

COMMUNITY DIRECTOR UPDATE SEPTEMBER 1, 2025

COMMUNITY NEWS

Thank You, JBC Fire Department! We'd like to extend a big thank you to the JBC Fire Department for making our End of Summer Soak Downs on August 6th & 7th a splash-tastic success! Residents of all ages had a fantastic time cooling off and enjoying the fun.



It's Back to School time! For the safety of all, here are some community reminders:

- With more foot and bike traffic in the mornings and afternoons, please be extra cautious, adhering to the posted speed limit when driving through the community in the mornings and afternoons.
- Stay alert and never pass a bus when its lights are flashing and the stop sign arm is extended. They will be loading or unloading children who may need to cross in front of the bus.
- Be sure to slow down at crosswalks and watch for children who may dart into the roadways unexpectedly.
- For the safety of all, please arrive at the bus stop at least 5 minutes early. While waiting for the bus, do not stand in the street or too close to the curb, waiting until the bus comes to a full stop before approaching it.

COMMUNITY UPDATES

Trash Pick-Up – Takes place every Thursday. Please have your bins curbside by 7:00 AM for collection. While bulk trash is not collected curbside, residents are welcome to dispose of large items at the community dumpster located at the maintenance shop at 1597 S O'Neal St.

Please note – To better support this year's PCS, we have extended the hours of the bulk trash dumpster located at the maintenance shop until September 30th. This dumpster will be available Monday through Friday, from 8:00 AM to 7:00 PM. If you dispose of moving boxes, please break down all cardboard boxes before putting them in the dumpster. **No Hazardous waste materials of any kind** can be placed in the dumpster.

Hazardous items include:

- No Paint or Paint cans
- No Liquids or any Hazardous waste to include Oil or any combustible fluids
- No tires
- No Batteries
- No electronics to include TVs
- No appliances

Hazardous items can be disposed of at Charleston County Landfill at 1344 Bees Ferry Rd. or taken to building 626 on Wednesdays from 1:00 PM to 3:00 PM. Call (864) 963-4929 for more information.

Leasing Office Contact Information

- 📞 (864) 768-3300
- ✉ jbccontact@huntcompanies.com
- 🌐 jbcharlestonfamilyhousing.com

COMMUNITY TRASH SCHEDULE

Every Thursday is trash pick-up. We do not do bulk pick up, however we do have a dumpster at the maintenance shop that you can take your bulk trash to.

COMMUNITY UPDATES

MAINTENANCE TIPS

Reminder: Change Your Air Filters Monthly

To maintain a healthy and efficient home environment, please remember to change your air filters every 30 days. Filters are available at Self-Help or by submitting a Work Order.

Benefits of Regular Filter Changes:

- Cleaner Air: Reduces allergens like dust, pollen, and pet dander.
- Lower Energy Bills: Helps your HVAC system run efficiently.
- Longer HVAC Life: Prevents damage and costly repairs.
- Better Health & Comfort: Promotes cleaner, more breathable air.

Important Note: Do not use MERV 9 or higher filters. They can restrict airflow and damage your HVAC system, causing:

- Blower motor issues
- Frozen coils
- Reduced airflow
- Sweating ductwork upstairs

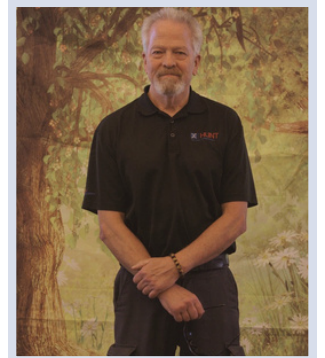
Thermostat Tips: During extreme heat, AC units may struggle to cool more than 20°F below the outside temperature. For example, if it's 95°F outside, your home may only cool to around 75°F.

RESIDENT REVIEWS

- ★ "I didn't put in this maintenance request. I appreciate the team taking the initiative to take care of this issue while coming to my home to address another issue."
- ★ "All maintenance staff were incredibly friendly and professional. They each conducted their work expediently and took the time to explain what they were doing to me so I understood what to expect in the future, should another issue arise."

TEAM UPDATE

Please join us in welcoming Jeff Ricker, our new Maintenance Director, to the team. A retired Firefighter Paramedic, he now manages maintenance operations with the same dedication. Outside work, Jeff is passionate about animal welfare, owning a farm with mini horses, chickens, and other animals. He has been involved in animal rescues for years and remains active in this cause. Jeff loves working with military members, finding great fulfillment in supporting them.



COMMUNITY EVENTS

UPCOMING COMMUNITY EVENTS

NATIONAL CHOCOLATE DAY

Date: Tuesday, September 16th

Time: 1:00 PM – 5:00 PM

Location: JBC Community Center

Come treat yourself! Stop by the Community Center in the afternoon for a piece of chocolate in celebration of National Chocolate Day. It's a sweet way to brighten your day and connect with neighbors over something sweet!



NATIONAL CHEESE PIZZA DAY

Date: Friday, September 5th

Time: 4:00 PM – 5:00 PM

Location: JBC Community Center

RSVP to Ashley.Walker@huntcompanies.com. Be sure to include your name, address, and how many slices!



UPCOMING LOCAL EVENTS

CHARLESTON FARMERS MARKET

Date: Every Saturday through November

Time: 8:00 AM – 2:00 PM

Location: 329 Meeting St, Charleston SC

Voted "Best Outdoor Event" and "Best Attraction," it features produce, plants, prepared foods, live entertainment, and local crafts. For more information and other local events, visit [Charleston Farmers Market](http://CharlestonFarmersMarket.com).



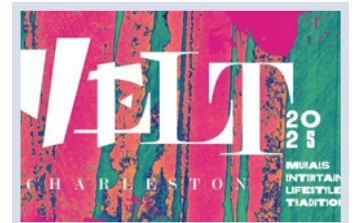
MELT MURAL FESTIVAL

Date: Saturday, September 13th

Time: 11:00 AM – 5:00 PM

Location: North Charleston, 1809 Reynolds Ave

Come to Charleston's first-ever annual Mural Festival, a celebration of the tradition of street art, and the city's vibrant heritage.



PICKLE PALOOZA II

Date: Saturday, September 20th

Location: The Rickhouse at Cannon Distillery, 1734 Signal Point Rd, Charleston

This will be a festival-style atmosphere with live music featuring multiple bands/DJs, food trucks, beer tents, liquor vendors, games, and more. For more information and to purchase tickets, go to thepicklepalooza.com.



If you have already contacted our local Management and Housing office team and are not satisfied with the outcome, or if you have words of praise to share, we encourage you to reach out to our senior management.

Community Director
Anna Behm

✉ anna.behm@huntcompanies.com

Director of Operations
Ann Kimball

✉ ann.kimball@huntcompanies.com

2025

SEPTEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-------------------------------------|--|-------------------------------------|-----------|---------------------------------|---|---|
| | 01 Labor Day OFFICE CLOSED | 02 | 03 | 04 | 05 National Cheese Pizza Day | 06 Charleston Farmers Market |
| 07 | 08 | 09 | 10 | 11 Patriot Day | 12 | 13 MELT Mural Festival Charleston Farmers Market |
| 14 | 15 | 16 National Chocolate Day | 17 | 18 Air Force Birthday | 19 National POW/MIA Recognition Day | 20 Pickle Palooza II Charleston Farmers Market |
| 21 | 22 First Day Of Fall | 23 | 24 | 25 | 26 | 27 Charleston Farmers Market |
| 28 Gold Star Mother's Day | 29 | 30 | | | | |