



The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS
CLERK

V. CLAIRE ALLEN
CHIEF DEPUTY CLERK

POST OFFICE BOX 11629
COLUMBIA, SOUTH CAROLINA 29211
1220 SENATE STREET
COLUMBIA, SOUTH CAROLINA 29201
TELEPHONE: (803) 734-1890
FAX: (803) 734-1839
www.sccourts.org

April 22, 2020

Lisa Michelle Ray
775 Sangaree Pkwy Blvd.
Apt. 5-C
Summerville SC 29486

Re: Lisa Michelle Ray v. Parkway Village Apartments
Appellate Case No. 2020-000629

Dear Ms. Ray:

This Court has received your notice of appeal, and the case has been assigned the appellate case number that appears above. Please use this number on all future correspondence relating to this matter.

All parties to this matter are advised that all filings must comply with the requirements of Rule 267 of the South Carolina Appellate Court Rules (SCACR). The SCACR are available online at www.sccourts.org/courtreg. Additionally, any filings submitted by counsel admitted in South Carolina must include counsel's bar number.

The attention of the parties is directed to the order relating to the inclusion of personal data identifiers and other sensitive information in documents filed with the Supreme Court of South Carolina and the South Carolina Court of Appeals. The order can be found at www.sccourts.org/courtOrders/displayOrder.cfm?orderNo=2014-04-15-02. Please note that the responsibility for insuring that information is redacted or sealed as required by this order rests with counsel and the parties. This office will *not* review filings for redaction or to determine if materials should be sealed.

Very truly yours,

V. Claire Allen

CLERK

cc: Parkway Village Apartments

1317-M North Main St. Summerville, SC 29483
Your One-Stop-Shop for All Your Business Needs

The UPS Store®



NOTARY - PRINT - FAX - PACK & SHIP - POSTAL

P: 843-875-8004 / F: 843-875-5070

M-F 8:00 AM-6:30 PM

SAT: 9:00 AM-3:00 PM

RECEIVED

Apr 27 2020

SC Court of Appeals

FAX COVER *mea Jenny Abbott Kitchings*

TO: *South Carolina Court of Appeals* FAX#: *803-734-1839*
South Carolina Supreme Court

DATE: *4-24-2020*

PAGES INCLUDING COVER SHEET: *91*

FROM:

PHONE #:

SUBJECT: *2020-000629*

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Court of Common Pleas 300-B California Drive Moncks Corner, SC		A. Signature <u><i>Rene Williams</i></u> ☒ Agent ☐ Addressee B. Received by (Printed Name) <u><i>Rene Williams</i></u> C. Date of Delivery <u><i>4/13/2020</i></u> D. Is delivery address different from item 1? ☐ Yes ☒ No If "Yes", enter delivery address below:	
Article Number (transfer from service label) 7019 1640 0002 0110 9492		E. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☒ Adult Signature Restricted ☐ Certified Mail Restricted ☐ Certified Mail® ☐ Collection Delivery ☐ Insured Mail ☐ Restricted Delivery ☐ Registered Mail Restricted Delivery (over \$500)	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT	
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For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	<u><i>Court of Common Pleas</i></u>
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions	

7019 1640 0002 0110 9492

Posted 4-9-21

The UPS Store - #2983
1317 Main St
Ste M

Summerville, SC 29483
(843) 875-8004

CERTIFIED

MAIL

USPS

04/08/20 07:52 PM

We are the one stop for all your
shipping, postal and business needs.

We offer all the services you need
to keep your business going.

APRIL 8, 2020



001 500098 (022)	TO \$ 62.76
Cert. Mail w/Return QTY 6	
Reg Unit Price	\$ 10.46
002 500096 (022)	TO \$ 5.67
12 oz flat	
003 500091 (022)	TO \$ 19.15
7 oz flat QTY 5	
Reg Unit Price	\$ 3.83

SubTotal \$ 87.58

Store Promotion 5 % OFF \$ 3.14

Total \$ 84.44

US DEBIT \$ 84.44

ACCOUNT NUMBER * *****8664

Verified By PIN

ENTRY METHOD: ChipRead
MODE: Issuer
AID: A000000004203
TVR: 8000048000
TSI: 6800
AC: C893A8EFAACE64F9
ARC: 00

Receipt ID 8325198855366088872 012 Items
CSH: Jennifer Tran: 1884 Reg: 001

Sale

*****8664
Debit Entry Method: EFT

Trace: Appr Code: 5443
Printed #: M00150467109 Batch #:

Amount \$ 84.44

Merchant Total \$ 84.44

7019 1640 0002 0110 9508

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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

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Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

property
 MW
 Postmark
 Here
 S.P.M.
 ELIAS

Sent To: Jaquetta Elias
 PARKWAY Village Apts
 SUMMERVILLE, S.C. 29486

7019 1640 0002 0110 9515

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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Resident
 ↓ Postmark
 Here
 Coordinator

Sent To: Trudy Huber
 PARKWAY Village Apts
 SUMMERVILLE, S.C. 29486

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

"Clerk of Court" Connie
Berkeley County Summary Ct.
303-B North Goose Creek Blvd.
Goose Creek, SC 29445



9590 9402 5775 0003 8329 12

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x L. Law

Agent

Address

B. Received by (Printed Name)

GS R-17

C. Date of Delivery

4-13-20

D. Is delivery address different from item 1?

If YES, enter delivery address below:

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
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| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |

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- | | |
|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

Total Postage and Fees

Sent To

Berkeley County

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

I spoke
w/ Clerk
of Court
Connie on
4-16-2020
SNO was
made

Postmark
Here

GOOSE CREEK
307 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445-9988
453440-0445
(800)275-8777
01/29/2020 03:14 PM

Product	Qty	Unit Price	Price
BarnSwllw #10 Env	1	\$0.69	\$0.69
First-Class Mail® Letter	1	\$0.55	\$0.55

(Domestic)
(SUMMERVILLE, SC 29406)
(Weight: 0.15 0.50 Oz)
(Estimated Delivery Date)
(Friday 01/31/2020)

Certified
(USPS Certified Mail #)
(70192970000207606150) \$3.55
Return Receipt
(USPS Return Receipt #)
(9590940242098121918223) \$2.85
Affixed Postage
(Affixed Amount: \$0.55) (\$0.55)

Total: \$7.09

Cash \$20.00
Change (\$12.91)

2020
Text your tracking number to 28777
(2USPS) to get the latest status.
Standard Message and Data rates may
apply. You may also visit www.usps.com
USPS Tracking or call 1-800-222-1811.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$3.55
Extra Services & Fees check box, add fee as appropriate:
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.10

Sent to: JACQUES EIRAS PARKWAY Vill. 4
175 SANDGARD PARKWAY Blvd.
SUMMERVILLE, SC 29406
PS Form 3800, April 2015 PSN 7530 02-000-9017 See Reverse for Instructions

7019 1640 0002 0110 9522

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Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$	Postmark Here
Sent To <u>SC Supreme Court</u> Street and Apt. No., or PO Box No. City, State, ZIP+4 [®]	
PS Form 3800, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions	

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1. Article Addressed to: <u>SC Court of Appeals</u> <u>Supreme Court</u> <u>PO Box 11629</u> <u>Columbia, SC 29211</u>		A. Signature ☒ X <u>[Signature]</u> ☐ Agent ☐ Address	
2. Article Number (Transfer from service label) <u>9590 9402 5775 0003 8329 36</u>		B. Received by (Printed Name) <u>[Signature]</u> C. Date of Delivery <u>4-13-20</u>	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail [®] ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
4. Article Number (Transfer from service label) <u>7019 1640 0002 0110 9522</u>		☐ Priority Mail Express [®] ☐ Registered Mail [®] ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation [®] ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-0053		Domestic Return Receipt	

Copy

Valid Money Order includes: 1. Heat sensitive, red stop sign AND 2. Contains a True Watermark hold up to light to view.

MoneyGram

INTERNATIONAL MONEY ORDER 95-166 1087

04/05/2020

20895517495

MONEY ORDER - MN

PAY TO THE ORDER OF / PAGAR A LA ORDEN DE

PARKWAY Village Apts.

IMPORTANT - SEE BACK BEFORE CASHING

PURCHASER, SIGNER FOR DRAWER / COMPRADOR, FIRMA DEL LIBRADOR

PURCHASER, BY SIGNING, YOU AGREE TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

ADDRESS / DIRECCION: **1155 S. Highway 101, SC 29483**

Payable Through / BOKF, NA Enid, OK

ISSUER/DRAWER: MONEYGRAM PAYMENT SYSTEMS, INC.

APR 1 2020 7:50

PAY EXACTLY

ONE HUNDRED ****

FORTY SEVEN ****

DOLLARS 00 CENTS

60528103791037

3212200096108495

⑆103101864⑆2089 55174956⑈ 90

CUSTOMER COPY

WAL-MART 1037
1317 N MAIN ST STE A
SUMMERVILLE, SC 29483

MoneyGram Money Order
1550 Utica Ave S
Minneapolis, MN 55416
1-800-926-9400
www.moneygram.com

Date: 04-05-2020
Time: 03:52:37 PM

SERIAL NUMBER: 20895517495
MONEY ORDER AMOUNT: 147.00
Fee: 0.00 USD

TAX: 0.00 USD
TOTAL: 147.00 USD

MoneyGram

R208955174956

ATTACH HERE

EMPLOYEE

698 (enr) 5005000
M 615230-4

KEEP A COPY OF THIS STUB
FOR YOUR RECORDS/
MANTENGA UNA COPIA DE
ESTE RECIBO PARA SUS ARCHIVOS

www.moneygram.com/moneyorder

for additional details regarding your Money Order DATE/AMOUNT

ST# 01037 OP# 005702 TE# 63 TR# 09612
***** MoneyGram Services SALE *****
MONEY ORDER 060538823250 147.00 0
ORDER FEE 060538823250

843-821-1991 Mr. CHRISTOPHER
1317 N MAIN ST STE A1
SUMMERVILLE SC 29483

Walmart

See back of receipt for your chance
to win \$1000 ID #: 7P6dPP7DVG

April 2020 Rent

ORIGINAL pg 1

Parkway Village Press

January 2020

January Newsletter 2020

→ Professionally Managed
by Westminster Company

www.westminstercompany.com

For Your Needs:

Jaquetta Elias
Site Property Manager

NeCole Davis
Assistant Property Manager

John Bentley
Maintenance Technician

~~Ron Deltoro~~
Maintenance Technician

Trudy Huber
Resident Services
Coordinator

Office Number:

(843) 871-7952

Fax Number:

(843) 871-0648

Jane Henderson
Vice President
866-887-0149 ext 2

Emergency Maintenance
Number:

1-855-770-6070

Office Hours:

9:00AM - 12:00 PM

1:30PM - 4PM

WEDNESDAYS

BY APPOINTMENT ONLY



Parkway Village
Apartments
775 Sangaree Parkway
Summerville, SC 29486

762776D

Expires:

11/01/22

**Disabled Persons
Parking Identification Placard**



South Carolina



Copy

Valid Money Order includes: 1. Heat sensitive, red stop sign AND 2. Contains a True Watermark hold up to light to view.

MoneyGram. INTERNATIONAL MONEY ORDER 86-186 1031

04/05/2020

20895517495
MONEY ORDER - MN

04/05/2020

20895517495
MONEY ORDER - MN

ONE HUNDRED ***
FORTY-SEVEN ***
DOLLARS 00 CENTS

60526103791037
3212200996150495

MoneyGram.

To Validate: Touch the stop sign, then watch it fade and reappear

PAY TO THE ORDER OF / PAGAR A LA ORDEN DE: PARKWAY Village Apts.

IMPORTANT - SEE BACK BEFORE CASHING

PURCHASER, SIGNER FOR DRAWER / COMPRADOR, FIRMA DEL LIBRADOR

ADDRESS / DIRECCIÓN: 7755 Highway 60, Pkwy Dr, Summerville SC 29486

Payable Through: BOKF, NA, Enid, OK

ISSUER/DRAWER: MONEYGRAM PAYMENT SYSTEMS, INC.

April 2020 #5-C

MONEY ORDER NUMBER R208955174956

CALL 1-800-542-3559 TO VERIFY

103101864:2089 55174956 90

CUSTOMER COPY

WAL-MART 1037
1317 N MAIN ST STE A
SUMMERVILLE, SC 29483

MoneyGram Money Order
1550 Utica Ave S
Minneapolis, MN 55416
1-800-926-9400
www.moneygram.com

Date: 04-05-2020
Time: 03:52:37 PM

SERIAL NUMBER: 20895517495
MONEY ORDER AMOUNT: 147.00
Fee: 0.88 USD

TAX: 0.00 USD
TOTAL: 147.88 USD

MoneyGram.

R208955174956

DETACH HERE

EMPLOYEE
698 16181 5006000
M 6152240-A

KEEP A COPY OF THIS STOP
FOR YOUR RECORDS
MANTENGA UNA COPIA DE
ESTE RECIBO PARA SUS ARCHIVOS

www.moneygram.com/moneyorder

for additional details regarding your Money Order

DATE/TIME: April 2020 Rent

843-921-1991 Mr. CHRISTOPHER
1317 N MAIN ST STE A1
SUMMERVILLE SC 29483
ST# 01037 DP# 005702 TEN 63 TR# 09612
***** MoneyGram Services SALE *****
MONEY ORDER 060530823250 147.00 D
AMOUNT PAID
ORDER REF

Walmart

See back of receipt for your chance
to win \$1000 ID #: 7864bpc27046

April 2020

Rent



**Westminster
Company**
Property Management

3859 Battleground Avenue
Suite 100
Greensboro, NC 27410
Phone (336)375-1552 Fax (336)375-4355

March 24th, 2020

NOTICE TO RESIDENTS

To help keep the potential spread of contamination to a minimum, please ensure that ALL TRASH IS BAGGED AND TIED before it gets thrown in the dumpsters. By doing this, you are not only keeping stray trash from escaping the dumpsters but you are helping to ensure you, your family, your neighbors as well as your trash collectors do not come into contact with potentially contaminated items. Drivers need to be able to access the trash dumpsters so please keep the area surrounding the containers clear.

Remember that all trash must be placed inside of the dumpsters. Excessive trash is a possibility during the quarantine period. If you notice excess trash, please contact the management office and we can request to increase services for trash pickup.

BASIC TRASH NOTES:

Please remember that all trash containers must be clear and accessible for trucks to empty at the time of dump or removal. Blocked containers will not be serviced until the next scheduled service day, so please be mindful of anything which might impede access to the containers. Below are materials which are PROHIBITED from being placed inside dumpsters:

- * Bulk Items - Mattresses, Couches, Furniture, Appliances, Air Conditioners, etc.
- * Tires
- * Electronics/TV's/Computer Equipment
- * Batteries - Lead Acid, Button Cell, Nickel-Cadmium, Lithium
- * Appliances
- * Yard Waste, Limbs, Leaves, Plants or Clippings
- * Liquids
- * Hazardous, Industrial and Medical Waste and Sharps
- * Volatile and/or Hazardous Chemicals or Products
- * Contaminated Soil, Pesticides, Insecticides, Fungicides, Fertilizer, Poisons
- * Explosives, Fuel Tanks or Weapons
- * Volatile Chemicals
- * Any Material with the Propensity to Produce Obnoxious Odors
- * Fluorescent Fixtures, Bulbs or Tubes

Working together we will get through this difficult period.



Our Office is closed but we're not!

Due to the global Coronavirus (COVID-19) epidemic, our management office is closed to the public until further notice. Westminster Company has taken the following proactive measures for the safety of our residents, staff, and the general public:

- Offices will be closed effective Tuesday, March 17th and remain closed until further notice. (Office hours will be re-evaluated daily)

CURRENT RESIDENTS

- Maintenance staff will respond to EMERGENCY work orders only including Bedbug Treatments.
- Appointments for Annual Recertifications and Interim Recertifications will need to be completed remotely. Please call, email, or text the office for directions on completion.
- All interim unit inspections are postponed until further notice.
- All resident group events are postponed until further notice.

IMPORTANT NUMBERS

Emergency – 911

Management Office/Emergency Work Orders 843-871-7952

Email – parkway@wcsites.net

With an abundance of caution, we've made these decisions with your best interest and safety at the forefront. We apologize for the service interruptions and inconveniences caused.



Westminster
Company
Property Management

PARKWAY VILLAGE APARTMENTS
775 SANGAREE PARKWAY BLVD
SUMMERVILLE, SC 29486
PH: 843.871.4047
FAX: 843.871.0648
parkway@wcsites.net

ON my
DOOR
All Residents
→ 4-23-2020

April 22, 2020

RESIDENT REMINDER

PARKING VIOLATIONS

We have noticed an increase in **Unauthorized and Improperly parked vehicles** on the property at Parkway Village. Please be aware that unauthorized and improperly parked vehicles **WILL BE TOWED AT YOUR EXPENSE.**

This is to serve as your reminder that:

- *You must NOT back into parking spaces, drive on grass, or block dumpsters.
- *All vehicles must have valid license plates. Expired tags will be towed.
- *You MUST contact the Office by phone or email **during office hours** to get a temporary parking pass. Please plan ahead.
- *Unauthorized vehicles will be towed at owner's expense.

To get a parking pass you **MUST email** a photo of the back of the vehicle showing the tag, make/model, owner's name, your apartment number, and your phone number to this email address: parkway@wcsites.net **BEFORE 4PM Monday-Friday.**
If you email or call the Office after 4pm Mon-Fri or on weekends the vehicle is subject to tow at your expense.

NOTE: Do NOT send the vehicle information to any Parkway Staff's email address or cell phone directly. ONLY send the information to parkway@wcsites.net If you email any other email address or send the information to any other source you WILL be towed at your expense.

After the pandemic passes you will be able to return to the previous ways of obtaining a pass.

If your or a guest's vehicle is towed contact Firehouse Towing at 843-291-9170

Thank you for your cooperation.

Parkway Village Management



Stop the Spread ... Protect Your Community

Coronavirus (COVID-19) is spreading through communities in the United States.

The best way to fight this spread is for everyone to understand the seriousness of this virus and practice social distancing.

The official phrase is "social distancing," but it can help to think of it as "physical distancing" instead. We can still be social, just in different ways. Talk to friends and neighbors on the phone and use social media and video apps to support each other, laugh together, and take care of each other until the virus is under control.

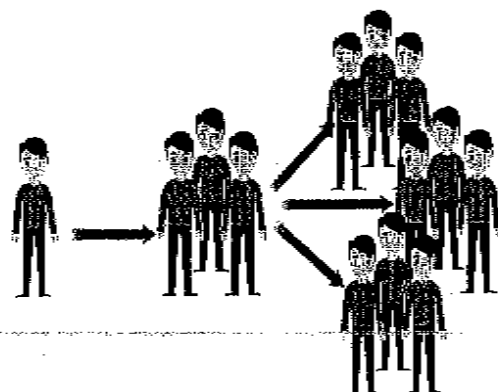
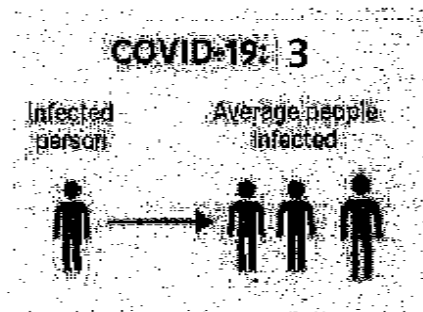
Physical distancing puts space between people. When people who are infected with the virus stay away from others, they can't pass it to anyone else. This way, fewer people get sick at the same time. Then, doctors and hospitals are better able to keep up with treating those who need care.

While the coronavirus is still spreading, it's best to take a "better safe than sorry" approach. This means:

Keep your family home and away from others as much as possible. Don't have friends and extended family over, and don't go to their homes. People who look healthy still can be infected and can spread the virus. That's why it's important to stay away from everyone, even if they don't seem sick.

If you have to go out, make sure you are at least 6 feet away from other people. Viruses can spread when someone sneezes or coughs out tiny droplets.

Be Aware a sneeze or cough can deposit droplets of infected saliva into the air onto doorknobs, grocery items, and money. Someone who's ill could touch these or other objects, depositing the infected saliva that's already on their hands onto a surface that others will touch thus spreading the virus in the community,



Stops the
Spread
Others stay
Healthy

Wash Your Hands Often



3 Hours



Copper

4 Hours



Cardboard Box 24 Hours



Stainless Steel 2-3 Days



Plastic 3 Days



Phone 2-3 Days

How long COVID-19 can live on common surfaces



**Westminster
Company**

Property Management

Parkway Village Apartments

775 Parkway Blvd

Summerville, SC 29483

Phone (843)871-7952 Fax (843)871-0648

Email: parkway@wcsites.net

April 3, 2020

Lisa Ray

775 Sangaree Pkwy Blvd

Apt. 5C

Summerville, SC 29486

put on my Door
again!
more P.S.M. NARRASMEI

Ms. Ray attached to this letter is the Form 4 in which you received from the SC Court of Common Pleas.

Per the Form 4 Civil Case Judgement that was issued to you; you lost your appeal. As of March 9, 2020, an order was given by the appeals court for you to vacate unit 5C on March 31, 2020.

On April 1, 2020 you were reminded of the appeal decision by the Site Property Manager (Jaquetta Elias). You were reminded because you have not complied with this appeal. You still occupy unit 5C.

Any occupant that has not vacated an apartment on a given date (is) charged for each day that the unit is occupied.

You are still in unit 5C; therefore, you are being charged a daily rate; due to you failing to vacate unit 5C.

On May 1, 2020 when evictions are allowed you will be evicted.

If you have any questions or concerns you should contact the Goose Creek Magistrates office.

Thank you for your cooperation in this matter.

Sincerely,

Jaquetta Elias

Site Property Manager

Parkway Village Apartments

Returned
April 15th 2020



put on my
Door Again

ON
4-6-20 &

2020 Rent money order ON
4.6.20

FORM 4

STATE OF SOUTH CAROLINA
COUNTY OF Berkeley
IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2020CP0800267

Lisa Michelle Ray
PLAINTIFF(S)

Parkway Village Apartments
DEFENDANT(S)

DISPOSITION TYPE (CHECK ONE)

- ☐ **JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- ☒ **DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.
- ☐ **ACTION DISMISSED (CHECK REASON):** ☐ Rule 12(b), SCRPC; ☐ Rule 41(a), SCRPC (Vol. Nonsuit); ☐ Rule 43(k), SCRPC (Settled);
☐ Other
- ☐ **ACTION STRICKEN (CHECK REASON):** ☐ Rule 40(j), SCRPC; ☐ Bankruptcy;
☐ Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;
☐ Other
- ☐ **STAYED DUE TO BANKRUPTCY**
- ☐ **DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**
☐ Affirmed; ☐ Reversed; ☐ Remanded;
☐ Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: ☒ See attached order (formal order to follow) ☐ Statement of Judgment by the Court:

This matter came before the Court on March 9, 2020 on an appeal from Magistrate Court. The Court hereby denies the appeal, and tenant has until March 31, 2020 to vacate.

