ Make: \_\_\_\_\_\_\_\_ Model: \_\_\_\_\_\_\_\_\_ Tag#: \_\_\_\_\_\_\_\_\_

Any special family needs or limitations that police, fire or ambulance would need to know? 🞏YES 🞏NO

If YES, please explain: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Any special emergency training/skills? 🞏YES 🞏NO

If YES, please explain: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Pets in the Home? 🞏YES 🞏NO

\*See your KG website for name(s) of volunteers who help locate missing pets.

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Description: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Description: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Description: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(All veterinarians in the area will scan for microchips in animals free of charge.)

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Preferred method of communication? 🞏PHONE 🞏TEXT 🞏EMAIL

The KG Newsletter, The Kapers, will be sent via email. To request a paper copy only, check the box: 🞏

I am interested in volunteering by serving King’s Grant in:

🞏 Crime Watch

🞏 Community Emergency Response Team (CERT)

🞏 Volunteering with the HOA Committees

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*This Family Data Sheet can be returned to your Crime Watch Block Captain at your earliest convenience or emailed to the Crime Watch Chair as noted on the website.*

*By returning this form to the HOA, you authorize the information provided herein, to be used only by the King’s Grant HOA Board and its authorized committees for the neighborhood Directory, communication and emergency preparedness purposes. It will not be distributed to any outsize organizations without your express permission.*