

Complaint Calmont Properties Association

Background

Calmont Properties Owners Association (CPOA) is a registered domestic non-profit corporation. i Name is filed as "CALMONT PROPERTY OWNERS ASSOCIATION, INC." The registered agent is deceased "Brenda Dianne Charloff" *Question: What happens in the process of service when the registered agent is deceased?*

CPOA is responsible to maintain the common areas, most importantly including the road. There is only one road to access owner properties, Calmont Dr. – off Hyman Rd. in Lexington County. Calmont is in Calhoun County.

One must understand how BAD the road is. It is not bumpy – it is a SAFETY HAZARD. Cars often crash, accidents are common. The damage to cars is in the range of \$5,000 - \$10,000 per vehicle, after 5 years of driving on these roads.

Complaint

1. CPOA has failed to maintain the roads, in fact, CPOA has engaged in efforts to make the roads more dangerous by digging ditches on the roads, making them more narrow and bumpy. The thinking is that bad dangerous roads 'keep out the blacks' or some such nonsense (black people, they claim, drive low riders and cars with poor suspensions, whereas white folk have mostly trucks).
2. Although every year the roads continue to decline, approximately \$15,000 of CPOA funds are spent on superfluous irrelevant things such as "Fishing Tournaments" and "Streetlamps" and "Class 3 toxic chemicals – Glyphosates" for the pond. Recently they spent \$1,000 on 'fish' to 'revitalize' the pond.
3. CPOA continues to raise dues, to collect more money for these irrelevant expenditures (and probably, embezzling money as they need it). The fact is, \$10,000 every year disappears, to no reasonable accountable place. Some money is legitimately spent on Tractor fuel, Tractor repairs, and related expenses. The rest of the money – no one knows where it goes – but NOT on the road, which is in emergency conditions.
4. Over the years, CPOA voted to spend a significant portion of the budget to **poison the pond with Class 3 Toxic Chemical "Glyphosates"**

in order to kill the Lillipads. This cost was total more than \$5,000. These funds could have been spent on the roads and fixed at least one bad part. Several lot owners were allergic to the chemicals and treated illnesses caused by these chemicals.

Damages for injury

The class includes all residents of Calmont Properties who have suffered common injury due to the roads, in damages to their vehicles, and to their health. Toxic chemicals in the lake caused residents to suffer medically (Pete Rogers, was allergic to chemicals in "Round Up" Monsanto products and subsequently moved out of Calmont to survive). We seek \$5 Million in damages and an injunction against CPOA to cease and desist further harmful activities. CPOA maintains an insurance policy of unknown type.

Prayer for Relief

Due to the fact that CPOA is incapable of maintaining in a reasonable level of standards, the common area (i.e. road) and due to the fact that CPOA is negligent regarding the handling of common funds to repair the common area, we hereby ask that CPOA be dissolved, the assets sold; funds from sale to be distributed among injured Calmont lot owners who have lived here and experienced personal injury, and damage to their vehicles.

Calhoun County can maintain Calmont Properties. We can form a municipality "Calmont" which can organize the pavement of roads, installation of sewers, internet, and other basic infrastructure, and the draining or rebuilding of the dam as appropriate.

ⁱ <http://www.sos.sc.gov/index.asp?n=18&p=4&s=18&corporateid=212006>