ORDER INFORMATION

This order ☒ ends ☐ does not end the case.

☐ See Page 2 for additional information.

For Clerk of Court Office Use Only

This judgment was electronically entered by the Clerk of Court as reflected on the Electronic Time Stamp, and a copy mailed first class to any party not proceeding in the Electronic Filing System on 03/09/2020.

Magistrate Court Goose Creek
Lisa Michelle Ray for Lisa Michelle Ray
Parkway Village Apartments for Parkway Village Apartments
Parkway Village Apartments for Parkway Village Apartments
Lisa Michelle Ray for Lisa Michelle Ray

RECEIVED
Apr 27 2020
SC Court of Appeals

NAMES OF TRADITIONAL FILERS SERVED BY MAIL

Sincerely,


Jaquetta Elias, Property Manager

RESIDENT COMPLAINT FORM

Management is not permitted to accept or act on any complaints made by one resident against another unless made in writing upon this form and signed.

Your Name: _____

Address: _____

Home Phone: _____ Work Phone: _____

State in detail (giving dates and times) the specific nature of your complaint. You must use the back of this form if needed.

Address upon which you are filing this complaint _____

Date: _____ Times: _____

Other witnesses to your complaint: _____

I certify that the foregoing statement is accurate and true to the best of my knowledge. I understand that if Management decides to institute legal proceedings against the resident about whom I am making this complaint, I may be called as a witness at such proceedings.

Signature: _____

Date: _____

I agree to be a witness in court if necessary: _____

Signature

**Westminster**
Company

Property Management

RENT REMINDER NOTICE - DEMAND FOR PAYMENT

Date: 03/03/2020

From: Jaquetta Elias, Property Manager / Agent for Owner
Parkway Village
775 Sangaree Pkwy
Summerville, SC 29483-1887
(843) 871-7952

To: LISA RAY
775 Sangaree Pkwy Apt 5C
Summerville, SC 29483-1842

Apt: 5C

This is Notification of a Debt Collection

To all Resident(s) in possession, including:

LISA RAY
775 Sangaree Pkwy Apt 5C
Summerville, SC 29483-1842

Your Lease requires that you pay your Monthly Rent on or before the 1st day of each month. As of this date, you have failed to do so and our records indicate that there is still an unpaid balance due on your account for the current month. Please review the following charge(s) and remit the amount below immediately.

If the rent is not paid by the 5th day of the month, a \$5 late fee will be assessed on the 6th day with \$1 each day after that up to \$30 and is due with rent payment.

Amount(s) due as of 03/03/2020

Date	Code	Description	Amount
03/01/2020	C. Rent	Period Beginning	190.50
03/01/2020	C. RENT	Balance	190.50
		Rent	147.00

Total amount due \$ 337.50

You must pay by 3/5/20 or your lease will terminate on that day and eviction proceedings will be filed against you.

If a judicial proceeding is instituted, you may present a defense in court. Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. If you wish to respond to this notice or discuss it with a management agent, or if you or a member of your household is a victim of abuse covered by the Violence Against Women Act and you feel your status as a victim has contributed to the termination of your lease, you have ten (10) days from the date of this termination notice to contact the management office.

Sincerely,

Jaquetta Elias, Property Manager / Agent for Owner

Rent Reminder Notice



ORIGINAL

3-3-2020

to get mansion

Rent

OFFICE HAS

THIS ON

my Door

When I

Returned

Home

on my

Bike from

CVS Pharmacy
Ordered

Judge Denton

SAID NO Fees to Pay

1-30-20

this

Date put on my front door



***Stay Up-To-Date with Department of Homeland Security Advisories and Current Events or Threats that could affect you and your household by visiting www.dhs.gov/advisories**

***Be ready for any kind of emergency by visiting Ready.gov**

*****PLEASE DO NOT COME INTO THE OFFICE WITH VICKS OR OTHER VAPOR RUB OR HALLS OR OTHER COUGH DROPS WITH MENTHOLYPTUS. YOUR RSC IS HIGHLY ALLERGIC TO EUCALYPTUS THAT IS IN THESE PRODUCTS.*****

***PLEASE DO NOT COME INTO THE OFFICE IF YOU OR A HOUSEHOLD MEMBER HAS COLD OR FLU SYMPTOMS. INSTEAD, CALL THE OFFICE AND LET US KNOW HOW WE CAN HELP YOU.**

*Your RSC can help you find a job, update your resume, or prepare for a job interview! Just come to the office to see Trudy!

*If you are dreaming of one day owning your own home, take the first step! Visit OriginSC.org or call 843-735-7802 to get on the right path to home ownership!

*Ever thought about being a Substitute Teacher, Custodian, or Food Service Operator for the School District? Email Rachel Garrett with Kelly Services at racg566@kellyservices.com

*Sangaree Tax District Office will **Notarize** documents for Sangaree Residents at no charge. The Sangaree Special District Office is located at 102 Sangaree Park Court Suite 1, Summerville, SC 29486. 843-871-9720

*If you need a **ride to your Doctor's appointment and receive Medicaid**, call **Logisticare** at least three (3) days in advance **866-445-9964**. If you receive **Medicare** you will call **855-693-2898** to schedule your ride.

*If you are looking for a great way to **budget** and make your **SNAP** benefit dollar go further, Download the **Fresh EBT App**. Fresh EBT has coupons, recipes, tips for meal planning and budgeting. Best of all, it's FREE!

*If you are looking for **work**, bring your old **Resume** to your RSC for a **Free review and revision** (if needed). I'll look it over with you and update anything that needs updating. Once you're ready, Jump on **SimplyHired.com** and find the kind of job with the hours and benefits that you want. It works in almost the same way as Indeed with multiple job listings.

*The local **Food Pantry** distributes food on **Mondays and Thursdays at 4pm** at the **Trueway Missionary Baptist Church** located at **1759 Royle Road**, Summerville. This food pantry sometimes has fresh fruits and vegetables along with dry goods. This is available on a first-come first-serve basis so be sure to arrive early to get in line.

*If you are in need of **diapers** register at <https://www.bundlesofjoydiaperbank.org/> you to **receive a diaper donation once a month** as supplies allow at a location near you.

*If anyone in your household needs **feminine hygiene products**, please come to the office for a **FREE Period Pack** provided by the wonderful sponsors, The Homeless Period Project.

*If you are in need of **bladder control pads or full-coverage pull-on style protection**, please stop in the Office.

***Old Fort Baptist Church** offers food, clothes, medical, dental, and vision on a first-come, first-serve basis on Mondays at 5pm. Please call 843-873-2283 for more information.

*****If you know of any helpful Apps, websites, or other helpful information and would like to share it with the Community, please email thuber@wcsites.net *****



March 24th, 2020

NOTICE TO RESIDENTS

To help keep the potential spread of contamination to a minimum, please ensure that ALL TRASH IS BAGGED AND TIED before it gets thrown in the dumpsters. By doing this, you are not only keeping stray trash from escaping the dumpsters but you are helping to ensure you, your family, your neighbors as well as your trash collectors do not come into contact with potentially contaminated items. Drivers need to be able to access the trash dumpsters so please keep the area surrounding the containers clear.

Remember that all trash must be placed inside of the dumpsters. Excessive trash is a possibility during the quarantine period. If you notice excess trash, please contact the management office and we can request to increase services for trash pickup.

BASIC TRASH NOTES:

Please remember that all trash containers must be clear and accessible for trucks to empty at the time of dump or removal. Blocked containers will not be serviced until the next scheduled service day, so please be mindful of anything which might impede access to the containers. Below are materials which are PROHIBITED from being placed inside dumpsters:

- * Bulk Items - Mattresses, Couches, Furniture, Appliances, Air Conditioners, etc.
- * Tires
- * Electronics/TV's/Computer Equipment
- * Batteries - Lead Acid, Button Cell, Nickel-Cadmium, Lithium
- * Appliances
- * Yard Waste, Limbs, Leaves, Plants or Clippings
- * Liquids
- * Hazardous, Industrial and Medical Waste and Sharps
- * Volatile and/or Hazardous Chemicals or Products
- * Contaminated Soil, Pesticides, Insecticides, Fungicides, Fertilizer, Poisons
- * Explosives, Fuel Tanks or Weapons
- * Volatile Chemicals
- * Any Material with the Propensity to Produce Obnoxious Odors
- * Fluorescent Fixtures, Bulbs or Tubes

Working together we will get through this difficult period.



Resident Services Tracking

Resident Name: Lisa RayDate of Contact: 2/21/2020Unit Number: 5CPhone Number: 843 964 9887☐ Response to Management Referral☐ Conflict Resolution☒ Resident Initiated Contact☐ Security/Incident Report☐ RSC Initiated Contact☐ Referred by Resident/Resident Council☐ Other: _____☐ Follow upContact made: ☐ at Resident's Unit ☐ via Telephone ☒ in RSC Office

Reason for Contact:

Needed help w/ gmail & new phone setup.

Resident's Comments:

Reviewer's Comments:

Galaxy A2e
model # SM-A205U
serial # R58MC2HLH1N
IMEI 35274114749024 843-964-9887

Service Plan/Referrals:

RSC Name: Trudy HuberSite Name: Parkway Village

RSC Signature: _____

Resident Signature: _____

Follow up? ☐ YES ☒ NO

Date of Follow up: _____

Copy: ☒ Resident File☐ SPM☐ Other: _____

DSS SOUTH CAROLINA

DEPARTMENT of SOCIAL SERVICES

HENRY McMASTER, GOVERNOR
MICHAEL LEACH, STATE DIRECTOR



June 14, 2019 ORIGINAL Pg. 1

June 14, 2019

Lisa Ray
775 Sangaree Pkwy Apt. 5 C
Summerville, SC 29486

To whom it may concern;

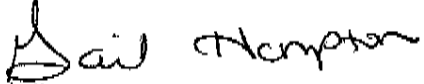
I'm writing this letter in regards to Lisa Ray DOB 11/1/65. As of May 30, 2019, the investigation conducted by Berkeley County DSS Adult Protective Services division case manager Tamar Ross has been closed and unsubstantiated.

Below I've included my supervisor and my contact information for your records.

Sincerely,


Tamar Ross

Human Service Specialist II
Berkeley County Department of Social Services
2 Belt Drive, Moncks Corner, SC 29461
Cell: 843-826.9441


Gail Hampton

Berkeley County Department of Social Services
Human Service Coordinator I
2 Belt Drive, Moncks Corner, SC 29461
Office: 843-719-1140

Filed 4-23-2019 PG. 2

FILED

ORIGINAL

STATE OF SOUTH CAROLINA

IN THE FAMILY COURT OF THE

2019 APR 23 PM 3:53

NINTH JUDICIAL CIRCUIT

COUNTY OF BERKELEY

CASE NO: 2019-DR-08-189

South Carolina Department
of Social Services,LEAH GUERRY DUPREE
CLERK OF COURT
BERKELEY COUNTY, SC

Plaintiff,

vs.

IN THE INTEREST OF:

Lisa Ray (11/1/1965)
A vulnerable adult.

INSPECTION WARRANT

Adult Protective Services

IT APPEARS by affidavit now before me that the South Carolina Department of

Social Services (SCDSS) is charged with investigating reports of alleged vulnerable adults who reportedly are abused, neglected, or exploited. It further appears that on or about April 18, 2019, Case Manager Tamar Ross received a report alleging the following: Lisa Ray is diagnosed with Manic Depressive Disorder, Bi-polar Disorder, has a history of Suicidal Risk, COPD, Spondylosis and Chronic Pain throughout her body. Ms. Ray lives alone in her apartment and is refusing treatment, along with help. Ms. Ray has not been properly taking her medications and has declined rapidly in her mental status. Ms. Ray has been having erratic behaviors, being volatile and making poor choices that are causing her to be a danger to herself and others. Ms. Ray has also lost a lot of weight and appears to be very thin. Ms. Ray has not been able to manage her finances correctly, being behind on bills and not being able to pay for her medications. Ms. Ray has been having confusion and forgetfulness as well, not remembering certain events that have happened. Ms. Ray does have a gun in the home and is putting herself and others in harms way due to her anger outburst. Due to Ms. Ray's behaviors she has lost her support system and is in need of help immediately.

CERTIFIED TRUE COPIES OF RECORD IN THIS COUNTY

DATE

4/23/19
CLERK OF COURT
FAMILY COURT
BERKELEY COUNTY, SC

Wow
→ April 18, 2019
DSS called with L's

WOW Hender This
Elias ~~is~~ Bullshit
Police
Again

X
mmc

ORIGINAL

4-23-19

It appears that in the course of its investigation of the report, SCDSS has been prevented from pursuing and completing its investigation because of the following: the

vulnerable adult, Ms. Ray would not answer her locked door nor the front door to her residence.

*I WAS NOT Home. When I ARRIVED BACK Home
Resident ANDREA UNIT #6-A*

It appears that inspection of the premises at 775 Sangaree Parkway, Apt. 5C, Summerville, South Carolina and the condition of Lisa Ray is necessary to determine if the adult is a vulnerable adult in need of protection.

Based on the above, I find there is probable cause to believe that the adult may be a vulnerable adult who is at risk of abuse, neglect, or exploitation.

WARRANT
I also find that a warrant is required pursuant to the provisions of the S.C. Code Ann. § 43-35-45 (A) in order to complete this investigation.

~~THEREFORE, IT IS ORDERED~~ that a caseworker from the SCDSS, in the company of a law enforcement officer, shall be permitted to inspect the person of Lisa Ray, to interview this person privately, to inspect the premises at 775 Sangaree Parkway Apt. 5C, Summerville, South Carolina to take photographs of the premises, and to take photographs of the adult for the purpose of determining if the adult is a vulnerable adult in need of protection.

IT IS SO ORDERED.

(s) Wayne M. Creech *wa*
Presiding Family Court Judge
Ninth Judicial Circuit

April 23, 2019
Moncks Corner, South Carolina

2/1/mc

original

FILED

STATE OF SOUTH CAROLINA

IN THE FAMILY COURT

COUNTY OF BERKELEY

2019 APR 23 PM 1:49

NINTH JUDICIAL CIRCUIT

DOCKET NO: 2019-DR-08-1789

South Carolina Department of
Social Services,LEAH GUERRY DUPREE
CLERK OF COURT
BERKELEY COUNTY, SC

Plaintiff,

vs.

PETITION FOR
INSPECTION WARRANT
[§ 43-35-45(A)]

In the Interest of:

Lisa Ray (11/1/1965)

A Vulnerable Adult

The South Carolina Department of Social Services (SCDSS) alleges as follows:

1. That SCDSS is statutorily mandated to investigate reports or noncriminal abuse, neglect, and/or exploitation of vulnerable adults. On or about April 18, 2019, Case Manager Tamar Ross received a report alleging the following: Lisa Ray is diagnosed with Manic Depressive Disorder, Bi-polar Disorder, has a history of Suicidal Risk, COPD, Spondylosis and Chronic Pain throughout her body. Ms. Ray lives alone in her apartment and is refusing treatment, along with help. Ms. Ray has not been properly taking her medications and has declined rapidly in her mental status. Ms. Ray has been having erratic behaviors, being volatile and making poor choices that are causing her to be a danger to herself and others. Ms. Ray has also lost a lot of weight and appears to be very thin. Ms. Ray has not been able to manage her finances correctly, being behind on bills and not being able to pay for her medications. Ms. Ray has been having confusion and forgetfulness as well, not remembering certain events that have happened. Ms. Ray does have a gun in the home and is putting herself and others in harms way due to her anger outburst. Due to Ms. Ray's behaviors she has lost her support system and is in need of help immediately. (See Attached Affidavit)

ORIGINAL

2. On or about April 18, 2019, SCDSS began an investigation into this report.
3. There is probable cause for this court to issue a warrant as more fully described in the attached affidavit which is incorporated by reference.

WHEREFORE, SCDSS prays that the court issue an inspection warrant according to the terms of the attached affidavit.

S.C. DEPARTMENT OF SOCIAL SERVICES



Laura E. Hill

Attorney for Plaintiff

2 Belt Drive

Moncks Corner, SC 29461

Telephone (843) 719-1080

Fax (843) 719-1088

April 23, 2019
Moncks Corner, SC 29461

BCSO COPY BERKELEY COUNTY STEFANIE AUCLAIR

AGENCY I.D.
SC0080000

INCIDENT REPORT

CASE NUMBER

201904039956

NCTD

IND. N. ENT. N.

INCIDENT TYPE		COMPLETED	FORCED ENTRY	PREMISE TYPE	UNITS ENTERED	TYPE VICTIM
1. INFORMATION (INF)		☒ YES ☐ NO	☐ YES ☐ NO	Apartments/Condom		☐ Individual ☐ Business ☐ Financial Inst. ☐ Government ☐ Relig. Orgn. ☐ Soc./Public ☐ Other ☐ Unknown ☐ Police Off.
2.		☐ YES ☐ NO	☐ YES ☐ NO			
3.		☐ YES ☐ NO	☐ YES ☐ NO			
INCIDENT LOCATION (SUBDIVISION, APARTMENT AND NUMBER, STREET NAME AND NUMBER)				ZIP CODE	WEAPON TYPE	
775 SANGAREE PARKWAY, SUMMERVILLE				29486		
INCIDENT DATE	24 HR. CLOCK	TO	DATE	24 HR. CLOCK	DISPATCH DATE/TIME	LOCATION NO.
04/29/2019	16:00		04/29/2019	16:30	04/29/19 16:22	Z2
COMPLAINANT NAME (LAST, FIRST, MIDDLE)		RELATIONSHIP TO SUBJECT	RESIDENT	RACE	SEX	AGE
ELIAS, JAQUETTA, YOLONDA			☒ S ☐ O ☐ U	B	F	
ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.	
775 SANGAREE PARKWAY BLVD		SUMMERVILLE	SC	29483	Z2	
VICTIM'S NAME (LAST, FIRST, MIDDLE)		RELATIONSHIP TO SUBJECT	RESIDENT	RACE	SEX	AGE
ELIAS, JAQUETTA, YOLONDA			☒ S ☐ O ☐ U	B	F	
DAYTIME PHONE		EVENING PHONE				
(843) 871-7962		(843) 871-7962				
HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.		
ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.	
775 SANGAREE PARKWAY BLVD		SUMMERVILLE	SC	29483	Z2	
VEHICLE HISTORY (ACT. 1) ☐ YES ☒ NO EXPLAIN—						
COMPLAINT OF ANY NON-VISIBLE INJURIES: ☐ YES ☒ NO						
VICTIM (NO. 1) USING: ALCOHOL ☐ YES ☒ NO UNK ☐ DRUGS: ☐ YES ☒ NO UNK ☐ TYPE:						
TWO-MAN VEH. ☐ ONE-MAN VEH. ☐ DETECTIVE/PLASUT ☐ OTHER ☐ ALONE ☐ ASSISTED ☐ *J—This Jurisdiction. S—State. O—Out of State. U—Unknown						
SUBJECT		NAME (LAST, FIRST, MIDDLE)	RACE	SEX	AGE	ETH.
☐ FUGITIVE		RAY, LISA, MICHELLE	W	F	53	N
☐ WANTED		DOB 11-01-1965				
☐ WARRANT		FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.				
☐ ARREST		ADDRESS				
☐ JAIL		775 SANGAREE PARKWAY APT 5C				
☐ SUBVANCE		CITY SUMMERVILLE STATE SC ZIP CODE 29483 LOCATION NO. Z2				
SUBJECT (NO. 1) USING: ALCOHOL ☐ YES ☒ NO UNK ☐		ARRESTED NEAR OFFENSE SCENE ☐ YES ☒ NO		DATE/TIME OF OFFENSE		DATE/TIME OF ARREST
DRUGS: ☐ YES ☒ NO UNK ☐ TYPE:		TOTAL # ARRESTED		04/29/19 16:22		
On April 29th, 2019 at approximately 1622 hours, I (CPL Hayden) responded to 775 Sangaree Pkwy, Summerville in reference to a disturbance. I made contact with the complainant, Jaquetta Elias, who stated that the suspect, Lisa Ray, threatened her. I asked Ms. Elias how was she threatened and she stated that Ms. Ray took her picture and then walked out of the office. I asked Ms. Elias what Ms. Ray said and Ms. Elias stated nothing. Ms. Elias requested a report documenting what happened. Nothing further.						
JURISDICTION OF THEORY LAW ENFORCEMENT AGENCY JURISDICTION OF RECEIPT LAW ENFORCEMENT AGENCY						
TYPE (GROUP)		TOTAL VALUE				
STOLEN						
DAMAGED						
BURKED						
RECOVERED						
SEIZED						
SUBJECT IDENTIFIED		SUBJECT LOCATED		ACTIVE		ADJ. CLOSED
☒ YES ☐ NO		☒ YES ☐ NO		☐ YES ☐ NO		☐ YES ☐ NO
REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH. 2. ☐ NO PROSECUTION. 3. ☐ EXTRADITION DENIED. 4. ☐ VICTIM DECLINES COOPERATION. 5. ☐ JUVENILE - NO CUSTODY						
REPORTING OFFICER(S)		DATE	UNIT NUMBER	APPROVING OFFICER		DATE
HAYDEN, QUINN		04/29/19	4944	JOHNSON, NEAL		04/29/19
FOLLOW-UP INVESTIGATION ☐ YES ☒ NO		OFFICER		UNIT NUMBER		
				4567		

ANOTHER LIC Village Lic J ELIAS
4-29-20 PARKWAY

Westminster Properties

Westminster Company



Lisa Ray and All Occupants

775 Sangaree Parkway Blvd, Apartment 5C

Summerville, SC 29486

Dear Resident:

Your lease is hereby terminated as of 5/31/2019. The reason for this termination is that you have violated the following provisions of your Lease:

Lease 23C1 - The landlord may terminate this agreement for the following reasons: The tenants material non compliance with the lease. (D) The term material non compliance with the lease includes: violations that interfere with the management of the project.

Lease 14 - The tenant agrees to obey the House Rules which are attachment #3 of the lease agreement.

Rules #10 The relationship between a Landlord and a Resident is a business relationship. A courteous and businesslike attitude is required from both parties. The Landlord reserves the right to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.

Rules #11 - ...all residents and their visitors will refrain from any conduct that would conflict with the rights of other Residents to the quiet and peaceful enjoyment of the premises. The activity and conduct of all Residents and Guests outside the apartment, in all common areas, parking areas, and recreational areas (if provided) must be reasonable at all times and not disturb, by reasonable standards, other Residents or guests.

Rules #15 - Smoke Free Policy

Your activities which violated the Lease include:

On November 30, 2018, you, Lisa Ray, and your neighbor, were given a letter from the office regarding your ongoing dispute with each other. Our office made numerous attempts to resolve these conflicts to no avail. We had asked that you both avoid interaction and conflict with each other to avoid lease termination, but this is still ongoing.

On January 4, 2019, a physical altercation occurred between you and your neighbor. Law Enforcement was dispatched but no one was arrested and no report made. Police Officers stated that they have been called out numerous times and that both you and your neighbor are causing the disturbances on the property.

