MLCA
Current Membership

Barefoot Cove
Battery at Keowee
Bay Ridge
Beacon Shores
Cane Creek Harbor
Chickasaw Point
Clear Water
Cliffabee Leas
Cliffs at Keowee
Cliffs Falls South
Cottages at Riverbirch
Crestview
Crossing
East Shores
Edgewater
Emerald Pointe
Falcon's Lair
Four Points North
Harbor Oaks
Hidden Harbor
Hidden Valley
High Hammock Estates
Highlands on Lake Keowee
Keowee Cove
Keowee Harbours
Keowee Shores
Lakestone Cottages
Marina Pointe
Moonlight Bay on Lake Hartwell
Moonlight Bay on Lake Keowee
Mountain View Bay
Normandy Shores
North Harbour
Oakstone Shores
Parkview East
Parkview South
Peninsula on N. Lake Keowee
Peninsula Pointe South
Pinnacle Pointe
Pointe Harbor 1&2
Port Santorini
Riverlake
Riverstone
Shelter Cove
South Oak Pointe
South Port Village
Spanish Cove
Stonehaven
Stoneledge at Lake Keowee
Summit
Teakwood Plantation
Timber Bay
Timber Cove
Waterford
Waterford Pointe
Waterford Ridge
Waters Edge
Waterside Crossing
Waterstone
Wellington Point
White Oak Cliffs
Wilderness Cove
Windswept
Woods at Lake Keowee
Wynward Pointe

Why join MLCA?

NONE of us is as smart as ALL of us

Mountain Lakes Community Association
P.O. Box 976
Seneca, South Carolina 29679

WWW.MLCASC.COM

October, 2026

Improving Homeowner and Property Owner Associations through Collaboration & Education

Mission

To provide resources and assistance for area Homeowner Associations (HOAs) and Property Owner Associations (POAs) to more successfully deal with common problems, community issues, and legislation that impacts our lifestyles, the lakes, and property values

As a member of your association's board of directors, how often have you wondered whether you're doing everything that is right for your community, or if there might be a better way to deal with an issue? What is your liability as a board member, and how do you limit your potential exposure? Most board members have little experience and even less training to be effective.

MLCA is here to help! As a not-for-profit, all volunteer organization, we help communities in the upstate by

- **Hosting seminars and workshops to address specific issues that affect our members. Past topics have included:**
  - The South Carolina Homeowners Association Act and its impact on HOAs/POAs
  - Taxes, and the requirement that HOAs/POAs have to file, and specific documentation needed
  - Accounting requirements HOAs/POAs
  - Reserves, and understanding the need and accounting requirements associated with them
  - Legal issues including enforcement of covenants, modifications to governing documents & by-laws
  - "What every board member needs to know"
- **Serving as an information exchange whereby HOAs/POAs can query fellow members regarding specific issues they are addressing**
- **Providing access to our dynamic and robust web site with:**
  - Useful links to local and regional support organizations
  - Member-only access to our library of over 50 member surveys on topics ranging from vandalism to rentals and reserve requirements
  - Current legislation updates
- **Representing the needs of our members through our paid membership in the Community Associations Institute (CAI)**
- **Working with our state and local representatives through our active involvement in CAI's South Carolina Legislative Action Committee**

Visit our Web Site

WWW.MLCASC.COM

Send us an e-mail

MountainLakesCommunityAssoc@Gmail.com

We know there's a need for the services we provide, and our membership has grown to over 60 community organizations since we were established in 2009. Consider joining MLCA and benefit from all we have to offer.

Annual membership is modestly priced at $25 for communities with less than 25 lots, $50 for communities with 25 to 74 lots, and $100 for larger developments.

Voluntary HOAs/POAs, where membership is not mandatory, are also welcome to join. Contact us for membership details specific to voluntary organizations.

Complete and send in to join:

Community Name_____

Community Address_____

Primary Contact:

Name_____

Phone Number_____

Email Address_____

Make checks payable to:
Mountain Lakes Community Association
PO Box 976
Seneca, SC 29679