



As we come to the end of the year, the Board of Directors, BOD, would like to extend our sincere appreciation to all volunteers and committee members for their dedication and hard work. The Grounds Committee members helped save the community thousands of dollars this year through their hands-on efforts. The ARC committee worked diligently, reviewing and approved more than 120 applications for modifications, changes and denied only a **few**. These members volunteer their time to study the guidelines and, when necessary, survey properties requesting changes. No committee member or BOD receives compensation, no special treatment, and like all residents are required to follow the community guidelines.

The Board of Directors – volunteers elected by the community, who work hard to make decisions that reflect the best interests of our neighborhood. Our budget reflects the stability and financial strength of the community, and we are grateful to all residents who follow the guidelines established by the builder and who continue to pay their HOA dues timely. If we continue to work together, we can make The Farm the best place to live in Carolina Forest.

The management company utilizing the community website, <https://farmatcarolinaforest.com/>, to share important information. If you are an owner and have not yet registered, please register today. At the top right corner of the homepage, you will see Resident login / Register, click on register, and follow the prompts. Staying registered ensures you receive updates and community information in a timely manner.

Some announcements or items you may not be aware of that the BOD's have faced and or accomplished this year are:

The landscaper issues have been resolved and a new contract has been signed. The Wheatfield entrance beds finally have plants. A new contract was signed for the pond maintenance.

Pool status a deadline of December 17 was given to the engineers to come up with viable solutions to the issues with the large pool. We hope to have additional information in the coming months.

The playground area received a new seesaw and maintenance within in the playground was completed.

The two glass incidents that occurred during the summer have been identified and restitution for one has been received and the other is on-going.

Several sinkholes were reported throughout the property and have been repaired.

An ad-hoc committee has been formed to come up with solutions to the Wheatfield parking issues. Two BOD members met with the committee on November 11<sup>th</sup> and the chairperson will report out at the January 2026 board meeting.

The basketball court has received a face-lift.

End of year taxes have been paid.

The security deposit for renting the Activity Center was lowered to \$150.00.

Spectrum and Waste Management services went up 3% this year. These services are not mandatory HOA expenses, and technically could be removed. However, without the community contract, individual homeowners would pay well over \$150.00 for these two services combined. The BOD worked diligently with these companies to secure the best possible rates. Through the Spectrum contract, each household receives hi speed internet, and access to multiple streaming platforms – such as Peacock, Paramount+, ESPN, Disney channels – many of which normally require separate subscriptions. By negotiating a single community-wide contract, the BOD has kept these services at a significantly lower cost for all owners.



The Toys for Tots donation box is now located in the clubhouse. It will be available through December 20th for anyone who would like to make a donation. Thank you for helping make the holidays brighter for children in need.

# January

# 2026

## The Farm



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13 Grounds Committee 4:00 pm Activity Center	14	15	16	17
18	19 Board Meeting 5:00 pm Activity Center	20	21	22	23	24
25	26 ARC Meeting 8:30 am Clubhouse	27	28	29	30	31



Due to the upcoming holidays, GFL's trash service schedule will be adjusted. For the week of Christmas, collection will take place on Saturday, December 27th in place of Friday, December 26th. For New Year's week, collection will occur on Saturday, January 3rd in place of Friday, January 2nd.

The Farm office will be closed December 24th through January 1st. Please visit the Carolina Forest office for in person assistance.

Waccamaw Management will be closed December 25th, December 26th and January 1st for the holidays.



HOA Contact Information: Waccamaw Management, LLC, 4102 Carolina Commercial Drive Myrtle Beach, SC 29579.

Phone: 843-237-9551.

You're Waccamaw Management Team:

Misty Pace, CMCA, AMS Community Association Manager:

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Amanda Waters, Community Specialist:

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Recycling Center is located on International Drive. Hours are Monday, Tuesday, Wednesday, Friday and Saturday from 7:00 am until 7:00 pm.  
Sunday from 1:00 pm until 7:00 pm.

The Recycling Center is closed on Thursdays.  
Please remember: Reduce, Reuse and Recycle  
GFL Environmental/Waste Industries: 843-397-5586

Farm Website: <https://farmatcarolinaforest.com/>



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