On January 10, 2019 in an effort to help resolve the conflict between you and your neighbor, you both were offered a transfer to another unit on the property and you both declined the offer.

On January 14, 2019, you came into the office and apologized to Resident Services Coordinator (RSC) Trudy Huber for an altercation that had occurred between your daughter and your niece over the weekend. You are responsible for the actions of your guests.

On January 18, 2019, RSC Huber knocked on your door to speak with you. While in the apartment, RSC Huber smelled cigarette smoke. When RSC Huber asked had you smoked in the unit, you stated "I am not going to lie, I did just have a cigarette while going through some belongings". RSC Huber advised you that smoking was against the rules. You have already received a lease violation for smoking in your unit in 2016 after the no smoking policy went into effect. You then advised RSC Huber that on January 16, 2019 you called Law Enforcement to your home because your daughter, or either your niece, had robbed you for a large sum of money, medicines and other items. You have expressed to RSC Huber that you have been robbed several times over the last few months and you now believe it may be your "on again, off again" boyfriend who is robbing you. Our office has rekeyed your locks several times over the last few months because of the traffic and robberies in your unit.

For Office Use Only

RPM/SVP Approval

Date

4-29-19
Unbelievable
more harassment
Malk

Our office has continuously received complaints regarding traffic and loud noise in your home. On April 12, 2019, your music was extremely loud. Assistant Manager (AM) Necole Davis and Maintenance Technician (MT) Ronald Deltoro came to your unit and advised you to turn it down.

On April 16, 2019 RSC Huber came to your unit, accompanied by a contractor, to paint your entry door. When RSC Huber approached your door, she noticed the strong smell of cigarette smoke coming from your apartment. RSC Huber then asked if you were smoking in the unit and you admitted to her that you were. You then requested to RSC Huber, that she not tell Site Property Manager (SPM) Jaquetta Elias, about the smoking. RSC Huber advised you that she was going to report your smoking in the unit. Smoking in the unit is grounds for lease termination and this is the third time that it has been documented and you admitted to it.

On April 18, 2019, you came into the office to speak with Vice President (VP) Jane Henderson, AM Necole Davis and SPM Jaquetta Elias, after VP Henderson requested a meeting with you. You admitted to everyone present that you had smoked in the unit. You further admitted that your niece and other persons had also smoked in your unit on other occasions. VP Henderson also asked you about an incident involving your neighbors vehicle being vandalized (syrup was poured into the tank causing major damage to the vehicle). You stated that you did not touch her vehicle, but you bet that your niece or your male friend did this. You then stated that this is your nieces "M-O" and she probably did it. The elderly neighbor's vehicle that was damaged is the same neighbor that you have been having the ongoing dispute with for months. VP Henderson then advised you that there were multiple complaints to VP Henderson, and the Office at Parkway Village Apartments, regarding you disturbing neighbors in the building. VP Henderson advised that in addition to the disturbances, that residents had stated that you were making comments that you were not going to stop harrasing your elderly neighbor until you drove her crazy and got her evicted. You denied the allegations regarding your comments. Your behavior in the Office while meeting with VP Henderson, SPM Elias, and AM Davis was very erratic. You were jumping in and out of the seat, laying back in the seat, using a lot of profanity (especially when referring to your neighbors), your speech was slurred and you seemed disoriented. During the meeting, you had to leave to meet Law Enforcement and DSS at your unit. You returned to the meeting and stated that someone had called in a wellness check on you.

Our office has made every attempt to work with you and your neighbor to stop the incidents, and to stop Law Enforcement from being called to Parkway Village Apartments numerous times. Law Enforcement has complained to us regarding the many calls to Parkway Village regarding incidents involving you. In addition to the incidents, you continue to play music loud in an apparent attempt to disturb the neighbors in your building (all elderly), and this has been witnessed by staff. Finally, you have violated your lease by continuing to smoke in the unit.

Please vacate the apartment on or before the date specified above. If a judicial proceeding is instituted, you may present a defense in court. Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. If you wish to respond to this notice or discuss it with a management agent, or if you or a member of your household is a victim of abuse covered by the Violence Against Women Act and you feel your status as a victim has contributed to the termination of your lease, you have ten (10) days from the date of this termination notice to contact the management office. A copy of HUD's Notice of Occupancy Rights Under VAWA (PM-603) is attached.

Respectfully yours,

Agent

Date

4/29/19

Certificate of Service

☒ I hereby certify that the foregoing instrument was served on the above named party by depositing a copy of same in the United States mail, certified mail with return receipt, addressed as indicated above, with proper return address.

☐ I hereby certify that the foregoing instrument was served on the above named party by delivering a copy of same to the person named above on April 29, 20 19 at 12:30 AM/PM.

☐ Since no adult responded to a knock at the door of the leased dwelling unit located at the address indicated above, by placing a copy under or through the door of said dwelling on _____, 20____.





3859 Battleground Ave. Suite 100
Greensboro, NC 27410
Phone: 866-887-0149 Ext. 2
Email: jhenderson@westminstercompany.com

July 15, 2019

Lisa Ray
775 Sangaree Parkway Apt 5C
Summerville, SC 29483

Dear Ms. Ray,

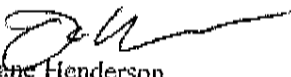
Thank you for taking the time to speak with me this morning in regard to the voicemails that you left with our corporate office last week. I wanted to follow up with you in writing because while we were speaking, you suddenly ended the telephone call when I began to speak to you about what we will be doing to follow up on your complaint.

During the 21-minute conversation, you gave me your verbal statement about the incident. You stated that you were threatened, and your rental car was vandalized and that this all occurred on the property at Parkway Village Apartments. I advised you that I was just back in the office today but that I have been speaking with Site Manager Jaquetta Elias some on Thursday and Friday about this and that I was going to investigate this today. I also advised you that she was off some as well last week. We are in the process of obtaining incident reports today and looking at any video of the incidents. Toward the end of our conversation, I began explaining that we do take all complaints seriously and we will do whatever the lease allows us to do regarding lease violations or lease terminations. Since you had brought up your prior case with us, and the fact that you felt it was wrong, I was explaining that when we went to court with you, that the Magistrate seemed to feel that these type cases are Civil Matters; however, we do not agree. As I was trying, or going to explain that we will do everything in our power to ensure that you, as well as any other tenant, is able to live in a peaceful environment, you ended our call. You stated that I was "not going to do anything" and you were ending the call. I tried to ask you what you meant and continue our conversation to further explain that we do take your complaint seriously and you ended the call.

I do want to assure you that we do take your complaint and all complaints serious and that we are investigating this issue. Once we have all statements, incident reports and have viewed any possible recordings, we will then make decisions on how to proceed with this matter. I would like for you to write a statement regarding this incident. You can submit the statement to me via email, postal mail, or you can give the statement to the office at Parkway Village Apartments and they can forward to me. I do appreciate you bringing this matter to our attention. I do not understand why you feel that I will not do anything regarding this matter. Not only am I looking into this matter, it has also been discussed with my supervisor as well.

Again, we are investigating this matter and I assure you that once completed, we will take any action within the lease and law to ensure that you are able to live in your home peacefully. If you would like to speak with me further, you can reach me by phone or email

Sincerely,

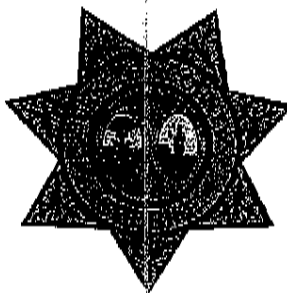

Jane Henderson
Vice President

I AM DONE
WITH

CHANCES

Aug. 2019

Office of the Sheriff



County of Berkeley

Sheriff S. Duane Lewis

July 17, 2019

Lisa Michelle Ray
775 Sangree Parkway Apt 5C
Summerville, SC 29483

Case Number: 201907064484

Dear Mrs. Ray,

I am very sorry to learn you were recently the victim of a crime. As your Sheriff, I want you to know, we are here to assist you in any way possible and to let you know that there are services available to you. Please contact one of our victim advocates and they will be happy to assist you and your family.

If you need a copy of your report please contact our Records Division at (843) 719-5155. If you have any questions about your case, please contact the Detective Unit administrative assistant, Katie Blackwell, at (843) 719-7009, or katie.blackwell@berkeleycountysc.gov.

Victim Advocate: Jenny W. Smith (843) 719-4455

Jenifer.smith@berkeleycountysc.gov

Victim Advocate: Candiss Rinehart (843) 719-5075

Candiss.rinehart@berkeleycountysc.gov

Sincerely,

S. Duane Lewis
Sheriff of Berkeley County

Administration Office
223 N. Live Oak Drive
Moncks Corner, SC 29461
- Sheriff -

Office (843) 719-4414
Fax (843) 719-4274

Hill—Finklea Detention Center
300 California Avenue
Moncks Corner, SC 29461

Office (843) 719-4390
Fax (843) 719-4592

Law Enforcement Division
223 N Live Oak Drive
Moncks Corner, SC 29461
- Patrol & Investigations -
Office (843) 719-4412
Fax (843) 719-4337

Batgirl

Called
8-5-19

Batgirl

maga state
(843) 719-4050
Court

2pm
Brown
Lt. Morton

BCSO COPY \ BERKELEYCOUNTY\STEFANIE.AUCLAIR

5-B

AGENCY I.D.
SC0080000

INCIDENT REPORT

CASE NUMBER

201902013348

NCTC

NO. N SATD. N

EVENT	INCIDENT TYPE				COMPLETED	FORCED ENTRY	PREMISE TYPE	UNITS ENTERED	TYPE VICTIM ☐ Individual ☐ Business ☐ Financial Inst. ☐ Government ☐ Relig. Orgn. ☐ Soc/Public ☐ Other ☐ Unknown ☐ Police Off.	
	1. VANDALISM (290)				☒ YES ☐ NO	☐ YES ☐ NO	Parking/Drop Lot/			
	2.				☐ YES ☐ NO	☐ YES ☐ NO				
	3.				☐ YES ☐ NO	☐ YES ☐ NO				
VICTIM NO. 1	INCIDENT LOCATION (SUBDIVISION, APARTMENT AND NUMBER, STREET NAME AND NUMBER)						ZIP CODE	WEAPON TYPE		
	775 SANGAREE PARKWAY, SUMMERVILLE						29483			
	INCIDENT DATE	24 HR. CLOCK	TO	DATE	24 HR. CLOCK	DISPATCH DATE/TIME IN HR. CLOCK	LOCATION NO.			
	02/06/2019	13:00		02/07/2019	16:00	02/09/19 11:38	Z2			
SUSPECT NO. 1	COMPLAINANT'S NAME (LAST, FIRST, MIDDLE)				RELATIONSHIP TO SUBJECT	RESIDENT	RACE	SEX	AGE	WEAVING PHONE
	JARRET, EDWIN, JL					☒ S O U	W	F	63	
	JANET, EDWIN, JL					☒ S O U	W	F	63	
	JANET, EDWIN, JL					☒ S O U	W	F	63	
NARRATIVE	REPORT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.					
	501	159	GRY	BRO						
	ADDRESS									
PROPERTY EST.	VICTIM (NO. 1) USING: ALCOHOL ☐ YES ☐ NO ☐ UNK ☐ DRUGS: ☐ YES ☐ NO ☐ UNK ☐ TYPE:									
	TWO-MAN VEH. ☐ ONE-MAN VEH. ☐ DETECTIVE/SLABBY ☐ OTHER ☐ ALONE ☐ AGENTED ☐ *J-- This Jurisdiction. S-- State. O-- Out of State. U-- Unknown									
	SUSPECT									
	NAME (LAST, FIRST, MIDDLE)									
ADMINISTRATIVE	RAY, LISA, MICHELLE									
	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.									
	ADDRESS									
	775 SANAGREE PARKWAY 5-C									
CITY										
SUMMERVILLE										
STATE										
SC										
ZIP CODE										
29483										
LOCATION NO.										
Z2										
SUBJECT (NO. 1) USING: ALCOHOL ☐ YES ☐ NO ☐ UNK ☐ ARRESTED NEAR OFFENSE SCENE ☐ YES ☐ NO ☐ DATE/TIME OF OFFENSE										
DATE/TIME OF ARREST										
On 02/09/2019 I made contact with the complainant/victim (Edwina Jarret) by telephone in reference to her vehicle being damaged/vandalized. Jarret stated that on 02/06/2019 she drove her vehicle over to her sisters residence and the vehicle started and ran fine. Jarret stated that on 02/07/2019 her vehicle would not start. Jarret stated that her brother came to her residence and attempted to fix her vehicle and informed her that he thought it had something to do with the fuel pump. Jarret stated that on 02/07/2019 at approx. 1600 her vehicle was towed to Gerald's on Dorchester Rd. to be checked for any issues. Jarret stated that on 02/08/2019 she was informed by Gerald's that someone had poured maple syrup in her gas tank causing damage to the fuel pump and the exhaust costing approx. \$2,300.00 in damages. Jarret stated that she believed that the subject (Lisa Ray) did this to her vehicle due to the two having multiple altercations. Jarret stated that Ray lives next door to her and has blocked her from being able to enter her vehicle on a previous occasion as well as hitting Jarret with her shoulder. Jarret stated that she wanted this incident documented. Jarret stated that there aren't any cameras that currently record where										
JURISDICTION OF THEFT LAW ENFORCEMENT AGENCY										
JURISDICTION OF RECEIPT LAW ENFORCEMENT AGENCY										
TYPE (GROUP)										
Motor Vehicle										
TOTAL VALUE										
2300										
DAMAGED										
2300										
RECOVERED										
RECOVERED										
RECOVERED										
SUBJECT IDENTIFIED										
SUBJECT LOCATED										
ACTIVE ☐ ADM. CLOSED ☐ ARRESTED UNDER 14 ☐ EX-CLEAR UNDER 14 ☐ ARRESTED 16 AND OVER ☐ EX-CLEAR 16 AND OVER ☐ UNFOUNDED ☐ VICTIM DECLINES COOPERATION ☐ JUVENILE - NO CUSTODY ☐										
REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH. 2. ☐ NO PROSECUTION. 3. ☐ EXTRADITION DENIED. 4. ☐ VICTIM DECLINES COOPERATION. 5. ☐ JUVENILE - NO CUSTODY										
REPORTING OFFICER(S)										
TANNER, JAMES										
DATE										
02/09/19										
UNIT NUMBER										
5869										
APPROVING OFFICER										
PITTMAN, JOHN										
DATE										
02/09/19										
UNIT NUMBER										
4310										
FOLLOW-UP INVESTIGATION ☐ YES ☐ NO ☐ OFFICER										

AGENCY I.D.
SC0080000

SUPPLEMENTAL INCIDENT REPORT

CASE NUMBER

2 0 1 9 0 2 0 1 3 3 4 8

NCIC

INC. N
ENTR. N

☐ ORIGINAL REPORT ☐ MODIFIED ORIGINAL		☐ SUPPLEMENTAL REPORT ☐ CASE STATUS CHANGE		☐ ADDITIONAL VICTIMS ☐ ADDITIONAL OFFENDERS		☐ ADDITIONAL STOLEN PROPERTY ☐ ADDITIONAL RECOVERED PROPERTY		PAGE 2 of 2 PAGES	
--	--	---	--	--	--	---	--	-------------------	--

COMPLAINT VICTIM # SUSPECT # PURSUIT WANTED WARRANT ARREST JAIL SUBPOENA	NAME (LAST, FIRST, MIDDLE)		VICTIM RELATIONSHIP TO SUSPECT		RESIDENT	RACE	SEX	AGE	D.O.B.	ETH
	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECuliarITIES, ETC.					
	ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.	DAY PHONE		EVENING PHONE	
	☐ VICTIM NO. : VISIBLE INJURY: ☐ NO ☐ YES COMPLAINT OF NON-VISIBLE INJURIES: ☐ NO ☐ YES EXPLAIN:		☐ VICTIM USING ALCOHOL: ☐ NO ☐ YES ☐ UNK DRUGS: ☐ NO ☐ YES TYPE:		☐ TWO-MAN VEHICLE ☐ DETECTIVE/PLASME ☐ ALONE ☐ ONE-MAN VEHICLE ☐ OTHER ☐ ARRESTED					
	☐ SUBJECT NO. : USING ALCOHOL: ☐ NO ☐ YES USING DRUGS: ☐ NO ☐ YES ☐ TYPE:		☐ UNK							

COMPLAINT VICTIM # SUSPECT # PURSUIT WANTED WARRANT ARREST JAIL SUBPOENA	NAME (LAST, FIRST, MIDDLE)		VICTIM RELATIONSHIP TO SUSPECT		RESIDENT	RACE	SEX	AGE	D.O.B.	ETH
	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECuliarITIES, ETC.					
	ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.	DAY PHONE		EVENING PHONE	
	☐ VICTIM NO. : VISIBLE INJURY: ☐ NO ☐ YES COMPLAINT OF NON-VISIBLE INJURIES: ☐ NO ☐ YES EXPLAIN:		☐ VICTIM USING ALCOHOL: ☐ NO ☐ YES ☐ UNK DRUGS: ☐ NO ☐ YES TYPE:		☐ TWO-MAN VEHICLE ☐ DETECTIVE/PLASME ☐ ALONE ☐ ONE-MAN VEHICLE ☐ OTHER ☐ ARRESTED					
	☐ SUBJECT NO. : USING ALCOHOL: ☐ NO ☐ YES USING DRUGS: ☐ NO ☐ YES ☐ TYPE:		☐ UNK							

her vehicle is normally parked in the parking lot at the incident location.

End of Report.

STATUS ☐ STOLEN ☐ RECOVERED ☐ FOUND ☐ TOWED ☐ SUSPECT ☐ VICTIM		TYPE ☐ VEHICLE ☐ GUN ☐ BOAT ☐ LICENSE PLATE ☐ SECURITIES/BONDS, STOCKS ☐ ARTICLE		VIN AND/OR LICENSE NO. SERIAL AND/OR OWNER APPLIED NO. YEAR OF REGISTRATION MODEL NC NO.		BOAT HULL NO. AND/OR REG. NO. STATE YEAR OF EXPIRATION STYLE DENOMINATION		NAME COLOR ISSUER SECURITIES DATE		TYPE CALIBER MISCELLANEOUS	
--	--	--	--	--	--	---	--	--	--	----------------------------------	--

TYPE (GROUP) ☐ STOLEN ☐ DAMAGED ☐ BURNED ☐ RECOVERED		TOTAL VALUE	
--	--	-------------	--

SUBJECT IDENTIFIED ☐ YES ☐ NO		SUBJECT LOCATED ☐ YES ☐ NO		☐ ACTIVE ☐ ADM. CLOSED ☐ UNFOUNDED		☐ ARRESTED UNDER 18 ☐ ARRESTED 18 AND OVER		☐ EX-CLEAR UNDER 18 ☐ EX-CLEAR 18 AND OVER	
--	--	---	--	---	--	---	--	---	--

REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH 2. ☐ NO PROSECUTION 3. ☐ EXTRADITION DENIED 4. ☐ VICTIM DECLINED COOPERATION 5. ☐ JUVENILE - NO CUSTODY		REPORTING OFFICER(S) TANNER, JAMES		DATE 02/09/19		UNIT NUMBER 5869		APPROVING OFFICER PITTMAN, JOHN		DATE 02/09/19		UNIT NUMBER 4310	
--	--	---------------------------------------	--	------------------	--	---------------------	--	------------------------------------	--	------------------	--	---------------------	--

FOLLOW-UP INVESTIGATION ☐ YES ☐ NO		OFFICER	
--	--	---------	--



**Westminster
Company**
Property Management

3859 Battleground Ave. Suite 100
Greensboro, NC 27410
Phone: 866-867-0149 Ext. 2
Email: jhenderson@westminstercompany.com

July 15, 2019

Lisa Ray
775 Sangaree Parkway Apt 5C
Summerville, SC 29483

Dear Ms. Ray,

JANE HENDERSON
I Hang up ended our
CONVERSATION → when Jane H.
Asked me to give SPM Elias Another
CHANCE

Thank you for taking the time to speak with me this morning in regard to the voicemails that you left with our corporate office last week. I wanted to follow up with you in writing because while we were speaking, you suddenly ended the telephone call when I began to speak to you about what we will be doing to follow up on your complaint.

During the 21-minute conversation, you gave me your verbal statement about the incident. You stated that you were threatened, and your rental car was vandalized and that this all occurred on the property at Parkway Village Apartments. I advised you that I was just back in the office today but that I have been speaking with Site Manager Jaquetta Elias some on Thursday and Friday about this and that I was going to investigate this today. I also advised you that she was off some as well last week. We are in the process of obtaining incident reports today and looking at any video of the incidents. Toward the end of our conversation, I began explaining that we do take all complaints seriously and we will do whatever the lease allows us to do regarding lease violations or lease terminations. Since you had brought up your prior case with us, and the fact that you felt it was wrong, I was explaining that when we went to court with you, that the Magistrate seemed to feel that these type cases are Civil Matters; however, we do not agree. As I was trying, or going to explain that we will do everything in our power to ensure that you, as well as any other tenant, is able to live in a peaceful environment, you ended our call. You stated that I was "not going to do anything" and you were ending the call. I tried to ask you what you meant and continue our conversation to further explain that we do take your complaint seriously and you ended the call.

I do want to assure you that we do take your complaint and all complaints serious and that we are investigating this issue. Once we have all statements, incident reports and have viewed any possible recordings, we will then make decisions on how to proceed with this matter. I would like for you to write a statement regarding this incident. You can submit the statement to me via email, postal mail, or you can give the statement to the office at Parkway Village Apartments and they can forward to me. I do appreciate you bringing this matter to our attention. I do not understand why you feel that I will not do anything regarding this matter. Not only am I looking into this matter, it has also been discussed with my supervisor as well.

Again, we are investigating this matter and I assure you that once completed, we will take any action within the lease and law to ensure that you are able to live in your home peacefully. If you would like to speak with me further, you can reach me by phone or email

Sincerely,

Jane Henderson
Vice President

I AM DONE
WITH

CHANCES

⓪ Aug. 2019

STATE OF SOUTH CAROLINA

COUNTY OF BerkeleyLisa M. Ray

Plaintiff(s)

vs.

Jaguetta Elias Parkway Village Apartments

Defendant(s)

Submitted By: Lisa Michelle RayAddress: 712 SANGAREE PARKWAYMAINT OFFICE, SUMMERVILLE, S.C. 29406SC Bar #: (843) 530-1132Telephone #: (843) 530-1132

Fax #:

Other: South Carolina 6509-mailE-mail: South Carolina 6509-mail

NOTE: The coversheet and information contained herein neither replaces nor supplements the filing and service of pleadings or other papers as required by law. This form is required for the use of the Clerk of Court for the purpose of docketing. It must be filled out completely, signed, and dated. A copy of this coversheet must be served on the defendant(s) along with the Summons and Complaint.

DOCKETING INFORMATION (Check all that apply)

*If Action is Judgment/Settlement do not complete

- ☐ JURY TRIAL demanded in complaint. ☐ NON-JURY TRIAL demanded in complaint.
- ☐ This case is subject to ARBITRATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
- ☐ This case is subject to MEDIATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
- ☐ This case is exempt from ADR. (Proof of ADR/Exemption Attached)

NATURE OF ACTION (Check One Box Below)

- | | | | |
|---|--|---|--|
| Contracts
☐ Constructions (100)
☐ Debt Collection (110)
☐ General (130)
☐ Breach of Contract (140)
☐ Fraud/Bad Faith (150)
☐ Failure to Deliver/Warranty (160)
☐ Employment Discrim (170)
☐ Employment (180)
☐ Other (199) | Torts - Professional Malpractice
☐ Dental Malpractice (200)
☐ Legal Malpractice (210)
☐ Medical Malpractice (220)
Previous Notice of Intent Case # <u>20-NI-</u>
☐ Notice/ File Med Mal (230)
☐ Other (299) | Torts - Personal Injury
☐ Conversion (310)
☐ Motor Vehicle Accident (320)
☐ Premises Liability (330)
☐ Products Liability (340)
☐ Personal Injury (350)
☐ Wrongful Death (360)
☐ Assault/Battery (370)
☐ Slander/Libel (380)
☐ Other (399) | Real Property
☐ Claim & Delivery (400)
☐ Condemnation (410)
☐ Foreclosure (420)
☐ Mechanic's Lien (430)
☐ Partition (440)
☐ Possession (450)
☐ Building Code Violation (460)
☐ Other (499) |
| Inmate Petitions
☐ PCR (500)
☐ Mandamus (520)
☐ Habeas Corpus (530)
☐ Other (599) | Administrative Law/Relief
☐ Reinstate Drv. License (800)
☐ Judicial Review (810)
☐ Relief (820)
☐ Permanent Injunction (830)
☐ Forfeiture-Petition (840)
☐ Forfeiture-Consent Order (850)
☐ Other (899) | Judgments/Settlements
☐ Death Settlement (700)
☐ Foreign Judgment (710)
☐ Magistrate's Judgment (720)
☐ Minor Settlement (730)
☐ Transcript Judgment (740)
☐ Lis Pendens (750)
☐ Transfer of Structured Settlement Payment Rights Application (760)
☐ Confession of Judgment (770)
☐ Petition for Workers Compensation Settlement Approval (780)
☐ Other (799) | Appeals
☐ Arbitration (900)
☐ Magistrate-Civil (910)
☐ Magistrate-Criminal (920)
☐ Municipal (930)
☐ Probate Court (940)
☐ SCDOT (950)
☐ Worker's Comp (960)
☐ Zoning Board (970)
☐ Public Service Comm. (990)
☐ Employment Security Comm (991)
☐ Other (999) |
| Special/Complex /Other
☐ Environmental (600)
☐ Automobile Arb. (610)
☐ Medical (620)
☐ Other (699)
☐ Sexual Predator (510)
☐ Permanent Restraining Order (680) | ☐ Pharmaceuticals (630)
☐ Unfair Trade Practices (640)
☐ Out-of State Depositions (650)
☐ Motion to Quash Subpoena in an Out-of-County Action (660)
☐ Pre-Suit Discovery (670) | | |

Submitting Party Signature: [Signature]Date: 1-28-2020

Note: Frivolous civil proceedings may be subject to sanctions pursuant to SCRCF, Rule 11, and the South Carolina Frivolous Civil Proceedings Sanctions Act, S.C. Code Ann. §15-36-10 et. seq.

" To WHOM IT MAY CONCERN "
CASE # 2020 CV 0810600294

JANUARY 28 2020
my Copy Given By

I was taken to eviction Court 20 20-CP-08-267
ON this Case By Westminster Company Management
ON 1-23-2020 @ 10 A.M.

I am A Resident Since October 13, 2004 15 years
NEVER NOT PAID. Mrs. Jagweta Yolonda Elias HAS
BEEN Discriminating and Harassing me through her
Mngt. Position with other Residents + her Assistant
Mng. Nicole Davis, also Maintenance - John Bently
Donald Dottoro. ~~THE~~ I HAVE HAD to File multiple
Residential Complaints since Easter of April 1st 2018

Trudy Amber R.S.C. Verbally told me I could
pay Feb 1st 2020. Trudy is a part of Mngt
I AM UNDER A Doctors Care Have nowhere to
go.

PLEASE HELP

Lisa M. Ray

775. SANGAREE PARKWAY Blvd.
#5-C SUMMerville, SC 29487

20 JAN 28 PM 4:39
CLERK OF COURT
BERKELEY COUNTY, SC

FILED



Westminster
Company
Property Management

LEASE VIOLATION NOTICE

Parkway Village Apartments

ORIGINAL

Date: 11/19/2019

11-19-19

Lisa Ray
775 Sangaree Pkwy Blvd Apt. 5C
Summerville, SC 29486

John Bentley

Dear Resident:

When you signed your lease, you agreed to abide by all of its provisions, and to abide by the Rules and Regulations. You have violated your agreement by:

lie On 9/28/19, you contacted Maintenance Technician (MT) John Bentley to request your locks be changed. During the call, you advised MT Bentley that you had a gun. MT Bentley told you that you must lock the gun up or he would not come into your unit. When MT Bentley arrived and entered your unit, the gun was not locked away and was in view of MT Bentley. *THIS WAS MY FIRST TIME HEARING THIS LIE*

On 11/13/2019, MT Bentley came to your apartment to check your smoke detector, per required 24 hour notice that was given to you for this. When MT Bentley arrived to your apartment he noticed that the door was open and that the radio was on. MT Bentley knocked twice on your door and loudly called out your name twice. MT Bentley stated that you came from the back of the apartment displaying a gun in your hand. MT Bentley felt threatened and immediately left your apartment area. MT Bentley returned to Parkway Village Apartments and notified Site Property Manager Jaquetta Elias of both incidents, stating that he does feel threatened.

Rule 22 of the Rules and regulation states: All firearms in the possession of a Resident, guest or service provider must be legal and carried in accordance with state and local laws. All weapons/firearms must be stored in locked cabinets. Openly carrying or displaying weapons or firearms is strictly prohibited.

You failed to comply with Residential Landlord and Tenant Act Section 24-40-510. You also failed to comply with the lease; rules and regulations which are enforceable pursuant to Section 27-40-520.

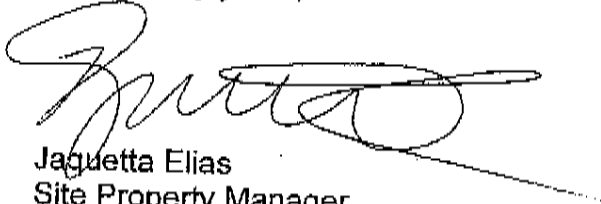
You have violated Paragraph 23C1 (C6A & B(C10) 14 of your Lease and Paragraph 22, 18, 20 of the Rules and Regulations. These Paragraphs are designed to protect all of the residents and the Owner, and will be enforced. If you repeat this violation, your lease may be terminated. Please make sure that this problem does not reoccur.



ORIGINAL

If you would like to schedule a meeting to discuss this violation, please contact the rental office as soon as possible. If you need a reasonable accommodation to participate in such a meeting, please notify the office at the time you make your request for the meeting. In addition, if you believe that the issues described in this notice are connected to a disability and a reasonable accommodation is needed, please note that it is your responsibility to request a reasonable accommodation from the rental office as soon as you become aware of the need for an accommodation.

Respectfully yours,



Jaquetta Elias
Site Property Manager
Parkway Village Apartments

1-23-~~2019~~
2019

Certificate of Completion

This certifies that Lisa Ray has completed level 1 of
self defense training on 1/23/2019.

Signed 

Date 1-23-19

Instructor

John Bontleu

Parkway Village Self Defense

Free class

Social Security Administration Supplemental Security Income Important Information

SOCIAL SECURITY
1463 TOBIAS GADSON BLV
CHARLESTON SC 29407

Date: December 10, 2019
BNC#: 19S1527C60604 DI

000003371 I=000000 1203 2 T16



3359 1 MB 0.425

585 19S1527CBD604

LISA MICHELLE RAY

775 SANGAREE PKWY BLVD

APT 5C

SUMMERVILLE SC 29486-1842

Your current monthly Supplemental Security Income (SSI) payment is \$783.00 for January 2020. You will continue to get this amount each month unless there is a change in the information we use to figure your payment.

When You Will Receive Your Payments

Your bank or other financial institution will receive your monthly payment of \$783.00 around January 1, 2020, and on the first of each month after that.

Your Request For Direct Deposit

Because you have requested direct deposit of your Supplemental Security Income payments, your checks will be deposited directly in the bank or other financial institution you have selected. Even though you have direct deposit, any move or change of address still must be promptly reported to the local Social Security office, as it may affect your check.

Your Reporting Responsibilities

Your SSI payments may change if your situation changes. You are required to report any changes that may affect your SSI no later than 10 days after the month the change takes place.

Please call 1-800-772-1213 or contact your local Social Security office to report any of the following changes:

- You start or stop work, or your wages increase or decrease
- Your bank account balance goes over \$2,000.00
- You move
- Anyone else moves into or out of your household
- Someone in your household dies

See Next Page

Common Pleas

Clerk : Leah Guerry Dupree

300 B California Avenue

Moncks Corner, SC 29461

Phone:(843) 719-4400 Fax:(843) 719-4509

my original copy
 DUPLICATE GIVEN
 COURT COST

Received From: Ray, Lisa Michelle

Date: 1/28/2020

Receipt #: 6094176

Clerk: c08slovin

Paying for: Self

Transaction Type: Payment

Payment Type: Cash

Total Paid:

\$150.00

\$150.00

Reference #:

Comment:

Non-Refundable

PAID
 \$150.00
 JAN 28, 2020

You may check the status of your Berkeley case at:

<http://www.sccourts.org/caseSearch/>

Case #	Caption	Previous Balance	Amount Paid	Balance Due
2020CP0800267	Lisa Michelle Ray VS Parkway Village Apartments	\$150.00	\$150.00	\$0.00
Total Cases: 1		\$150.00	\$150.00	\$0.00

Parkway Village Press

January 2020

January Newsletter 2020

→ Professionally Managed
by Westminster Company

www.westminstercompany.com

For Your Needs:

Jaquetta Elias
Site Property Manager

NeCole Davis
Assistant Property Manager

John Bentley
Maintenance Technician

~~Bon Deltoro~~
~~Maintenance Technician~~

Trudy Huber
Resident Services
Coordinator

Office Number:

(843) 871-7952

Fax Number:

(843) 871-0648

Jane Henderson
Vice President
866-887-0149 ext 2

Emergency Maintenance

Number:

1-855-770-6070

Office Hours:

9:00AM - 12:00 PM

1:30PM - 4PM

WEDNESDAYS

BY APPOINTMENT ONLY



Parkway Village
Apartments
775 Sangaree Parkway
Summerville, SC 29486

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <i>x L Law</i> ☒ Agent ☐ Addressee	
1. Article Addressed to: "Clerk of Court" Connie Berkeley County Summary Ct. 303-B North Goose Creek Blvd. Goose Creek SC 29445		B. Received by (Printed Name) <i>GS R-17</i> C. Date of Delivery <i>4-13-20</i>	
2. Article Number (Transfer from service label) 7019 1640 0002 0110 9546		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2016 PSN 7530-02-000-9063		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <i>Berna Williams</i> ☒ Agent ☐ Addressee	
1. Article Addressed to: Court of Common Pleas 300-B California Dr. Moncks Corner, SC 29464		B. Received by (Printed Name) <i>Berna Williams</i> C. Date of Delivery <i>4/13/2020</i>	
2. Article Number (Transfer from service label) 7019 1640 0002 0110 9492		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2016 PSN 7530-02-000-9063		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Address	
1. Article Addressed to: SC Court of Appeals Supreme Court PO Box 11629 Columbia, SC 29211		B. Received by (Printed Name) Howard C. C. Date of Delivery 4-13-20	
2. Article Number (Transfer from service label) 7019 1640 0002 0110 9522		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No April 9th 2020 posted	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		☒ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	
9590 9402 5775 0003 8329 36		Domestic Return Receipt	

PS Form 3811, July 2016 PSN 7530-02-000-9053



For Office Use Only

RPM/SVP Approval *[Signature]*Date *4/29/19*Lisa Ray and All Occupants775 Sangaree Parkway Blvd, Apartment 5CSummerville, SC 29486

Dear Resident:

Your lease is hereby terminated as of 5/31/2019. The reason for this termination is that you have violated the following provisions of your Lease:

Lease 23C1 - The landlord may terminate this agreement for the following reasons: The tenants material non compliance with the lease. (D) The term material non compliance with the lease includes: violations that interfere with the management of the project.

Lease 14 - The tenant agrees to obey the House Rules which are attachment #3 of the lease agreement.

Rules #10 The relationship between a Landlord and a Resident is a business relationship. A courteous and businesslike attitude is required from both parties. The Landlord reserves the right to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.

Rules #11 - ...all residents and their visitors will refrain from any conduct that would conflict with the rights of other Residents to the quiet and peaceful enjoyment of the premises. The activity and conduct of all Residents and Guests outside the apartment, in all common areas, parking areas, and recreational areas (if provided) must be reasonable at all times and not disturb, by reasonable standards, other Residents or guests.

Rules #15 - Smoke Free Policy

Your activities which violated the Lease include:

On November 30, 2018, you, Lisa Ray, and your neighbor, were given a letter from the office regarding your ongoing dispute with each other. Our office made numerous attempts to resolve these conflicts to no avail. We had asked that you both avoid interaction and conflict with each other to avoid lease termination, but this is still ongoing.

On January 4, 2019, a physical altercation occurred between you and your neighbor. Law Enforcement was dispatched but no one was arrested and no report made. Police Officers stated that they have been called out numerous times and that both you and your neighbor are causing the disturbances on the property.

On January 10, 2019 in an effort to help resolve the conflict between you and your neighbor, you both were offered a transfer to another unit on the property and you both declined the offer.

On January 14, 2019, you came into the office and apologized to Resident Services Coordinator (RSC) Trudy Huber for an altercation that had occurred between your daughter and your niece over the weekend. You are responsible for the actions of your guests.

On January 18, 2019, RSC Huber knocked on your door to speak with you. While in the apartment, RSC Huber smelled cigarette smoke. When RSC Huber asked had you smoked in the unit, you stated "I am not going to lie, I did just have a cigarette while going through some belongings". RSC Huber advised you that smoking was against the rules. You have already received a lease violation for smoking in your unit in 2016 after the no smoking policy went into effect. You then advised RSC Huber that on January 16, 2019 you called Law Enforcement to your home because your daughter, or either your niece, had robbed you for a large sum of money, medicines and other items. You have expressed to RSC Huber that you have been robbed several times over the last few months and you now believe it may be your "on again, off again" boyfriend who is robbing you. Our office has rekeyed your locks several times over the last few months because of the traffic and robberies in your unit.



*Victim of Crime
Robbed
+ 4 OFFIC*

6

Our office has continuously received complaints regarding traffic and loud noise in your home. On April 12, 2019, your music was extremely loud. Assistant Manager (AM) Necole Davis and Maintenance Technician (MT) Ronald Deltoro came to your unit and advised you to turn it down.

On April 16, 2019 RSC Huber came to your unit, accompanied by a contractor, to paint your entry door. When RSC Huber approached your door, she noticed the strong smell of cigarette smoke coming from your apartment. RSC Huber then asked if you were smoking in the unit and you admitted to her that you were. You then requested to RSC Huber, that she not tell Site Property Manager (SPM) Jaquetta Elias, about the smoking. RSC Huber advised you that she was going to report your smoking in the unit. Smoking in the unit is grounds for lease termination and this is the third time that it has been documented and you admitted to it.

On April 18, 2019, you came into the office to speak with Vice President (VP) Jane Henderson, AM Necole Davis and SPM Jaquetta Elias, after VP Henderson requested a meeting with you. You admitted to everyone present that you had smoked in the unit. You further admitted that your niece and other persons had also smoked in your unit on other occasions. VP Henderson also asked you about an incident involving your neighbors vehicle being vandalized (syrup was poured into the tank causing major damage to the vehicle). You stated that you did not touch her vehicle, but you bet that your niece or your male friend did this. You then stated that this is your nieces "M-O" and she probably did it. The elderly neighbor's vehicle that was damaged is the same neighbor that you have been having the ongoing dispute with for months. VP Henderson then advised you that there were multiple complaints to VP Henderson, and the Office at Parkway Village Apartments, regarding you disturbing neighbors in the building. VP Henderson advised that in addition to the disturbances, that residents had stated that you were making comments that you were not going to stop harrasing your elderly neighbor until you drove her crazy and got her evicted. You denied the allegations regarding your comments. Your behavior in the Office while meeting with VP Henderson, SPM Elias, and AM Davis was very erratic. You were jumping in and out of the seat, laying back in the seat, using a lot of profanity (especially when referring to your neighbors), your speech was slurred and you seemed disoriented. During the meeting, you had to leave to meet Law Enforcement and DSS at your unit. You returned to the meeting and stated that someone had called in a wellness check on you.

Our office has made every attempt to work with you and your neighbor to stop the incidents, and to stop Law Enforcement from being called to Parkway Village Apartments numerous times. Law Enforcement has complained to us regarding the many calls to Parkway Village regarding incidents involving you. In addition to the incidents, you continue to play music loud in an apparent attempt to disturb the neighbors in your building (all elderly), and this has been witnessed by staff. Finally, you have violated your lease by continuing to smoke in the unit.

Please vacate the apartment on or before the date specified above. If a judicial proceeding is instituted, you may present a defense in court. Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. If you wish to respond to this notice or discuss it with a management agent, or if you or a member of your household is a victim of abuse covered by the Violence Against Women Act and you feel your status as a victim has contributed to the termination of your lease, you have ten (10) days from the date of this termination notice to contact the management office. A copy of HUD's Notice of Occupancy Rights Under VAWA (PM-603) is attached.

Respectfully yours,

Agent

Date

4/29/19

Certificate of Service

☒ I hereby certify that the foregoing instrument was served on the above named party by depositing a copy of same in the United States mail, certified mail with return receipt, addressed as indicated above, with proper return address.

☒ I hereby certify that the foregoing instrument was served on the above named party by delivering a copy of same to the person named above on April 29, 2019 at 12:30 AM/PM.

☐ Since no adult responded to a knock at the door of the leased dwelling unit located at the address indicated above, by placing a copy under or through the door of said dwelling on _____, 20____.



6

BY: _____



STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

2020CV0810600294
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT

Parkway Village Apartments
775 Sangaree Parkway Blvd.
Summerville, SC 29486
(843) 871-7952

PLAINTIFF(S)

Vs

Lisa Michelle Ray
775 Sangaree Pkwy Apt 5C
Summerville, SC 29486-1842

DEFENDANT(S)

TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

Upon Judgment of this Court, rendered on the 23rd day of January, 2020, you are hereby Ordered to proceed to the premises located at **775 Sangaree Pkwy Apt 5C**
Summerville, SC 29486-1842.

Announce your identity and purpose and serve on the defendant(s) and all occupants a copy of this Writ of Ejectment. Inform them they have **twenty four (24) hours to voluntarily vacate** the premises. **If the premises appear unoccupied and no one responds** to your announced identity and purpose, the Writ of Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.

If after 24 hours following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, **a deputy sheriff may enter the premises** using only as much force as is necessary to effectuate the Ejectment.

Upon gaining access, you shall **remove from the premises any occupants and all items of personal property found on the premises. Such property may be deposited beside the public street or roadway.** All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty eight (48) hours.

January 27, 2020

Goose Creek Magistrate

_____, being duly sworn state that:

- ☐ I personally served a copy of this Writ on _____, an occupant of the rental unit
- ☐ On _____ 20____, at _____ the rental unit appeared unoccupied and no one responded when I announced my identity and intentions. I attached a copy of this Writ to a conspicuous part of the premise.
- ☐ On _____ 20____, at _____, which was not less than 24 hours from the posting date and time, I returned to the rental unit for the purpose of ejectment.
- ☐ Under my supervision, I had all persons and personal property removed and evicted from the rental unit placing all personal property beside the roadside.
- ☐ The rental unit was unoccupied. The Tenant and all occupants had vacated the unit.
- ☐ Informed by Plaintiff that case is settled.

Date: _____, 20____

Sheriff/Deputy Sheriff/Constable

BY: _____



ORIGINAL

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

2020CV0810600294

CIVIL CASE NUMBER

MAGISTRATE'S COURT

RULE TO VACATE OR SHOW CAUSE (EVICTION)

Parkway Village Apartments
775 Sangaree Parkway Blvd.
Summerville, SC 29486

Phone: (843) 871-7952

PLAINTIFF(S)

Vs

Lisa Michelle Ray
775 Sangaree Pkwy Apt 5C
Summerville, SC 29486-1842

Phone: (843) 553-3646

DEFENDANT(S) 3 (

TO Lisa Michelle Ray : Parkway Village Apartments is asking this Court to evict you from the property located at because they claim that:

- ☒ You have failed to pay rent when due or demanded in the amount of \$147.00 (160.00 Total Due).
☐ The terms of your tenancy or occupancy have ended.
☐ You have violated the terms or conditions of your lease by:

You the defendant(s) and lessee(s) of the premises listed at the address listed above, and all others, are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR contact the:

Goose Creek Magistrate
303-B North Goose Creek Blvd.
Goose Creek, SC 29445
(843) 553-7080

within ten (10) days of receiving this notice, for the purpose of scheduling a hearing to show why you should not be evicted from these premises.

FAILURE TO VACATE THE PREMISES OR RESPOND WITHIN TEN (10) DAYS MAY RESULT IN THE ISSUANCE OF A WRIT OF EJECTMENT.

01/14/2020

Judge, Goose Creek Magistrate

Personally appeared before me, the undersigned deponent, being duly sworn, , says s/he is a person over 18 years of age, not a party or attorney in this action and s/he to serve the Rule to Vacate or Show Cause on Lisa Michelle Ray on the following dates/times:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. _____	_____	_____	SETTLED/DATE _____	VACANT/DATE _____
2. _____	_____	_____	PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT	
3. _____	_____	_____		

Sworn to and subscribed before me

This _____ day of _____, 20____.

NOTARY PUBLIC OR JUDGE

SIGNATURE OF SERVER

ON _____ I DEPOSITED IN THE UNITED STATES MAIL IN AN ENVELOPE ADDRESSED TO THE DEFENDANT(S) ABOVE WITH FIRST CLASS POSTAGE AFFIXED THERETO, A COPY OF THIS DOCUMENT.

MAGISTRATE'S CLERK

8-7-19
Jenny Smith

Victim Advocate

I left a mess

do not have a Ride
2 Court

August 14th @ 2pm

I left a mess 11 AM Now
on 8-7-19

Randi

8-9-19

Secretary for Sheriff

I left a mess on Voicemail

BCSO COPY \ BERKELEYCOUNTY\STEFANIE.AUCLAIR

BAT GIR

AGENCY I.D.
SC0080000

INCIDENT REPORT

CASE NUMBER

201907064484

NCTO

NO. ENT.
N N

EVENT	INCIDENT TYPE		COMPLETED	FORCED ENTRY	PREMISE TYPE	UNITS ENTERED	TYPE VICTIM	
	1. ASSAULT & BATTERY (13B)		☒ YES ☐ NO	☐ YES ☐ NO	Parking/Drop Lot		☐ Individual	
	2. VANDALISM (290)		☒ YES ☐ NO	☐ YES ☐ NO	Parking/Drop Lot		☐ Financial Inst.	
	3.		☐ YES ☐ NO	☐ YES ☐ NO			☐ Government	
VICTIM NO. 1	INCIDENT LOCATION (SUBDIVISION, APARTMENT AND NUMBER, STREET NAME AND NUMBER)					ZIP CODE	WEAPON TYPE	
	775 SANGAREE PARK WAY, SUMMERVILLE					29483	90.	
	INCIDENT DATE	24 HR. CLOCK	TO	DATE	24 HR. CLOCK	DEPART DATE/TIME	LOCATION NO.	
	07/09/2019	19:00		07/09/2019	19:20	07/09/19 19:20	Z3	
SUBJECT NO. 1	COMPLAINANT'S NAME (LAST, FIRST, MIDDLE)		RELATIONSHIP TO SUBJECT	RESIDENT	RACE	SEX	AGE	
	RAY, LISA, MICHELLE			☒ S ☐ O ☐ U	W	F	53	
	ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.		
	775 SANGAREE PARKWAY APT 5C		SUMMERVILLE	SC	29483	Z2		
NARRATIVE	VICTIM'S NAME (LAST, FIRST, MIDDLE)		RELATIONSHIP TO SUBJECT	RESIDENT	RACE	SEX	AGE	
	RAY, LISA, MICHELLE		NE	☒ S ☐ O ☐ U	W	F	53	
	ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.		
	775 SANGAREE PARKWAY APT 5C		SUMMERVILLE	SC	29483	Z2		
PROPERTY EST.	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.			
	508	184	BLK	BRO	DOB 11-01-1965			
	ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.		
	775 SANGAREE PARKWAY APT 5C		SUMMERVILLE	SC	29483	Z2		
ADMINISTRATIVE	VISIBLE INJURY (VICT. 1) ☐ YES ☐ NO ☐ EXPLAIN		COMPLAINANT OF ANY NON-VISIBLE INJURY: ☐ YES ☐ NO					
	VICTIM (NO. 1) USING: ALCOHOL ☐ YES ☐ NO ☐ UNK ☐ DRUGS: ☐ YES ☐ NO ☐ UNK ☐		TYPE:					
	TWO-MAN VEH. ☐ ONE-MAN VEH. ☐ DETECTIVE/PLAIN. ☐ OTHER ☐		ALONE ☐ ASSISTED ☐ *J—This Jurisdiction. S—State. O—Out of State. U—Unknown					
	SUBJECT (NO. 1) USING: ALCOHOL ☐ YES ☐ NO ☐ UNK ☐ DRUGS: ☐ YES ☐ NO ☐ UNK ☐		DATE/TIME OF OFFENSE					
SUBJECT (NO. 1) USING: ALCOHOL ☐ YES ☐ NO ☐ UNK ☐ DRUGS: ☐ YES ☐ NO ☐ UNK ☐		ARRESTED NEAR OFFENSE SCENE ☐ YES ☐ NO ☐		DATE/TIME OF ARREST		DATE/TIME OF OFFENSE		
SUBJECT (NO. 1) USING: ALCOHOL ☐ YES ☐ NO ☐ UNK ☐ DRUGS: ☐ YES ☐ NO ☐ UNK ☐		TOTAL ARRESTED 1		07/09/19 19:00		07/09/19 19:50		
On 7/9/2019 I, Deputy Robson, while patrolling near 775 Sangaree Pkwy, Summerville, SC, observed a white female walking down the sidewalk waving her arms frantically. I then got out and spoke with complainant/victim Lisa Ray, who stated the women following behind her down the sidewalk with a white baseball bat in her hand was threatening her and had struck her dark grey nissan sedan, which she rented through Enterprise. She further stated that the suspect, later identified as Danielle Kellar, was trying to find Mrs. Ray's niece because she had borrowed her car and did not return it to her. She stated Danielle Kellar told her she "will get her" and began striking the rental car several times on the passenger side door, leaving several dents and white paint transfer to the door. The rental car was being driven by Lisa Ray's daughter Jennifer Tinner. At some point Lisa Ray got out of the vehicle and began walking down Sangaree Pkwy, while being followed from behind by Danielle Kellar, who still had the white baseball bat in hand when I spoke with her.								
JURISDICTION OF THEFT LAW ENFORCEMENT AGENCY				JURISDICTION OF RECOVERY LAW ENFORCEMENT AGENCY				
PROPERTY EST.	TYPE (GROUP)	Motor Vehicle					TOTAL VALUE	
	STOLEN							
	DAMAGED	1000					1000	
	RECOVERED							
ADMINISTRATIVE	SUBJECT IDENTIFIED		SUBJECT LOCATED		ARRESTED UNDER 18		EX-CLEAR UNDER 18	
	☒ YES ☐ NO		☒ YES ☐ NO		☒ YES ☐ NO		☒ YES ☐ NO	
	REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH. 2. ☐ NO PROSECUTION.		3. ☐ EXTRADITION DENIED.		4. ☐ VICTIM DECLINES COOPERATION.		5. ☐ JUVENILE - NO CUSTODY	
	APPROVING OFFICER		DATE		UNIT NUMBER		DATE	
ROBSON, ANTHONY		07/09/19		6171		COOK, SHANE		
FOLLOW-UP		INVESTIGATION		☐ YES ☐ NO		OFFICER		
						07/10/19		
						4912		

Court →

Ⓢ

Aug. 2pm

14th 2019

AGENCY I.D.
SC0080000

SUPPLEMENTAL INCIDENT REPORT

CASE NUMBER

201907064484

NOC

NO.	ENTD.
N	N

☐ ORIGINAL REPORT ☐ MODIFIED ORIGINAL		☐ SUPPLEMENTAL REPORT ☐ CASE STATUS CHANGE		☐ ADDITIONAL VICTIMS ☐ ADDITIONAL OFFENSES		☐ ADDITIONAL STOLEN PROPERTY ☐ ADDITIONAL RECOVERED PROPERTY		PAGE 2 of 4 PAGES	
--	--	---	--	---	--	---	--	-------------------	--

COMPLAINTANT VICTIM # 2 SUBJECT # RUNAWAY WANTED WARRANT ARREST JAIL SUMMONS	NAME (LAST, FIRST, MIDDLE)	ENTERPRISE, RENTAL,			VICTIM RELATIONSHIP TO SUBJECT			RESIDENT	RACE	SEX	AGE	D.O.B.	ETH
	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.								
	ADDRESS		CITY		STATE	ZIP CODE	LOCATION NO.	DAY PHONE		EVENING PHONE			
	121 E 5TH NORTH COURT		SUMMERVILLE		SC	29463	S	(843) 871-1036					
	VICTIM NO. 2, VISIBLE INJURY: ☐ NO ☐ YES		COMPLAINT OF NON-VISIBLE INJURY: ☐ NO ☐ YES		VICTIM USING ALCOHOL: ☐ NO ☐ YES ☐ UNK		TWO-MAN VEHICLE ☐ DETECTIVE/PLASMT. ☐ ALONE						
	EXPLAIN:		DRUGS: ☐ NO ☐ YES TYPE:		☐ UNK		ONE-MAN VEHICLE ☐ OTHER		☐ ASSISTED				
	SUBJECT NO. 1, USING ALCOHOL: ☐ NO ☐ YES		USING DRUGS: ☐ NO ☐ YES TYPE:		☐ UNK								
	NAME (LAST, FIRST, MIDDLE)		VICTIM RELATIONSHIP TO SUBJECT			RESIDENT	RACE	SEX	AGE	D.O.B.	ETH		
	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.								
	ADDRESS		CITY		STATE	ZIP CODE	LOCATION NO.	DAY PHONE		EVENING PHONE			
VICTIM NO. 1, VISIBLE INJURY: ☐ NO ☐ YES		COMPLAINT OF NON-VISIBLE INJURY: ☐ NO ☐ YES		VICTIM USING ALCOHOL: ☐ NO ☐ YES ☐ UNK		TWO-MAN VEHICLE ☐ DETECTIVE/PLASMT. ☐ ALONE							
EXPLAIN:		DRUGS: ☐ NO ☐ YES TYPE:		☐ UNK		ONE-MAN VEHICLE ☐ OTHER		☐ ASSISTED					
SUBJECT NO. 1, USING ALCOHOL: ☐ NO ☐ YES		USING DRUGS: ☐ NO ☐ YES TYPE:		☐ UNK									

Danielle Kellar stated she was following Lisa Ray, because Lisa Ray was going to show her where her niece was who had not given her car back. Danielle Kellar also stated she did strike the grey Nissan sedan with the baseball bat. Lisa Ray stated she did want to press charges for Assault & Battery 3rd (16-03-0600). Danielle Kellar was arrested and charged with Assault & Battery 3rd (Citation# 6102P0440216) and booked into Berkeley County Detention Center. Contact was unable to be made to Enterprise to determine if they wanted to file charges for the vandalism. Nothing Further.

JURISDICTION OF THEFT LAW ENFORCEMENT AGENCY		JURISDICTION OF RECOVERY LAW ENFORCEMENT AGENCY	
---	--	--	--

STATUS ☐ STOLEN ☐ RECOVERED ☐ FOUND ☐ TOWED ☐ SUSPECT ☐ VICTIM	TYPE ☐ VEHICLE ☐ GUN ☐ BOAT ☐ LICENSE PLATE ☐ SECURITIES/BONDS, STOCKS ☐ ARTICLE	VIN AND/OR LICENSE NO. SERIAL AND/OR OWNER APPLIED NO. YEAR OF REGISTRATION MODEL NIC NO.	BOAT HULL NO. AND/OR REG. NO. STATE YEAR OF EXPIRATION STYLE DEMONSTRATION	YEAR MAKE COLOR ISSUED	TYPE BRAND NAME SECURITY DATE	CALIBER MISCELLANEOUS
--	--	---	--	---------------------------------	-------------------------------------	--------------------------

TYPE (GROUP) STOLEN DAMAGED RECOVERED RECOVERED							TOTAL VALUE

SUBJECT IDENTIFIED ☐ YES ☐ NO	SUBJECT LOCATED ☐ YES ☐ NO	☐ ACTIVE ☐ ADM. CLOSD ☐ UNFOUNDED	☐ ARRESTED UNDER 18 ☐ ARRESTED 18 AND OVER	☐ EX-CLEAR UNDER 18 ☐ EX-CLEAR 18 AND OVER	
REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH 2. ☐ NO PROSECUTION 3. ☐ EXTRADITION DENIED 4. ☐ VICTIM DECLINES COOPERATION 5. ☐ JUVENILE - NO CUSTODY					
REPORTING OFFICER	DATE	UNIT NUMBER	APPROVING OFFICER	DATE	UNIT NUMBER
ROBSON, ANTHONY	07/09/19	6171	COOK, SHANE	07/10/19	4912
FOLLOW-UP INVESTIGATION ☐ YES ☐ NO			OFFICER		

AGENCY I.D.
SC0080000

EXTRA PERSONS & PROPERTY

CASE NUMBER
201907064484

PERSONS

NAME (LAST, FIRST, MIDDLE, SUFFIX)		RACE	SEX	AGE	ETHNIC	DOB	HEIGHT	WEIGHT
TINCHER, JENNIFER CHRISTINE		W	F	33	N		508	125
HAIR	EYES	SES, CLOTHING, PHYSICAL PECULIARITIES, ETC.						
BRO	BRO							
ADDRESS		CITY		STATE		ZIP		
NAME (LAST, FIRST, MIDDLE, SUFFIX)		RACE	SEX	AGE	ETHNIC	DOB	HEIGHT	WEIGHT
HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.						
ADDRESS		CITY		STATE		ZIP		
NAME (LAST, FIRST, MIDDLE, SUFFIX)		RACE	SEX	AGE	ETHNIC	DOB	HEIGHT	WEIGHT
HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.						
ADDRESS		CITY		STATE		ZIP		
NAME (LAST, FIRST, MIDDLE, SUFFIX)		RACE	SEX	AGE	ETHNIC	DOB	HEIGHT	WEIGHT
HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.						
ADDRESS		CITY		STATE		ZIP		

PROPERTY

QUANTITY	TYPE LOSS		PROPERTY GROUP		DESCRIPTION			
VICTIM NO.	SUBJ. NO.	VALUE	DATE RECOVERED	RECOVERED VALUE	NO. STOLEN VEHICLES	NO. RECOV. VEHICLES	JURIS. OF THEFT	JURIS. OF RECOVERY
VIN	LICENSE NO.		BOAT HULL NO./REG. NO.		SERIAL NO./OWNER-APPLIED NO.		STATE	YEAR OF REGISTRATION
YEAR	MAKE	TYPE	MODEL	STYLE	COLOR	CALIBER	BRAND NAME	NIC NO.
DENOMINATION		ISSUER		SECURITIES DATE	MISCELLANEOUS			
SUSPECTED DRUG TYPE			ESTIMATED DRUG QUANTITY		TYPE DRUG MEASUREMENT		DRUG ACTIVITY TYPE	
QUANTITY	TYPE LOSS		PROPERTY GROUP		DESCRIPTION			
VICTIM NO.	SUBJ. NO.	VALUE	DATE RECOVERED	RECOVERED VALUE	NO. STOLEN VEHICLES	NO. RECOV. VEHICLES	JURIS. OF THEFT	JURIS. OF RECOVERY
VIN	LICENSE NO.		BOAT HULL NO./REG. NO.		SERIAL NO./OWNER-APPLIED NO.		STATE	YEAR OF REGISTRATION
YEAR	MAKE	TYPE	MODEL	STYLE	COLOR	CALIBER	BRAND NAME	NIC NO.
DENOMINATION		ISSUER		SECURITIES DATE	MISCELLANEOUS			
SUSPECTED DRUG TYPE			ESTIMATED DRUG QUANTITY		TYPE DRUG MEASUREMENT		DRUG ACTIVITY TYPE	
QUANTITY	TYPE LOSS		PROPERTY GROUP		DESCRIPTION			
VICTIM NO.	SUBJ. NO.	VALUE	DATE RECOVERED	RECOVERED VALUE	NO. STOLEN VEHICLES	NO. RECOV. VEHICLES	JURIS. OF THEFT	JURIS. OF RECOVERY
VIN	LICENSE NO.		BOAT HULL NO./REG. NO.		SERIAL NO./OWNER-APPLIED NO.		STATE	YEAR OF REGISTRATION
YEAR	MAKE	TYPE	MODEL	STYLE	COLOR	CALIBER	BRAND NAME	NIC NO.
DENOMINATION		ISSUER		SECURITIES DATE	MISCELLANEOUS			
SUSPECTED DRUG TYPE			ESTIMATED DRUG QUANTITY		TYPE DRUG MEASUREMENT		DRUG ACTIVITY TYPE	
QUANTITY	TYPE LOSS		PROPERTY GROUP		DESCRIPTION			
VICTIM NO.	SUBJ. NO.	VALUE	DATE RECOVERED	RECOVERED VALUE	NO. STOLEN VEHICLES	NO. RECOV. VEHICLES	JURIS. OF THEFT	JURIS. OF RECOVERY
VIN	LICENSE NO.		BOAT HULL NO./REG. NO.		SERIAL NO./OWNER-APPLIED NO.		STATE	YEAR OF REGISTRATION
YEAR	MAKE	TYPE	MODEL	STYLE	COLOR	CALIBER	BRAND NAME	NIC NO.
DENOMINATION		ISSUER		SECURITIES DATE	MISCELLANEOUS			
SUSPECTED DRUG TYPE			ESTIMATED DRUG QUANTITY		TYPE DRUG MEASUREMENT		DRUG ACTIVITY TYPE	



121 E 5TH NORTH ST
SUMMERVILLE, SC 29405-5824

Rental Agreement #:
Bill Ref #:
Invoice Date:
Account #:

69XLCH
9500-3370-5803
07/11/2019
FC10002698693

BILLING DETAIL

Description	Qty/Per	Rate	Amount
TIME & DISTANCE	6 DAY	39.07	234.42
DW	6 DAY	17.99	107.94
SLP	6 DAY	14.99	89.94
MISCELLANEOUS REFUND	1 RNT	-39.07	-39.07

Subtotal 393.23

VEHICLE LICENSE FEE 6 DAY 2.68 16.08

SALES TAX PCT 7.00 31.39

Total Charges (USD) 440.70

PAYMENTS

Visa -400.81

Total Payments (USD) -400.81

Amount Due (USD) 39.89

Individual line item charges such as rental rates for Time and Distance, percentage-based charges (e.g., sales taxes and fees or surcharges), and charges divided between multiple parties may be rounded up or down a whole cent to ensure that the charges equal the actual Total Amount Due and/or to avoid fractional cents.

BILL TO

RAY LISA
775 SANGAREE PKWYAPT 5C
APT 5C
SUMERVILLE, SC - 29486

RENTAL INFORMATION

Date/Time Out
07/05/2019 01:28 PM

Date/Time In
07/11/2019 12:40 PM

Renter
RAY, LISA

RENTAL VEHICLES

Color	License	Model	Unit	Miles/Kms Out In
GRAY	CKJ6076	SENT	7STHL3	11,500 11,610

VIN:3N1AB7AP3KY318743

CLAIM INFORMATION

Claim# / PO# / RO# Insured

Date of Loss Type of Loss Type of Vehicle

Repair Shop

For Billing Inquiries / Payment Terms :

Tel#:8032102699

SC_GA_ARADMIN@ehi.com

Payments are due immediately.

Late payments are subject to a finance charge.

Thank You For Choosing Enterprise

Please Return This Portion With Remittance

Remit To :

ENTERPRISE LEASING CO-SE, LLC
101 BUSINESS PK BLVD/STE 1100
COLUMBIA, SC 29203-9486

Amount Due (USD) 39.89

Paid By:

RAY LISA
775 SANGAREE PKWYAPT 5C
APT 5C
SUMERVILLE, SC 29486

Fed Tax Id: 43-1241935

Account #
FC10002698693

Rental Agreement
69XLCH

Amount
39.89

GPBR
2666



ENTERPRISE LEASING CO-SE, LLC 101 BUSINESS PK BLVD/STE 1100 COLUMBIA, SC 29203-9498 For Billing Inquiries 8032102699 SC_GA_ARADMIN@ehi.com	ENTERPRISE HOLDINGS. Alamo Enterprise National	Rental Summary
--	--	-----------------------

>01536 09106506 R001D C601 51161

LISA RAY
775 SANGAREE PKWYAPT 5C
APT 5C
SUMERVILLE, SC 29486



09106506 R001D C601 01536 1/2



ENTERPRISE LEASING COMPANY - SOUTHEAST, 121 E 5TH NORTH ST, SUMMERVILLE, SC 294836821 (843) 871-1036

RENTAL AGREEMENT
479350REP#
69XLCH

SUMMARY OF CHARGES

RENTER
RAY, LISADATE & TIME OUT
07/05/2019 01:28 PM
DATE & TIME IN
07/11/2019 12:40 PMBILLING CYCLE
24-HOURCAR CLASS CHARGED
ECARVEH #1 2019 NISS SENT 4DSR
VIN# 3N1AB7AP3KY318743
LIC# CKJ6076
MILES DRIVEN 110
CAR CLASS: ICAR

Charge Description	Date	Quantity	Per	Rate	Total
TIME & DISTANCE	07/05 - 07/11	6	DAY	\$39.07	\$234.42
DW	07/05 - 07/11	6	DAY	\$17.99	\$107.94
SLP	07/05 - 07/11	6	DAY	\$14.99	\$89.94
REFUELING CHARGE	07/05 - 07/11				\$0.00
Subtotal:					\$432.30
Miscellaneous Charges/Refunds					
MISCELLANEOUS REFUND					(\$39.07)
Taxes & Surcharges					
SALES TAX	07/05 - 07/11			7%	\$31.39
VEHICLE LICENSE FEE	07/05 - 07/11	6	DAY	\$2.68	\$16.08
Total Charges:					\$440.70
Bill-To / Deposits					
RAY, LISA					
PAYMENT FOR RENTAL	07/05 - 07/11	1	RENTAL		
Subtotal:					(\$39.89)
DEPOSITS					(\$400.81)
Total Estimated Amount Due					(\$0.00)

PAYMENT INFORMATION
AMOUNT PAID TYPE
\$400.81 VisaCREDIT CARD NUMBER
xxxxxxxxxxxx6022

2 days @ 39.07 rate

DW @ 17.99

SLP @ 14.99

72.05

veh license fee 2.68 2 days

x 7%

\$159.92

Common Pleas
Clerk : Leah Guerry Dupree
300 B California Avenue
Moncks Corner, SC 29461
Phone:(843) 719-4400 Fax:(843) 719-4509

my original copy
DUPLICATE *Given*
COURT COST

Received From: Ray, Lisa Michelle

Date: 1/28/2020

Receipt #: 6094176

Clerk: c08slovín

Paying for: Self
 Transaction Type: Payment

Reference #:

Payment Type: Cash

\$150.00

Comment:

Non-Refundable

Total Paid:

\$150.00

PAID
\$150.00

JAN 28, 2020

You may check the status of your Berkeley case at:

<http://www.sccourts.org/caseSearch/>

Case #	Caption	Previous Balance	Amount Paid	Balance Due
2020CP0800267	Lisa Michelle Ray VS Parkway Village Apartments	\$150.00	\$150.00	\$0.00
Total Cases: 1		\$150.00	\$150.00	\$0.00

**Westminster**
Property Management**RENT REMINDER NOTICE - DEMAND FOR PAYMENT**

Date: 01/02/2020

From: Jaquetta Elias, Property Manager / Agent for Owner
 Parkway Village
 775 Sangaree Pkwy
 Summerville, SC 29483-1887
 (843) 871-7952

To: LISA RAY
 775 Sangaree Pkwy Apt 5C
 Summerville, SC 29483-1842

Apt: 5C

This is Notification of a Debt Collection

To all Resident(s) in possession, including:

LISA RAY
 775 Sangaree Pkwy Apt 5C
 Summerville, SC 29483-1842

Your Lease requires that you pay your Monthly Rent on or before the 1st day of each month. As of this date, you have failed to do so and our records indicate that there is still an unpaid balance due on your account for the current month. Please review the following charge(s) and remit the amount below immediately.

If the rent is not paid by the 5th day of the month, a \$5 late fee will be assessed on the 6th day with \$1 each day after that up to \$30 and is due with rent payment.

Amount(s) due as of 01/02/2020

Date	Code	Description	Amount
01/01/2020	C-Begin	Period Beginning	75.50
		Balance	
01/01/2020	C-CURRENT	Rent	143.00

Total amount due \$ 218.50

You must pay by 1/10/20 or your lease will terminate on that day and eviction proceedings will be filed against you.

If a judicial proceeding is instituted, you may present a defense in court. Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. If you wish to respond to this notice or discuss it with a management agent, or if you or a member of your household is a victim of abuse covered by the Violence Against Women Act and you feel your status as a victim has contributed to the termination of your lease, you have ten (10) days from the date of this termination notice to contact the management office.

Sincerely,

Jaquetta Elias, Property Manager / Agent for Owner



6

"To Whom it may concern"
 CASE # 2020 CV 0810600294

JANUARY 28, 2020
 my copy given By

20-CP-08-267

I was taken to eviction Court
 on this case By Westminster Company Management
 ON 1-23-2020 @ 10 A.M.

I am a Resident since October 13, 2004 15 years
 Never Not Paid. Mrs. Jagweta Yolonda E. has
 been Discriminating and Harassing me through her
 Mngt. Position with other Residents & her assistant
 Mngt. Nicole Davis, also Maintenance - John Bently
 Ronald Dettoro. I have had to file multiple
 Residential Complaints since Easter of April 1st 2018

Trudy Amber RSC. Verbally told me I could
 pay Feb 1st 2020. Trudy is a part of Mngt
 I am under a Doctors care have nowhere to
 go.

PLEASE HELP

Lisa M. Ray

775. Sangreeta Parkway Blvd
 #5-C Summerville, SC 29402

20 JAN 28 PM 4:39
 CLERK OF COURT
 BERKELEY COUNTY, SC

FILED

STATE OF SOUTH CAROLINA

COUNTY OF BerkeleyLisa M. Ray

Plaintiff(s)

vs.

Jaguetta Elias

Defendant(s)

Submitted By: Lisa Michelle RayAddress: 775 SANGAREE PARKWAY
MAIN OFFICE, SUMMERVILLE, SC 29584SC Bar #: 8131530-1132Telephone #: 8131530-1132Fax #: Other: South Carolina 6509 maiE-mail: South Carolina 6509 mai

NOTE: The coversheet and information contained herein neither replaces nor supplements the filing and service of pleadings or other papers as required by law. This form is required for the use of the Clerk of Court for the purpose of docketing. It must be filled out completely, signed, and dated. A copy of this coversheet must be served on the defendant(s) along with the Summons and Complaint.

DOCKETING INFORMATION (Check all that apply)

- ☐ JURY TRIAL demanded in complaint. ☐ NON-JURY TRIAL demanded in complaint.
- ☐ This case is subject to ARBITRATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
- ☐ This case is subject to MEDIATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
- ☐ This case is exempt from ADR. (Proof of ADR/Exemption Attached)

NATURE OF ACTION (Check One Box Below)

- | | | | |
|--|---|--|---|
| ☐ Contracts
☐ Constructions (100)
☐ Debt Collection (110)
☐ General (130)
☐ Breach of Contract (140)
☐ Fraud/Bad Faith (150)
☐ Failure to Deliver/Warranty (160)
☐ Employment Discrim (170)
☐ Employment (180)
☐ Other (199) | ☐ Torts - Professional Malpractice
☐ Dental Malpractice (200)
☐ Legal Malpractice (210)
☐ Medical Malpractice (220)
☐ Previous Notice of Intent Case # <u>20-NI-</u>
☐ Notice/ File Med Mal (230)
☐ Other (299) | ☐ Torts - Personal Injury
☐ Conversion (310)
☐ Motor Vehicle Accident (320)
☐ Premises Liability (330)
☐ Products Liability (340)
☐ Personal Injury (350)
☐ Wrongful Death (360)
☐ Assault/Battery (370)
☐ Slander/Libel (380)
☐ Other (399) | ☐ Real Property
☐ Eminent Domain (400)
☐ Condemnation (410)
☐ Foreclosure (420)
☐ Mechanic's Lien (430)
☐ Partition (440)
☐ Possession (450)
☐ Building Code Violation (460)
☐ Other (499) |
| ☐ Inmate Petitions
☐ PCR (500)
☐ Mandamus (520)
☐ Habeas Corpus (530)
☐ Other (599) | ☐ Administrative Law/Relief
☐ Reinstate Drv. License (800)
☐ Judicial Review (810)
☐ Relief (820)
☐ Permanent Injunction (830)
☐ Forfeiture-Petition (840)
☐ Forfeiture-Consent Order (850)
☐ Other (899) | ☐ Judgments/Settlements
☐ Death Settlement (700)
☐ Foreign Judgment (710)
☐ Magistrate's Judgment (720)
☐ Minor Settlement (730)
☐ Transcript Judgment (740)
☐ Lis Pendens (750)
☐ Transfer of Structured Settlement Payment Rights Application (760)
☐ Confession of Judgment (770)
☐ Petition for Workers Compensation Settlement Approval (780)
☐ Other (799) | ☐ Appeals
☐ Arbitration (900)
☐ Magistrate-Civil (910)
☐ Magistrate-Criminal (920)
☐ Municipal (930)
☐ Probate Court (940)
☐ SCDOT (950)
☐ Worker's Comp (960)
☐ Zoning Board (970)
☐ Public Service Comm. (990)
☐ Employment Security Comm (991)
☐ Other (999) |
| ☐ Special/Complex /Other
☐ Environmental (600) ☐ Pharmaceuticals (630)
☐ Automobile Arb. (610) ☐ Unfair Trade Practices (640)
☐ Medical (620) ☐ Out-of State Depositions (650)
☐ Other (699) ☐ Motion to Quash Subpoena in an Out-of-County Action (660)
☐ Sexual Predator (510) ☐ Pre-Suit Discovery (670)
☐ Permanent Restraining Order (680) | | | |

Submitting Party Signature: Lisa M. RayDate: 1-28-2020

Note: Frivolous civil proceedings may be subject to sanctions pursuant to SCRCP, Rule 11, and the South Carolina Frivolous Civil Proceedings Sanctions Act, S.C. Code Ann. §15-36-10 et. seq.

Court Services
NAME Wayne

INSTRUCTIONS FOR EVICTION HEARINGS

1. Both plaintiff and defendant have the right to come to court and give his/her side of the case.
2. If either party desires a jury trial, s/he must request one in writing at least 5 business days before the date originally scheduled for the hearing.
3. Parties may come to court and speak for themselves, or they may have a lawyer represent them. If you want a lawyer, you should get one right away.
4. Parties may call the South Carolina Lawyer Referral Service at (800) 868-2284 and ask them to refer you to a lawyer if you do not have one.
5. If the defendant cannot afford a lawyer, you may call South Carolina Legal Services at (888) 346-5592 to see if you qualify for free legal assistance.
6. It is the parties' responsibility to bring any witnesses or other evidence they want the Court to consider because the Court does not accept written witness statements, even notarized ones.
7. The Court will not telephone a witness to take testimony.
8. The Court cannot reschedule a case because a witness is not present *unless* the witness is under subpoena.
9. The Court will issue subpoenas to any witnesses if you advise the Court at least 10 days before trial of the name, address, and phone number of the witness. If you want to subpoena a witness in your county, you will have to mail or deliver the following fees/costs to the Magistrate's Office: (1) A money order payable to the witness for \$25.00, (2) a \$3.00 fee for issuing the subpoena, and (3) a \$10.00 fee for serving the subpoena.
10. If an emergency arises (not a mere inconvenience or a conflict) and you cannot be in Court at your scheduled time, you must notify the Court immediately.
11. If you are an active member of the Armed Services of the United States, please advise the Court immediately upon receipt of this notice.
12. If you are a business and are going to be represented by someone who is not an attorney, a Non-Lawyer Authorization Form *must* be on file at the Magistrate's Office before trial.

SCCA/733B (Amended 07/2018)

The Court Officer has brought it

OFFICE
3000
2000
1000
500
0

**Westminster
Company**
Property Management

Lisa Ray and All Occupants

For Office Use Only

RPM/SVP Approval
Date

[Signature]
4/29/19

775 Sangaree Parkway Blvd, Apartment 5C

Summerville, SC 29486

Dear Resident:

Your lease is hereby terminated as of 5/31/2019. The reason for this termination is that you have violated the following provisions of your Lease:

Lease 23C1 - The landlord may terminate this agreement for the following reasons: The tenants material non compliance with the lease. (D) The term material non compliance with the lease includes: violations that interfere with the management of the project.

Lease 14 - The tenant agrees to obey the House Rules which are attachment #3 of the lease agreement.

Rules #10 The relationship between a Landlord and a Resident is a business relationship. A courteous and businesslike attitude is required from both parties. The Landlord reserves the right to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.

Rules #11 - ...all residents and their visitors will refrain from any conduct that would conflict with the rights of other Residents to the quiet and peaceful enjoyment of the premises. The activity and conduct of all Residents and Guests outside the apartment, in all common areas, parking areas, and recreational areas (if provided) must be reasonable at all times and not disturb, by reasonable standards, other Residents or guests.

Rules #15 - Smoke Free Policy

Your activities which violated the Lease include:

On November 30, 2018, you, Lisa Ray, and your neighbor, were given a letter from the office regarding your ongoing dispute with each other. Our office made numerous attempts to resolve these conflicts to no avail. We had asked that you both avoid interaction and conflict with each other to avoid lease termination, but this is still ongoing.

On January 4, 2019, a physical altercation occurred between you and your neighbor. Law Enforcement was dispatched but no one was arrested and no report made. Police Officers stated that they have been called out numerous times and that both you and your neighbor are causing the disturbances on the property.

On January 10, 2019 in an effort to help resolve the conflict between you and your neighbor, you both were offered a transfer to another unit on the property and you both declined the offer.

On January 14, 2019, you came into the office and apologized to Resident Services Coordinator (RSC) Trudy Huber for an altercation that had occurred between your daughter and your niece over the weekend. You are responsible for the actions of your guests.

On January 18, 2019, RSC Huber knocked on your door to speak with you. While in the apartment, RSC Huber smelled cigarette smoke. When RSC Huber asked had you smoked in the unit, you stated "I am not going to lie, I did just have a cigarette while going through some belongings". RSC Huber advised you that smoking was against the rules. You have already received a lease violation for smoking in your unit in 2018 after the no smoking policy went into effect. You then advised RSC Huber that on January 16, 2019 you called Law Enforcement to your home because your daughter, or either your niece, had robbed you for a large sum of money, medicines and other items. You have expressed to RSC Huber that you have been robbed several times over the last few months and you now believe it may be your "on again, off again" boyfriend who is robbing you. Our office has rekeyed your locks several times over the last few months because of the traffic and robberies in your unit.



*Victim of Crime
Robbed
+ 4 OFFICERS*

6

Our office has continuously received complaints regarding traffic and loud noise in your home. On April 12, 2019, your music was extremely loud. Assistant Manager (AM) Necole Davis and Maintenance Technician (MT) Ronald Deltoro came to your unit and advised you to turn it down.

On April 16, 2019 RSC Huber came to your unit, accompanied by a contractor, to paint your entry door. When RSC Huber approached your door, she noticed the strong smell of cigarette smoke coming from your apartment. RSC Huber then asked if you were smoking in the unit and you admitted to her that you were. You then requested to RSC Huber, that she not tell Site Property Manager (SPM) Jaquetta Elias, about the smoking. RSC Huber advised you that she was going to report your smoking in the unit. Smoking in the unit is grounds for lease termination and this is the third time that it has been documented and you admitted to it.

On April 18, 2019, you came into the office to speak with Vice President (VP) Jane Henderson, AM Necole Davis and SPM Jaquetta Elias, after VP Henderson requested a meeting with you. You admitted to everyone present that you had smoked in the unit. You further admitted that your niece and other persons had also smoked in your unit on other occasions. VP Henderson also asked you about an incident involving your neighbors vehicle being vandalized (syrup was poured into the tank causing major damage to the vehicle). You stated that you did not touch her vehicle, but you bet that your niece or your male friend did this. You then stated that this is your nieces "M-O" and she probably did it. The elderly neighbor's vehicle that was damaged is the same neighbor that you have been having the ongoing dispute with for months. VP Henderson then advised you that there were multiple complaints to VP Henderson, and the Office at Parkway Village Apartments, regarding you disturbing neighbors in the building. VP Henderson advised that in addition to the disturbances, that residents had stated that you were making comments that you were not going to stop harrasing your elderly neighbor until you drove her crazy and got her evicted. You denied the allegations regarding your comments. Your behavior in the Office while meeting with VP Henderson, SPM Elias, and AM Davis was very erratic. You were jumping in and out of the seat, laying back in the seat, using a lot of profanity (especially when referring to your neighbors), your speech was slurred and you seemed disoriented. During the meeting, you had to leave to meet Law Enforcement and DSS at your unit. You returned to the meeting and stated that someone had called in a wellness check on you.

Our office has made every attempt to work with you and your neighbor to stop the incidents, and to stop Law Enforcement from being called to Parkway Village Apartments numerous times. Law Enforcement has complained to us regarding the many calls to Parkway Village regarding incidents involving you. In addition to the incidents, you continue to play music loud in an apparent attempt to disturb the neighbors in your building (all elderly), and this has been witnessed by staff. Finally, you have violated your lease by continuing to smoke in the unit.

Please vacate the apartment on or before the date specified above. If a judicial proceeding is instituted, you may present a defense in court. Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. If you wish to respond to this notice or discuss it with a management agent, or if you or a member of your household is a victim of abuse covered by the Violence Against Women Act and you feel your status as a victim has contributed to the termination of your lease, you have ten (10) days from the date of this termination notice to contact the management office. A copy of HUD's Notice of Occupancy Rights Under VAWA (PM-603) is attached.

Respectfully yours,

Agent

Date

Certificate of Service

☒ I hereby certify that the foregoing instrument was served on the above named party by depositing a copy of same in the United States mail, certified mail with return receipt, addressed as indicated above, with proper return address.

☒ I hereby certify that the foregoing instrument was served on the above named party by delivering a copy of same to the person named above on April 29 20 19 at 12:30 AM/PM.

☐ Since no adult responded to a knock at the door of the leased dwelling unit located at the address indicated above, by placing a copy under or through the door of said dwelling on _____, 20____.

BY: _____



ORIGINAL

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

2020CV0810600294

CIVIL CASE NUMBER

MAGISTRATE'S COURT

RULE TO VACATE OR SHOW CAUSE (EVICTION)

Parkway Village Apartments
775 Sangaree Parkway Blvd.
Summerville, SC 29486

RECEIVED

Phone: (843) 871-7952

Apr 27 2020

PLAINTIFF(S)

Vs

Lisa Michelle Ray
775 Sangaree Pkwy Apt 5C
Summerville, SC 29486-1842

SC Court of Appeals

Phone: (843) 553-3646

DEFENDANT(S) *SD3*

TO Lisa Michelle Ray : Parkway Village Apartments
at because they claim that:

is asking this Court to evict you from the property located

- ☒ You have failed to pay rent when due or demanded in the amount of \$147.00 (160.00 Total Due).
☐ The terms of your tenancy or occupancy have ended.
☐ You have violated the terms or conditions of your lease by:

You the defendant(s) and lessee(s) of the premises listed at the address listed above, and all others, are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR contact the:

Goose Creek Magistrate
303-B North Goose Creek Blvd.
Goose Creek, SC 29445
(843) 553-7080

within ten (10) days of receiving this notice, for the purpose of scheduling a hearing to show why you should not be evicted from these premises.

FAILURE TO VACATE THE PREMISES OR RESPOND WITHIN TEN (10) DAYS MAY RESULT IN THE ISSUANCE OF A WRIT OF EJECTMENT.

01/14/2020

Judge, Goose Creek Magistrate

Personally appeared before me, the undersigned deponent, being duly sworn, , says s/he is a person over 18 years of age, not a party or attorney in this action and s/he to serve the Rule to Vacate or Show Cause on Lisa Michelle Ray on the following dates/times:

DATE TIME INITIALS

DATE OF SERVICE

TIME OF SERVICE

1. _____

SETTLED/DATE

VACANT/DATE

2. _____

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT

3. _____

Sworn to and subscribed before me

This _____ day of _____, 20____.

NOTARY PUBLIC OR JUDGE

SIGNATURE OF SERVER

ON _____ I DEPOSITED IN THE UNITED STATES MAIL IN AN ENVELOPE ADDRESSED TO THE DEFENDANT(S) ABOVE WITH FIRST CLASS POSTAGE AFFIXED THERETO, A COPY OF THIS DOCUMENT.

MAGISTRATE'S CLERK



**Westminster
Company**
Property Management

3859 Battleground Avenue
Suite 100
Greensboro, NC 27410
Phone (336)375-1552 Fax (336)375-4355

March 24th, 2020

NOTICE TO RESDIENTS

To help keep the potential spread of contamination to a minimum, please ensure that ALL TRASH IS BAGGED AND TIED before it gets thrown in the dumpsters. By doing this, you are not only keeping stray trash from escaping the dumpsters but you are helping to ensure you, your family, your neighbors as well as your trash collectors do not come into contact with potentially contaminated items. Drivers need to be able to access the trash dumpsters so please keep the area surrounding the containers clear.

Remember that all trash must be placed inside of the dumpsters. Excessive trash is a possibility during the quarantine period. If you notice excess trash, please contact the management office and we can request to increase services for trash pickup.

BASIC TRASH NOTES:

Please remember that all trash containers must be clear and accessible for trucks to empty at the time of dump or removal. Blocked containers will not be serviced until the next scheduled service day, so please be mindful of anything which might impede access to the containers. Below are materials which are PROHIBITED from being placed inside dumpsters:

- * Bulk Items - Mattresses, Couches, Furniture, Appliances, Air Conditioners, etc.
- * Tires
- * Electronics/TV's/Computer Equipment
- * Batteries - Lead Acid, Button Cell, Nickel-Cadmium, Lithium
- * Appliances
- * Yard Waste, Limbs, Leaves, Plants or Clippings
- * Liquids
- * Hazardous, Industrial and Medical Waste and Sharps
- * Volatile and/or Hazardous Chemicals or Products
- * Contaminated Soil, Pesticides, Insecticides, Fungicides, Fertilizer, Poisons
- * Explosives, Fuel Tanks or Weapons
- * Volatile Chemicals
- * Any Material with the Propensity to Produce Obnoxious Odors
- * Fluorescent Fixtures, Bulbs or Tubes

Working together we will get through this difficult period.

BCSO COPY \ BERKELEYCOUNTY STEFANIE AUCLAIR

Stolen 177y Bike/Gar

AGENCY I.D.
SC0080000INCIDENT REPORT
Berkeley County Sheriff's Office
APPROVED (Sergeant Sean O'Neill)CASE NUMBER
201911081640NCIC
INQ. ENTD.

EVENT	INCIDENT TYPE		COMPLETED	FORCED ENTRY	PREMISE TYPE	UNITS ENTERED	TYPE VICTIM
	1. 23H - 3419 - Larceny / Petit or Simple Larceny - \$2,000 or less - 16-13-0		☒ YES ☐ NO	☐ YES ☐ NO	20(Residence/Home)		☐ Individual ☐ Business ☐ Financial Ins ☐ Government ☐ Relig. Orgn. ☐ Soc./Public ☐ Other ☐ Unknown ☐ Police Off.
	2.		☐ YES ☐ NO	☐ YES ☐ NO			
VICTIM NO. 1	3. INCIDENT LOCATION (SUBDIVISION, APARTMENT AND NUMBER, STREET NAME AND NUMBER)		ZIP CODE		WEAPON TYPE		
	PARKWAY VILLAGE - 775 SANGAREE PKY, SUMMERVILLE, SC		29486-				
	INCIDENT DATE 11/26/2019 24 HR. CLOCK 13:00 TO DATE 11/26/2019 24 HR. CLOCK 15:00		DEPART DATE 11/27/2019 DEPT. TIME 8:50 TIME ARRIVED 9:07		LOCATION NO.		
SUBJECT NO. 1	COMPLAINANT'S NAME (LAST, FIRST, MIDDLE)		RELATIONSHIP TO SUBJECT	RESIDENT	RACE	SEX	AGE
			#1 #2 #3	☒ S ☐ O ☐ U			
	ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.	
VICTIM NO. 1	VICTIM'S NAME (LAST, FIRST, MIDDLE)		RELATIONSHIP TO SUBJECT	RESIDENT	RACE	SEX	AGE
	Ray, Lisa Michelle		#1 #2 #3	☒ S ☐ O ☐ U	W	F	54
	ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.	
SUBJECT NO. 1	775 Sangaree Pkwy Apt 5c		Summerville		SC	29483-	
	VISIBLE INJURY (VICT. 1) ☐ YES ☐ NO ☐ EXPLAIN -		COMPLAINT OF NON-VISIBLE INJURIES: ☐ YES ☐ NO				
	VICTIM (NO. 1): NONE ☐ USING: ALCOHOL ☐ DRUGS ☐ TYPE:		* J - This Jurisdiction S - State O - Out of State U - Unknown				
SUBJECT NO. 1	TWO-MAN VEH. ☐ ONE-MAN VEH. ☐ DETECTIVE/SPLASMT. ☐ OTHER ☐		RACE	SEX	AGE	ETH.	DATE OF BIRTH
	NAME (LAST, FIRST, MIDDLE)						
	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.						
SUBJECT NO. 1	ADDRESS		CITY	STATE	ZIP CODE	LOCATION NO.	
	SUBJECT (NO. 1) USING: ALCOHOL ☐ COMPUTER EQUIP. ☐ ARRESTED NEAR OFFENSE SCENE ☐ YES ☐ NO ☐		DATE/TIME OF OFFENSE		DATE/TIME OF ARREST		
	DRUGS ☐ TOTAL # ARRESTED 0		11/26/2019 13:00				
NARRATIVE	CFS # 2019-171880						
	On 11/27/19 I Was dispatched to 775 Sangree Parkway, Summerville, Berkeley, SC in reference to a stolen bike. When I arrived I met with Mrs. Ray who said her bike was stolen yesterday between the hours of 1PM - 3PM. I was out there earlier in the morning because she believed she found the seat to her bike on another bike. When talking to the owner of that bike he advised it was his bike seat on his bike but she insisted it was hers. The owner eventually just gave her the bike seat. I was dispatched out later the same day because Mrs. Ray wanted me to review surveillance cameras of the area. Nothing was found on the cameras and they must have went around the back of the building when the suspect took the bike. The bike that's missing has the following						
	JURISDICTION OF THEFT LAW ENFORCEMENT AGENCY JURISDICTION OF RECOVERY LAW ENFORCEMENT AGENCY						
PROPERTY EST.	TYPE (GROUP)	04-Bicycles					TOTAL VALUE
	STOLEN	\$100.00					\$100.00
	DAMAGED						
ADMINISTRATIVE	BURNED						
	RECOVERED						
	SEIZED						
COUNTERFEIT							
SUBJECT IDENTIFIED		SUBJECT LOCATED		ACTIVE		ADM. CLOSED	
☐ YES ☐ NO		☐ YES ☐ NO		☐ UNFOUNDED		☐ ARRESTED UNDER 18	
REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH 2. ☐ NO PROSECUTION 3. ☐ EXTRADITION DENIED 4. ☐ VICTIM DECLINES COOPERATION 5. ☐ JUVENILE - NO CUSTODY		DATE		UNIT NUMBER		APPROVING OFFICER	
6398 - Deputy John Layton		11/27/2019		2517 - Sergeant Sean O'Neill		11/27/2019	
FOLLOW-UP INVESTIGATION				OFFICER			
☐ YES ☐ NO							

AGENCY I.D.
SC0080000

SUPPLEMENTAL INCIDENT REPORT
Berkeley County Sheriffs Office

CASE NUMBER

201911081640

NCIC

IND. ENT.

☐ ORIGINAL REPORT ☐ MODIFIES ORIGINAL		☐ SUPPLEMENTAL REPORT ☐ CASE STATUS CHANGE		☐ ADDITIONAL VICTIMS ☐ ADDITIONAL OFFENDERS		☐ ADDITIONAL STOLEN PROPERTY ☐ ADDITIONAL RECOVERED PROPERTY		PAGE <u>2</u> of <u>3</u> PAGES	
--	--	---	--	--	--	---	--	---------------------------------	--

VICT/SUBJ. I.D. OVERFLOW	☐ COMPLAINANT	NAME (LAST, FIRST, MIDDLE)			VICTIM RELATIONSHIP TO SUBJECT			RESIDENT	RACE	SEX	AGE	D.O.B.	ETH	
	☐ VICTIM #	rae, lisa			#1 #2 #3			J S O U						
	☐ SUBJECT #	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.								
	☐ RUNAWAY	ADDRESS			CITY	STATE	ZIP CODE	LOCATION NO.	HOME PHONE	EMPLOYER PHONE				
	☐ WANTED	PARKWAY VILLAGE - 775 SANGA			SUMMERVILLE									
	☐ WARRANT	☐ VICTIM NO. ☐ VISIBLE INJURY: ☐ NO ☐ YES EXPLAIN			☐ COMPLAINT OF NON-VISIBLE INJURIES ☐ NO ☐ YES		☐ VICTIM USING ALCOHOL: ☐ ☐ NONE DRUGS: ☐		☐ TWO-MAN VEHICLE ☐ DETECTIVE/SPLASMT ☐ ALONE ☐ ONE-MAN VEHICLE ☐ OTHER ☐ ASSISTED					
	☐ ARREST	☐ SUBJECT NO. ☐ USING: ALCOHOL ☐ DRUGS ☐ TYPE: COMPUTER EQUIP. ☐ NONE ☐												
	☐ JAIL													
	☐ SUMMONS													
	☐													
VICT/SUBJ. I.D. OVERFLOW	☐ COMPLAINANT	NAME (LAST, FIRST, MIDDLE)			VICTIM RELATIONSHIP TO SUBJECT			RESIDENT	RACE	SEX	AGE	D.O.B.	ETH	
	☐ VICTIM #				#1 #2 #3			J S O U						
	☐ SUBJECT #	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.								
	☐ RUNAWAY	ADDRESS			CITY	STATE	ZIP CODE	LOCATION NO.	HOME PHONE	EMPLOYER PHONE				
	☐ WANTED													
	☐ WARRANT	☐ VICTIM NO. ☐ VISIBLE INJURY: ☐ NO ☐ YES EXPLAIN			☐ COMPLAINT OF NON-VISIBLE INJURIES ☐ NO ☐ YES		☐ VICTIM USING ALCOHOL: ☐ ☐ NONE DRUGS: ☐		☐ TWO-MAN VEHICLE ☐ DETECTIVE/SPLASMT ☐ ALONE ☐ ONE-MAN VEHICLE ☐ OTHER ☐ ASSISTED					
	☐ ARREST	☐ SUBJECT NO. ☐ USING: ALCOHOL ☐ DRUGS ☐ TYPE: COMPUTER EQUIP. ☐ NONE ☐												
	☐ JAIL													
	☐ SUMMONS													
	☐													
NARRATIVE	description,													
	Black in color with small white flowers on it, pink handle grips, red reflector tape on the back, white front rim, pink rear rim no serial number at this time.													
	The suspect did remove her baskets and belongings off the bike and left them where she left the bike. It was found out the when she called yesterday a report wasn't made so I gave Mrs. Ray a case number and information to further help us find the bike.													
VEH/GUN/ECT	STATUS		TYPE		VIN AND/OR LICENSE NO.				BOAT HULL NO. AND/OR REG. NO.					
	☐ STOLEN	☐ VEHICLE			SERIAL AND/OR OWNER APPLIED NO.				STATE					
	☐ RECOVERED	☐ GUN			YEAR OF REGISTRATION				YEAR OF EXPIRATION		TYPE			
	☐ FOUND	☐ BOAT			MODEL		STYLE		COLOR		BRAND NAME			
	☐ TOWED	☐ LICENSE PLATE			NIC NO.		DENOMINATION		ISSUER		SECURITY DATE			
	☐ SUSPECT	☐ SECURITIES/BONDS, STOCKS			MISCELLANEOUS									
	☐ VICTIM	☐ ARTICLE												
PROPERTY EST.	TYPE (GROUP)										TOTAL VALUE			
	STOLEN										\$100.00			
	DAMAGED													
	BURNED													
	RECOVERED													
	SEIZED													
	COUNTERFEIT													
ADMINISTRATIVE	SUBJECT IDENTIFIED		SUBJECT LOCATED		☐ ACTIVE ☐ ADM. CLOSED		☐ ARRESTED UNDER 18 ☐ EX-CLEAR UNDER 18		☐ ARRESTED 18 AND OVER ☐ EX-CLEAR 18 AND OVER					
	☐ YES ☐ NO		☐ YES ☐ NO		☐ UNFOUNDED		☐ VICTIM DECLINES COOPERATION		☐ JUVENILE - NO CUSTODY					
	REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH 2. ☐ NO PROSECUTION 3. ☐ EXTRADITION DENIED 4. ☐ VICTIM DECLINES COOPERATION 5. ☐ JUVENILE - NO CUSTODY		DATE		UNIT NUMBER		APPROVING OFFICER		DATE		UNIT NUMBER			
	REPORTING OFFICER(S)													
	6398 - Deputy John Layton		11/27/2019				2517 - Sergeant Sean O'Neill		11/27/2019					
							FOLLOW-UP INVESTIGATION OFFICER							
							☐ YES ☐ NO							

AGENCY I.D.
SC0080000

SUPPLEMENTARY INCIDENT REPORT
Berkeley County Sheriffs Office

CASE NUMBER

201911081640

NCIC

INQ. ENTD.

☐ ORIGINAL
REPORT
☐ MODIFIES
ORIGINAL

☐ SUPPLEMENTAL
REPORT
☐ CASE STATUS
CHANGE

☐ ADDITIONAL
VICTIMS
☐ ADDITIONAL
OFFENDERS

☐ ADDITIONAL
STOLEN PROPERTY
☐ ADDITIONAL
RECOVERED PROPERTY

PAGE 3 of 3 PAGES

Property

SEQ# 1	OFFENSE 23H	ITEM TYPE 04 - Bicycles	STATUS 7 - Stolen/Etc.	VALUE \$100.00	DJ? No	QUANTITY 1	DESCRIPTION Bicycles
MAKE None		MODEL None	SERIAL NUMBER None	OWNER APPLIED NUMBER		PRIMARY COLOR BLK - Black	ITEM CATEGORY
OWNER V1 - Ray, Lisa Michelle		NCIC	REC? No	REC. QTY	REC. VALUE	DATE OBTAINED	TIME OBTAINED FROM

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

2020CV0810600294
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT

Parkway Village Apartments
775 Sangaree Parkway Blvd.
Summerville, SC 29486
(843) 871-7952

PLAINTIFF(S)

Vs

Lisa Michelle Ray
775 Sangaree Pkwy Apt 5C
Summerville, SC 29486-1842

DEFENDANT(S)

TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

Upon Judgment of this Court, rendered on the 23rd day of January, 2020, you are hereby Ordered to proceed to the premises located at **775 Sangaree Pkwy Apt 5C**
Summerville, SC 29486-1842.

Announce your identity and purpose and serve on the defendant(s) and all occupants a copy of this Writ of Ejectment. Inform them they have **twenty four (24) hours to voluntarily vacate** the premises. **If the premises appear unoccupied and no one responds** to your announced identity and purpose, the Writ of Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.

If after 24 hours following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, **a deputy sheriff may enter the premises** using only as much force as is necessary to effectuate the Ejectment.

Upon gaining access, you shall **remove from the premises any occupants and all items of personal property found on the premises. Such property may be deposited beside the public street or roadway.** All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty eight (48) hours.

January 27, 2020

Goose Creek Magistrate

_____, being duly sworn state that:

- ☐ I personally served a copy of this Writ on _____, an occupant of the rental unit
- ☐ On _____ 20____, at _____ the rental unit appeared unoccupied and no one responded when I announced my identity and intentions. I attached a copy of this Writ to a conspicuous part of the premise.
- ☐ On _____ 20____, at _____, which was not less than 24 hours from the posting date and time, I returned to the rental unit for the purpose of ejectment.
- ☐ Under my supervision, I had all persons and personal property removed and evicted from the rental unit placing all personal property beside the roadside.
- ☐ The rental unit was unoccupied. The Tenant and all occupants had vacated the unit.
- ☐ Informed by Plaintiff that case is settled.

Date: _____ 20____

Sheriff/Deputy Sheriff/Constable



Lisa Ray and All Occupants

775 Sangaree Parkway Blvd, Apartment 5C

Summerville, SC 29486

Dear Resident:

Your lease is hereby terminated as of 5/31/2019. The reason for this termination is that you have violated the following provisions of your Lease:

Lease 23C1 - The landlord may terminate this agreement for the following reasons: The tenants material non compliance with the lease. (D) The term material non compliance with the lease includes: violations that interfere with the management of the project.

Lease 14 - The tenant agrees to obey the House Rules which are attachment #3 of the lease agreement.

Rules #10 The relationship between a Landlord and a Resident is a business relationship. A courteous and businesslike attitude is required from both parties. The Landlord reserves the right to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.

Rules #11 - ...all residents and their visitors will refrain from any conduct that would conflict with the rights of other Residents to the quiet and peaceful enjoyment of the premises. The activity and conduct of all Residents and Guests outside the apartment, in all common areas, parking areas, and recreational areas (if provided) must be reasonable at all times and not disturb, by reasonable standards, other Residents or guests.

Rules #15 - Smoke Free Policy

Your activities which violated the Lease include:

On November 30, 2018, you, Lisa Ray, and your neighbor, were given a letter from the office regarding your ongoing dispute with each other. Our office made numerous attempts to resolve these conflicts to no avail. We had asked that you both avoid interaction and conflict with each other to avoid lease termination, but this is still ongoing.

On January 4, 2019, a physical altercation occurred between you and your neighbor. Law Enforcement was dispatched but no one was arrested and no report made. Police Officers stated that they have been called out numerous times and that both you and your neighbor are causing the disturbances on the property.

On January 10, 2019 in an effort to help resolve the conflict between you and your neighbor, you both were offered a transfer to another unit on the property and you both declined the offer.

On January 14, 2019, you came into the office and apologized to Resident Services Coordinator (RSC) Trudy Huber for an altercation that had occurred between your daughter and your niece over the weekend. You are responsible for the actions of your guests.

On January 18, 2019, RSC Huber knocked on your door to speak with you. While in the apartment, RSC Huber smelled cigarette smoke. When RSC Huber asked had you smoked in the unit, you stated "I am not going to lie, I did just have a cigarette while going through some belongings". RSC Huber advised you that smoking was against the rules. You have already received a lease violation for smoking in your unit in 2016 after the no smoking policy went into effect. You then advised RSC Huber that on January 16, 2019 you called Law Enforcement to your home because your daughter, or either your niece, had robbed you for a large sum of money, medicines and other items. You have expressed to RSC Huber that you have been robbed several times over the last few months and you now believe it may be your "on again, off again" boyfriend who is robbing you. Our office has rekeyed your locks several times over the last few months because of the traffic and robberies in your unit.

Our office has continuously received complaints regarding traffic and loud noise in your home. On April 12, 2019, your music was extremely loud. Assistant Manager (AM) Necole Davis and Maintenance Technician (MT) Ronald Deltoro came to your unit and advised you to turn it down.

On April 16, 2019 RSC Huber came to your unit, accompanied by a contractor, to paint your entry door. When RSC Huber approached your door, she noticed the strong smell of cigarette smoke coming from your apartment. RSC Huber then asked if you were smoking in the unit and you admitted to her that you were. You then requested to RSC Huber, that she not tell Site Property Manager (SPM) Jaquetta Elias, about the smoking. RSC Huber advised you that she was going to report your smoking in the unit. Smoking in the unit is grounds for lease termination and this is the third time that it has been documented and you admitted to it.

On April 18, 2019, you came into the office to speak with Vice President (VP) Jane Henderson, AM Necole Davis and SPM Jaquetta Elias, after VP Henderson requested a meeting with you. You admitted to everyone present that you had smoked in the unit. You further admitted that your niece and other persons had also smoked in your unit on other occasions. VP Henderson also asked you about an incident involving your neighbors vehicle being vandalized (syrup was poured into the tank causing major damage to the vehicle). You stated that you did not touch her vehicle, but you bet that your niece or your male friend did this. You then stated that this is your nieces "M-O" and she probably did it. The elderly neighbor's vehicle that was damaged is the same neighbor that you have been having the ongoing dispute with for months. VP Henderson then advised you that there were multiple complaints to VP Henderson, and the Office at Parkway Village Apartments, regarding you disturbing neighbors in the building. VP Henderson advised that in addition to the disturbances, that residents had stated that you were making comments that you were not going to stop harrasing your elderly neighbor until you drove her crazy and got her evicted. You denied the allegations regarding your comments. Your behavior in the Office while meeting with VP Henderson, SPM Elias, and AM Davis was very erratic. You were jumping in and out of the seat, laying back in the seat, using a lot of profanity (especially when referring to your neighbors), your speech was slurred and you seemed disoriented. During the meeting, you had to leave to meet Law Enforcement and DSS at your unit. You returned to the meeting and stated that someone had called in a wellness check on you.

Our office has made every attempt to work with you and your neighbor to stop the incidents, and to stop Law Enforcement from being called to Parkway Village Apartments numerous times. Law Enforcement has complained to us regarding the many calls to Parkway Village regarding incidents involving you. In addition to the incidents, you continue to play music loud in an apparent attempt to disturb the neighbors in your building (all elderly), and this has been witnessed by staff. Finally, you have violated your lease by continuing to smoke in the unit.

Please vacate the apartment on or before the date specified above. If a judicial proceeding is instituted, you may present a defense in court. Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. If you wish to respond to this notice or discuss it with a management agent, or if you or a member of your household is a victim of abuse covered by the Violence Against Women Act and you feel your status as a victim has contributed to the termination of your lease, you have ten (10) days from the date of this termination notice to contact the management office. A copy of HUD's Notice of Occupancy Rights Under VAWA (PM-603) is attached.

Respectfully yours,

Agent

Date

Certificate of Service

☒ I hereby certify that the foregoing instrument was served on the above named party by depositing a copy of same in the United States mail, certified mail with return receipt, addressed as indicated above, with proper return address.

☐ I hereby certify that the foregoing instrument was served on the above named party by delivering a copy of same to the person named above on April 29, 2019 at 12:30 AM/PM.

☐ Since no adult responded to a knock at the door of the leased dwelling unit located at the address indicated above, by placing a copy under or through the door of said dwelling on _____, 20____.

PM-0523C

Eff. 10/17/01; Rev. 04/04/2017



6

BY: _____





RESIDENT BILL

Date: 01/14/2020

From: Jaquetta Ellias, Property Manager
Parkway Village
775 Sangaree Pkwy
Summerville, SC 29483-1887
(843) 871-7952

To: LISA RAY
775 Sangaree Pkwy Apt 5C
Summerville, SC 29483-1842

Apt: 5C

This is Notification of a Debt Collection

To
LISA RAY
775 Sangaree Pkwy Apt 5C
Summerville, SC 29483-1842

The following charge is posted to your account today and will be due for payment in no later than 30 days. Court costs, which are charged when eviction papers must be filed are due in full with all other past due amounts. Once eviction proceedings begin all charges that are due must be paid in full or they will not be accepted. If a judgment is awarded to the property by the court, all past due charges including court cost are due 10 days from the date of judgment. If there is any other past due amounts owed they are included in the total below and are due upon receipt.

Amount(s) due as of 01/14/2020

Date	Code	Description	Amount
01/01/2020	CB RENT	Rent	71.50
01/01/2020	CB RENT	Rent	71.50
01/05/2020	CB LATE FEE	Late Charges	5.00
01/07/2020	CB LATE FEE	Late Charges	5.00
01/08/2020	CB LATE FEE	Late Charges	5.00
01/09/2020	CB LATE FEE	Late Charges	5.00
01/10/2020	CB LATE FEE	Late Charges	5.00
01/11/2020	CB LATE FEE	Late Charges	5.00
01/12/2020	CB LATE FEE	Late Charges	5.00
01/13/2020	CB LATE FEE	Late Charges	5.00
01/14/2020	CB LATE FEE	Late Charges	5.00
01/14/2020	CB COURT COST	Court Costs	40.00
01/14/2020	CB COURT COST	Court Costs	40.00

Total amount due \$ 271.50

If you have any questions regarding this charge or balance due, please call or come by the management office.

Sincerely,

Jaquetta Ellias, Property Manager

Resident Bill



11.00 PER DAY
After the 14th

March 24th, 2020

NOTICE TO RESIDENTS

To help keep the potential spread of contamination to a minimum, please ensure that ALL TRASH IS BAGGED AND TIED before it gets thrown in the dumpsters. By doing this, you are not only keeping stray trash from escaping the dumpsters but you are helping to ensure you, your family, your neighbors as well as your trash collectors do not come into contact with potentially contaminated items. Drivers need to be able to access the trash dumpsters so please keep the area surrounding the containers clear.

Remember that all trash must be placed inside of the dumpsters. Excessive trash is a possibility during the quarantine period. If you notice excess trash, please contact the management office and we can request to increase services for trash pickup.

BASIC TRASH NOTES:

Please remember that all trash containers must be clear and accessible for trucks to empty at the time of dump or removal. Blocked containers will not be serviced until the next scheduled service day, so please be mindful of anything which might impede access to the containers. Below are materials which are PROHIBITED from being placed inside dumpsters:

- * Bulk Items - Mattresses, Couches, Furniture, Appliances, Air Conditioners, etc.
- * Tires
- * Electronics/TV's/Computer Equipment
- * Batteries - Lead Acid, Button Cell, Nickel-Cadmium, Lithium
- * Appliances
- * Yard Waste, Limbs, Leaves, Plants or Clippings
- * Liquids
- * Hazardous, Industrial and Medical Waste and Sharps
- * Volatile and/or Hazardous Chemicals or Products
- * Contaminated Soil, Pesticides, Insecticides, Fungicides, Fertilizer, Poisons
- * Explosives, Fuel Tanks or Weapons
- * Volatile Chemicals
- * Any Material with the Propensity to Produce Obnoxious Odors
- * Fluorescent Fixtures, Bulbs or Tubes

Working together we will get through this difficult period.



RENT REMINDER NOTICE - DEMAND FOR PAYMENT

Date: 03/03/2020

From: Jaquetta Elias, Property Manager / Agent for Owner
Parkway Village
775 Sangaree Pkwy
Summerville, SC 29483-1887
(843) 871-7952

To: LISA RAY
775 Sangaree Pkwy Apt 5C
Summerville, SC 29483-1842

Apt: 5C

This is Notification of a Debt Collection

To all Resident(s) in possession, including:

LISA RAY
775 Sangaree Pkwy Apt 5C
Summerville, SC 29483-1842

Your Lease requires that you pay your Monthly Rent on or before the 1st day of each month. As of this date, you have failed to do so and our records indicate that there is still an unpaid balance due on your account for the current month. Please review the following charge(s) and remit the amount below immediately.

If the rent is not paid by the 5th day of the month, a \$5 late fee will be assessed on the 6th day with \$1 each day after that up to \$30 and is due with rent payment.

Amount(s) due as of 03/03/2020

Date	Code	Description	Amount
03/01/2020	C-RENT	Period Beginning balance	150.50
03/01/2020	C-RENT	Rent	147.00

Total amount due \$ 337.50

You must pay by 3/5/20 or your lease will terminate on that day and eviction proceedings will be filed against you.

If a judicial proceeding is instituted, you may present a defense in court. Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. If you wish to respond to this notice or discuss it with a management agent, or if you or a member of your household is a victim of abuse covered by the Violence Against Women Act and you feel your status as a victim has contributed to the termination of your lease, you have ten (10) days from the date of this termination notice to contact the management office.

Sincerely,

Jaquetta Elias, Property Manager / Agent for Owner

Rent Reminder Notice



300 4th 5th RAIN you my Bike 3-3-2020 → in a thunderstorm 3-3-2020 to get mansion Rent OFFICE HAD THIS ON my DOOR when I Returned Home on my Bike from CVS Pharmacy [Order]

Judge Denton SAID NO Fees to Pay 1-30-28 this

Date put on my front door



Resident Services Tracking

Resident Name: Lisa Ray
 Unit Number: 5C

Date of Contact: 2/21/2020
 Phone Number: 843 964 9887

- ☐ Response to Management Referral
 ☐ Conflict Resolution
☒ Resident Initiated Contact
 ☐ Security/Incident Report
☐ RSC Initiated Contact
 ☐ Referred by Resident/Resident Council
☐ Other: _____
 ☐ Follow up

Contact made: ☐ at Resident's Unit ☐ via Telephone ☒ in RSC Office

Reason for Contact:

Needed help w/ gmail & new phone setup.

Resident's Comments:

Reviewer's Comments:

model # SM-A205U
serial # R58MC2H4H4N
IMEI 35274114749024 843-964-9887

Service Plan/Referrals:

RSC Name: Trudy Huber Site Name: Parkway Village

RSC Signature: _____

Resident Signature: _____

Follow up? ☐ YES ☒ NO

Date of Follow up: _____

Copy: ☒ Resident File ☐ SPM ☐ Other: _____





PRICE LIST

When damage is caused by carelessness, misuse or neglect on the part of the Tenant or his/her family or visitors, the Tenant will be charged for the damage per the list below. The prices in this section represent cost of materials only, for items normally kept in stock. **LABOR IS NOT INCLUDED IN THE PRICES BELOW.**

Cabinet - Drawer	45.00	Drywall Repair (4" and under)	20.00
Cabinet - Hinges	6.00	Drywall Repair (4" to 8")	30.00
Cabinet - Pull	6.00	Drywall Repair (Over 8") Actual cost if exceeds	60.00
Closet Rod	15.00	Range Hood	70.00
CO Alarm (Plug In)	40.00	Range Hood - Microwave	COST
Doors - Bi-fold Doors	80.00	Range - Firestops (EACH)	40.00
Doors - Closet Door Rollers	8.00	Range - Burner Elements (6" or 8")	COST
Doors - Exterior (Metal Fire Door Unit)	350.00	Refrigerator Door Seal or Shelves (If Tenant Damaged)	COST
Doors - Interior (Complete - Door, Trim and Jam)	125.00	Smoke Alarm	25.00
Doors - Interior (Door Only)	70.00	Smoke/CO Combo or Tamper Resistant Smoke Alarm	50.00
Fire Extinguisher - Exterior	50.00	Soap Dish - Bathtub	20.00
Fire Extinguisher - Interior	35.00	Shower Rod	15.00
Light Globe (Hallway, Bedroom, Bath)	15.00	Towel Holder	15.00
Light Globe (Kitchen - 8" or 10" drum type)	18.00	Toilet Seat	20.00
Lock - Deadbolt or Rekey	40.00	Thermostat (Heat Pump)	70.00
Lock - Privacy Doorknob - Round	20.00	Thermostat (Split System)	40.00
Lock - Privacy Doorknob - Lever	30.00	Window Glass - Double Glazed	COST
Passage Doorknob - Round	20.00	Window Screen	25.00
Passage Doorknob - Lever	30.00	Blinds/Blind Parts- Specialty (Vertical or Faux)	COST
Mailbox Lock	15.00		

Any charges for materials not listed above will be actual cost to purchase materials. Specific materials purchased where cost exceeds those listed above may be charged at actual cost.

LABOR CHARGES FOR WORK PERFORMED BY SITE STAFF - The labor charge will be \$20.00 per person per hour during normal office hours, or \$30.00 per person per hour for repairs after office hours. There will be a minimum labor charge of 1/4 hour (\$10.00). Tenant is responsible for labor charges (billed at normal hourly rate) for removing trash from unit at transfer/move out.

LABOR CHARGES FOR WORK PERFORMED BY OUTSIDE CONTRACTORS - The labor charge for work performed by outside contractors will be actual cost as billed by the contractor, plus an administrative fee of 10%.

Tenant is also responsible for all costs to clean the unit at transfer/move out that are excessive and beyond normal wear and tear at the labor rate above. The following hours are estimates based on normal wear and tear at transfer/move out:

~~Cleaning - 2 hours~~
~~Carpet Cleaning - 2 hours~~

SPECIAL PRICING INCLUDING LABOR AND MATERIALS

Blinds - Less than 48"	20.00	Outlet Cover or Switch Plate	5.00
Blinds - 48" to 72"	25.00	Outlet or Switch	15.00
Blinds - Larger than 72"	COST	TV Cable Cover	10.00
Doorstop	8.00	Smoke Alarm/CO Alarm Batteries (EACH)	6.00
Replacement Key for Any Lock	8.00	Range Hood - Charcoal Filter	15.00
Key Card	15.00	Drip Pan (EACH)	6.00
Light Bulb - CFL or Fluorescent Tube	10.00	Refrigerator - Crisper Cover	50.00
Light Bulb - Regular or LED	5.00	Remove Toilet and Replace Seal	65.00
Open Locked Door (Office Hours)	30.00	Unstop Sink, Lavatory or Toilet (Office Hours)	30.00
Open Locked Door (After Hours)	50.00	Unstop Sink, Lavatory or Toilet (After Hours)	50.00
Animal Waste Disposal	5.00 per Occurrence	Trash Removal (Around Dumpsters, Grounds, Outside Unit Doors, etc.)	35.00

Resident Signature

Date

Resident Signature

Date

Site Property Manager Signature

Date





South Carolina Diagnostic Imaging
www.SCDiag.com

Tricounty Radiology West Ashley
1975-H Magwood Drive, Charleston, SC 29414
p: (843) 529-0600 f: (843) 769-5450

PATIENT NAME: Ray, Lisa M.
DOB: 11/01/1965
MRN: 08-932762
PHONE: 843-530-1132
PHYSICIAN: Kelsie Requa, PA
EXAM DATE: 12/09/2019

MRI
my Lumbar
SPINE

EXAM: MR-Lumbar Spine without contrast

REASON FOR EXAM: M54.9 - Dorsalgia, unspecified

TECHNIQUE: Multiplanar multisequence images lumbar spine without contrast.

COMPARISON: None.

FINDINGS: Alignment and bony structures: L1-2, L3-4, and L4-5 mild degenerative retrolistheses. L5-S1 mild anterolisthesis with chronic left-sided L5 pars defects. Diffuse disc desiccation becomes moderate caudally. L4-5 and L5-S1 mild type 1 modic changes. Conus medullaris: Normal signal and caliber. Findings by level:

T12/L1: Mild disc bulge. No stenosis.

L1/2: Shallow left paracentral protrusion with annular tear. Mild facet hypertrophy. No stenosis.

L2/3: Mild disc bulge and facet hypertrophy. Mild exit narrowing.

L3/4: Disc bulge extends biforaminally. Mild facet hypertrophy. Mild exit narrowing.

L4/5: Disc bulge converts to shallow protrusion centrally to right extraforaminally. Mild facet hypertrophy. Mild exit narrowing. Mild deflection exiting right L4.

L5/S1: Congenital nonunion posterior elements. Moderate right and mild left facet hypertrophy. Left L5 pars defect with slight anterolisthesis. Brought shallow protrusion extends biforaminally. Moderate bilateral exit crowding L5's with possible impingement on the left due to anterolisthesis and exiting nerve root compressed between pars fragments and foraminal protrusion.

IMPRESSION:

1. Left L5's chronic pars defect with slight anterolisthesis. Moderate exit crowding bilaterally with

PATIENT NAME: Ray, Lisa M.
DOB: 11/01/1965
EXAM: MR-Lumbar Spine without contrast
EXAM DATE: 12/09/2019

possible impingement exiting left L5 as described above.
2. Diffuse mild spondylosis otherwise. Deflection exiting right L4 as described.

Troy J Marlow, MD

*** THIS IS AN ELECTRONICALLY VERIFIED REPORT ***
12/10/2019 8:47 AM: Troy J Marlow, MD

TJM/tjm
DD: 12/10/2019 08:43 am
DT: 12/10/2019 08:47 am
Accession #: 08-3213922

BCSO COPY \ BERKELEYCOUNTY\STEFANIE.AUCLAIR

5-10

AGENCY I.D.
SC0080000

INCIDENT REPORT

CASE NUMBER

201902013348

BCIC

INC. SNTD
N N

EVENT	INCIDENT TYPE		COMPLETED	FORCED ENTRY	PREMISE TYPE	UNITS ENTERED	TYPE VICTIM
	1. VANDALISM (290)		☒ YES ☐ NO	☐ YES ☐ NO	Parking/Drop Lot/		☐ Individual ☐ Business ☐ Financial Inst. ☐ Government ☐ Relig. Orgn. ☐ Soc/Public ☐ Other ☐ Unknown ☐ Police On
	2.		☐ YES ☐ NO	☐ YES ☐ NO			
VICTIM NO. 1	3.		☐ YES ☐ NO	☐ YES ☐ NO			
	INCIDENT LOCATION (DIVISION, APARTMENT AND NUMBER, STREET NAME AND NUMBER)				ZIP CODE	WEAPON TYPE	
	775 SANGAREE PARKWAY, SUMMERVILLE				29483		
SUBJECT NO. 1	INCIDENT DATE	IN HR. CLOCK	TO	DATE	IN HR. CLOCK	DEPT. DATE	DEPT. TIME
	02/06/2019	13:00		02/07/2019	16:00	02/09/19	11:38
						11:40	12:15
COMPLAINANT'S NAME (LAST, FIRST, MIDDLE)		RELATIONSHIP TO SUBJECT		RESIDENT	RACE	SEX	AGE
JARRET, EDWIN, JL				☒ S ☐ D ☐ U	W	F	63
JARRET, EDWIN, JL				☒ S ☐ D ☐ U	W	F	63
HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.			
501	159	GRY	BRO				
ADDRESS							
VICTIM (NO. 1) USING ALCOHOL ☐ YES ☒ NO ☐ UNK ☐ DRUGS ☐ YES ☒ NO ☐ UNK ☐ TYPE							
TWO-WHEEL VEH. ☐ ONE-WHEEL VEH. ☐ DETECTIVE/PLAINT ☐ OTHER ☐ ALONE ☐ ASSISTED ☐ * J - This Jurisdiction, S - State, O - Out of State, U - Unknown							
SUBJECT NO. 1	SUBJECT	NAME, LAST, FIRST, MIDDLE	RACE	SEX	AGE	ETH.	DATE OF BIRTH
	☒ TRAWAY	RAY, LISA, MICHELLE	W	F	53	N	11/01/65
	☐ WANTED	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.					
☐ WARRANT	ADDRESS						
☐ ARREST	775 SANAGREE PARKWAY 5-C						
☐ AIL	CITY SUMMERVILLE						
☐ BOMBING	STATE SC						
SUBJECT (NO. 1) USING ALCOHOL ☐ YES ☒ NO ☐ UNK ☐		ARRESTED NEAR OFFENSE SCENE ☐ YES ☒ NO ☐		DATE/TIME OF OFFENSE		DATE/TIME OF ARREST	
DRUGS ☐ YES ☒ NO ☐ UNK ☐ TYPE		TOTAL # ARRESTED					
NARRATIVE	On 02/09/2019 I made contact with the complainant/victim (Edwine Jarret) by telephone in reference to her vehicle being						
	damaged/vandalized. Jarret stated that on 02/06/2019 she drove her vehicle over to her sisters residence and the vehicle						
	started and ran fine. Jarret stated that on 02/07/2019 her vehicle would not start. Jarret stated that her brother came to her						
residence and attempted to fix her vehicle and informed her that he thought it had something to do with the fuel pump. Jarret							
stated that on 02/07/2019 at approx. 1600 her vehicle was towed to Gerald's on Dorchester Rd. to be checked for any issues.							
Jarret stated that on 02/09/2019 she was informed by Gerald's that someone had poured maple syrup in her gas tank causing							
damage to the fuel pump and the exhaust costing approx. \$2,300.00 in damages. Jarret stated that she believed that the							
subject (Lisa Ray) did this to her vehicle due to the two having multiple altercations. Jarret stated that Ray lives next door to her							
and has blocked her from being able to enter her vehicle on a previous occasion as well as hitting Jarret with her shoulder.							
Jarret stated that she wanted this incident documented. Jarret stated that there aren't any cameras that currently record where							
JURISDICTION OF THEFT LAW ENFORCEMENT AGENCY				JURISDICTION OF RECOVERY LAW ENFORCEMENT AGENCY			
ADMINISTRATIVE	TYPE (GROUP)	Motor Vehicle					TOTAL VALUE
	STOLEN						2300
	DAMAGED	2300					
RECOVERED							
RECOVERED							
SUBJECT IDENTIFIED		SUBJECT LOCATED		ACTIVE		ADM. CLOSED	
☒ YES ☐ NO ☐		☒ YES ☐ NO ☐		☐ ACTIVE ☐ UNFOUNDED		☐ ADM. CLOSED	
REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH. 2. ☐ NO PROSECUTION. 3. ☐ EXTRAJURISDICTION DENIED. 4. ☐ VICTIM DECLINED COOPERATION. 5. ☐ JUVENILE - NO CUSTODY		DATE		UNIT NUMBER		APPROVING OFFICER	
TANNER, JAMES		02/09/19		5869		PITTMAN, JOHN	
FOLLOWUP		INVESTIGATION		☐ YES ☒ NO ☐		OFFICER	
DATE		UNIT NUMBER		DATE		UNIT NUMBER	
02/09/19		4310		02/09/19		4310	

SUPPLEMENTAL INCIDENT REPORT

NGIC

NO.	ENTD
N	N

☐ ORIGINAL REPORT		☐ SUPPLEMENTAL REPORT	☐ ADDITIONAL VICTIMS	☐ ADDITIONAL STOLEN PROPERTY	PAGE <u>2</u> OF _____ PAGES.
☐ MODIFIED ORIGINAL		☐ CASE STATUS CHANGE	☐ ADDITIONAL OFFENDERS	☐ ADDITIONAL RECOVERED PROPERTY	

VICT/SUBJ. ID. OVERFLOW	COMPLAINANT	NAME (LAST, FIRST, MIDDLE)		VICTIM RELATIONSHIP TO SUBJECT			RESIDENT	RACE	SEX	AGE	D.O.B.	ETH.
	VICTIM #											
	SUBJECT #											
	RUNAWAY											
	WANTED											
	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.							
	ADDRESS				CITY	STATE	ZIP CODE	LOCATION NO.	DAY PHONE		EVENING PHONE	
	☐ VICTIM NO. ____; VEHICLE INQUIRY: ☐ NO ☐ YES				COMPLAINT OF NON-VEHICLE INJURIES: ☐ NO ☐ YES		VICTIM USING ALCOHOL: ☐ NO ☐ YES ☐ UNK		☐ TWO-MAN VEHICLE ☐ DETECTIVE/PLAINT ☐ ALONE			
	EXPLAIN:				DRUGS: ☐ NO ☐ YES TYPE: ☐ UNK		☐ ONE-MAN VEHICLE ☐ OTHER		☐ ARRESTED			
	☐ SUBJECT NO. ____; USING ALCOHOL: ☐ NO ☐ YES				USING DRUGS: ☐ NO ☐ YES → TYPE: ☐ UNK							
	COMPLAINANT	NAME (LAST, FIRST, MIDDLE)		VICTIM RELATIONSHIP TO SUBJECT			RESIDENT	RACE	SEX	AGE	D.O.B.	ETH.
	VICTIM #											
	SUBJECT #											
	RUNAWAY											
	WANTED											
	HEIGHT	WEIGHT	HAIR	EYES	FACIAL HAIR, SCARS, TATTOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.							
	ADDRESS				CITY	STATE	ZIP CODE	LOCATION NO.	DAY PHONE		EVENING PHONE	
	☐ VICTIM NO. ____; VEHICLE INQUIRY: ☐ NO ☐ YES				COMPLAINT OF NON-VEHICLE INJURIES: ☐ NO ☐ YES		VICTIM USING ALCOHOL: ☐ NO ☐ YES ☐ UNK		☐ TWO-MAN VEHICLE ☐ DETECTIVE/PLAINT ☐ ALONE			
	EXPLAIN:				DRUGS: ☐ NO ☐ YES TYPE: ☐ UNK		☐ ONE-MAN VEHICLE ☐ OTHER		☐ ARRESTED			
	☐ SUBJECT NO. ____; USING ALCOHOL: ☐ NO ☐ YES				USING DRUGS: ☐ NO ☐ YES → TYPE: ☐ UNK							

her vehicle is normally parked in the parking lot at the incident location.

End of Report.

				JURISDICTION OF THEFT LAW ENFORCEMENT AGENCY				JURISDICTION OF DISCOVERY LAW ENFORCEMENT AGENCY			
--	--	--	--	--	--	--	--	--	--	--	--

STATUS	TYPE	VIN AND/OR LICENSE NO.	BOAT HULL NO. AND/OR REG. NO.
☐ STOLEN	☐ VEHICLE	SERIAL AND/OR OWNER APPLIED NO. <td>STATE</td>	STATE
☐ RECOVERED	☐ GUN	YEAR OF REGISTRATION	YEAR OF EXPIRATION
☐ FOUND	☐ BOAT	MODEL	STYLE
☐ TOWED	☐ LICENSE PLATE	COLOR	BRAND NAME
☐ SUSPECT	☐ SCOOTER/MOPED, STROPS	ISSUE NO.	DEMOMINATION
☐ VICTIM	☐ ARTICLE	MISCELLANEOUS	SECURITY DATE

TYPE (GROUP)	TOTAL VALUE
STOLEN	
DAMAGED	
BURNED	
RECOVERED	
OTHER	

☐ SUBJECT IDENTIFIED		☐ SUBJECT LOCATED		☐ ACTIVE	☒ ADM. CLOSED	☐ ARRESTED UNDER 18	☐ EX-CLEAR UNDER 18
☒ YES		☐ YES ☐ NO		☐ UNFOUNDED		☐ ARRESTED 18 AND OVER	☐ EX-CLEAR 18 AND OVER

REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH, 2. ☐ NO PROSECUTION, 3. ☐ EXTRADITION DENIED, 4. ☐ VICTIM DECUMES COOPERATION, 5. ☐ JUVENILE - NO CUSTODY

REPORTING OFFICER	DATE	UNIT NUMBER	APPROVING OFFICER	DATE	UNIT NUMBER
TANNER, JAMES	02/09/19	5869	PITTMAN, JOHN	02/09/19	4310

FOLLOWUP INVESTIGATION ☐ YES ☒ NO OFFICER



LEASE VIOLATION NOTICE

Parkway Village Apartments

ORIGINAL

Date: 11/19/2019

11-19-19

John Bentley

Lisa Ray
775 Sangaree Pkwy Blvd Apt. 5C
Summerville, SC 29486

Dear Resident:

When you signed your lease, you agreed to abide by all of its provisions, and to abide by the Rules and Regulations. You have violated your agreement by:

Lie On 9/28/19, you contacted Maintenance Technician (MT) John Bentley to request your locks be changed. During the call, you advised MT Bentley that you had a gun. MT Bentley told you that you must lock the gun up or he would not come into your unit. When MT Bentley arrived and entered your unit, the gun was not locked away and was in view of MT Bentley. *This was my first time hearing this Lie*

On 11/13/2019, MT Bentley came to your apartment to check your smoke detector, per required 24 hour notice that was given to you for this. When MT Bentley arrived to your apartment he noticed that the door was open and that the radio was on. MT Bentley knocked twice on your door and loudly called out your name twice. MT Bentley stated that you came from the back of the apartment displaying a *Lie* gun in your hand. MT Bentley felt threatened and immediately left your apartment area. MT Bentley returned to Parkway Village Apartments and notified Site Property Manager Jaquetta Elias of both incidents, stating that he does feel threatened.

Rule 22 of the Rules and regulation states: All firearms in the possession of a Resident, guest or service provider must be legal and carried in accordance with state and local laws. All weapons/firearms must be stored in locked cabinets. Openly carrying or displaying weapons or firearms is strictly prohibited.

You failed to comply with Residential Landlord and Tenant Act Section 24-40-510. You also failed to comply with the lease; rules and regulations which are enforceable pursuant to Section 27-40-520.

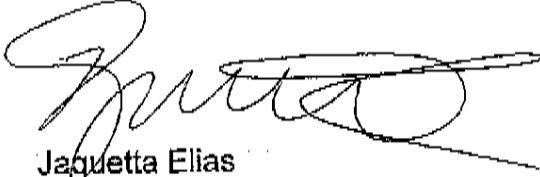
You have violated Paragraph 23C1 (C6A & B(C10) 14 of your Lease and Paragraph 22,18,20 of the Rules and Regulations. These Paragraphs are designed to protect all of the residents and the Owner, and will be enforced. If you repeat this violation, your lease may be terminated. Please make sure that this problem does not reoccur.



ORIGINAL

If you would like to schedule a meeting to discuss this violation, please contact the rental office as soon as possible. If you need a reasonable accommodation to participate in such a meeting, please notify the office at the time you make your request for the meeting. In addition, if you believe that the issues described in this notice are connected to a disability and a reasonable accommodation is needed, please note that it is your responsibility to request a reasonable accommodation from the rental office as soon as you become aware of the need for an accommodation.

Respectfully yours,



Jaquetta Elias
Site Property Manager
Parkway Village Apartments

original
1-23-2019
2019

Certificate of Completion

This certifies that Lisa Ray has completed level 1 of
self defense training on 1/23/2019.

Signed [Signature]

Date 1-23-19

INSTRUCTOR 1. L. PARKWAY VILLAGE Self Defense



**Westminster
Company**

Property Management

Parkway Village Apartments

775 Parkway Blvd

Summerville, SC 29483

Phone (843)871-7952 Fax (843)871-0648

**Starting on 11/13/2019
maintenance we be entering
all units to check smoke
detectors. This will continue
until 11/20/2019. You do not
need to be home for this work
to be done and will only take a
few minutes per unit**

**Thank you
Maintenance**





**Westminster
Company**
Property Management

RONALD

COPY

RESIDENT BILL

Property Parkway Village Apartments			
Resident Lisa M Ray		Apartment # 5C	
	Units	Unit Price	Total Cost
Materials:			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
Labor:	Hours		Total Cost
Had to come in and lock laundry room Lisa wood	1.00	\$40.00	\$40.00
not let the person in charge to lock it up lock it			\$0.00
up			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
TOTAL AMOUNT			\$40.00

THIS NOTICE IS AN ATTEMPT AT DEBT COLLECTION. THIS BILL MUST BE PAID WITHIN 30 DAYS. IF YOU CANNOT PAY THIS BILL WITHIN 30 DAYS, PLEASE CONTACT THE OFFICE TO SET UP A PAYMENT PLAN.

Agent

Date

OneSite

Page 1 of 1

Parkway Village

775 Sangaree Pkwy
Summerville, SC 29483-1887
(843) 871-7952

Unit 5C

Service request

46216-1

Status: In progress

Created by: John Bentley

Submitted: 01/13/2020 8:00PM EST

Printed: 01/14/2020 2:11 pm EST

Location: Unit 5C

Location information

LISA M RAY

Resident since: 10/17/2014

775 Sangaree Pkwy Apt 5C
Summerville, SC 29483-1842

(C) (843) 530-1132

Days occupied: 191 Number of requests: 20

Floor plan: 1 BED 1 BATH

Scheduling information

Assigned to:

Onsite Staff

Priority:

3 - Mgmt Inspections

PTE:

Enter by appointment only

Date/time preferred:

Date/time scheduled:

Complete SR by:

03/17/2020 02:07 pm EST

Request details

Entry notes: No Pet Warnings, No Additional Comments Had to lock laundry room resident would not let laundry care taker lock door

Issue location:**Issue description:** Exterior door, Ext door-other problem**Parts and equipment needed:** -**Work notes:** Check Fire Equipment, Plumbing, Utilities and Housekeeping Completion Notes Below:**Service comments:****Actions performed** (check all that apply)

- | | | |
|--|--|--|
| ☐ Installed door lock | ☐ Installed door stop | ☐ Installed door sweep |
| ☐ Installed peephole | ☐ Installed weather-stripping | ☐ Made new key |
| ☐ Oiled door hinge | ☐ Painted door | ☐ Rekeyed door lock |
| ☐ Repaired door jam | ☐ Replaced door glass | ☐ Replaced door latch |
| ☐ Replaced door stop | ☐ Replaced door sweep | ☒ Other, please see comments |

Other actions performed:

lock laundry room because
Lisa would not let person in charge lock it

Date Completed:

1-13-20

Start time

8pm

End time

9pm

Charge

40-02

Status

Done

Parts used

none☐ No Access

☐ Due to an emergency, the maintenance staff entered
your apartment

Service request # 46216-1

Location: Unit 5C

Assigned to: Onsite Staff

Signed

Ren

Date completed

1-13-20