

# WPPOA NEWS

VOLUME 16, ISSUE 5

May 2013

## *Board Meeting Dates*

**June 17, 2013**

**July 15, 2013**

**August 19, 2013**

**September 16, 2013**

**October 21, 2013**

**November 18, 2013**

**December 16, 2013**

**All meetings are held  
on the third Monday  
(except where noted)  
at 3:00 p.m. at the  
Property Owners' Office.**

## **Property Owner Decal Renewal Is Almost Over!**

If you have not renewed your decals, bring your current vehicle registration to the POA office no later than May 31. Remember, barcodes will be deactivated if you do not have a current decal.

## **DEVELOPMENT COMPANY**

### **What's Coming?**

This year marks a special anniversary at Woodside Plantation. It was exactly 20 years ago that my partners and I took over development of this exceptional community. During this time, we've seen some very wild fluctuations in the economy – times of rapid growth when we could barely keep pace with demand, and other times when growth seemed to slow to a crawl.

Through it all, we've focused on one simple vision: To create one of the country's premier communities, a place where families will still choose to live fifty or even a hundred years from now.

Over the years, we've completed a full array of family-oriented amenities, including a superlative Nicklaus Design golf course, an outstanding tennis complex, and a beautiful clubhouse facility with pro shop, piano bar and fine dining. Also underway is the Village at Woodside, featuring a medical campus with state-of-the-art health care services and a brand-new Village Health & Wellness Center, with additional retail shops and dining venues in the works.

Of course, none of this would have been possible without our property owners and residents. We can all be proud of the progress we've made, but there's no time to rest on our laurels. Our promise to you for the next 20 years and beyond is to continue to work hard to ensure Woodside remains one of the country's foremost communities. We invite you to join us in that effort, and look forward to seeing you soon at Woodside Plantation.

Warm regards,  
Rick Steele



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**Property Owners' Association**  
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## C.E.E.C. (COVENANTS)

Mike Sims

### Close, Sesame

I want to thank a couple of our residents from opposite ends of the Plantation to alerting me to a covenant violation that bothers many of us, especially at this time of the year. Rather than filing complaints, both residents asked if I would address this issue in a newsletter article.

There is one area of a residence that absolutely refuses to conform to any level of visual aesthetics – “the garage” – it serves as a storage facility that houses a vast array of yard implements (shovels, rakes hoes, brooms - that are stacked or hung in no orderly fashion), many sacks of half used fertilizer and weed control products, bottles and cans of insecticides, possibly a cadre of paint cans, garden hoses, half used bags of repair concrete, toys only used when the grandkids visit, and of course innumerable empty flower pots from Home Depot and Lowe’s accumulated over the last five to ten years, perhaps some shelves or cabinets with open doors, a pet cage, the lawn mower, weed eater and trimmer, and don’t forget the trash and recyclable receptacles and the two vehicles – all a virtual kaleidoscope of visual disarray.

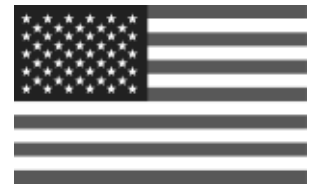
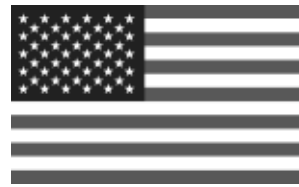
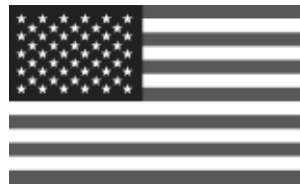
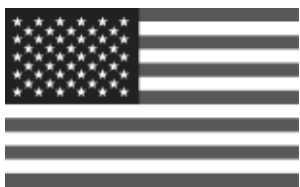
As we go about our daily tasks we enter and exit the garage many times and due to our inherent sense of efficiency, why bother to shut the garage door(s) while we are about our activities.

Thus we inflict this kaleidoscope of visual disarray on our neighbors for hours on end and on people driving past our residences because we just don’t take the time to use the electric garage door opener. “Unsightly conditions” never enter our mind much less the thought that our neighborhoods should be “aesthetically pleasing.”

Section 3.11 of our Building and Landscape Guidelines states:

“Electric garage door openers are required for all garages and **garage doors must be kept closed at all times except during periods when work is being performed in the garage** (emphasis added)”

How often are you guilty of violating this Covenant?



## Memorial Day

*We honor the men and women of the U.S. Armed Forces who have fought for and are currently defending the freedom our country enjoys.*

# APRIL 15, 2013 BOARD MEETING MINUTES



Meeting was called to order by Bill Lykins at 3:00 p.m. at the Woodside POA office conference room and a quorum was established.

Attendees: Bill Lykins, president  
Nancy Hughes, vice-president  
Bob Horne, secretary  
Jerry Hughson, member  
Dee Clark, member  
Larry Wittenmyer, member  
Melanie Brock, Association Manager

Absent: Pat Shippey, treasurer  
Mike Sims, member  
Bob Christopher, member  
Diana Peters (DC)

Guests: Robert O'Neill

Approval of minutes:  
Mr Lykins: there being no additions or corrections, the minutes of March 18, 2013 stand approved as written.

New Business:  
Nancy Hughes moved to use 2013 special project money to implement phase III of the common area landscaping four-year strategic plan. The focus is one-time "fix-its"

needed to address the dying landscaping in common property areas along Woodside Plantation Drive (WPD) and East Gate Drive. Specifically, the improvements will be focused on:

- The island in the middle of WPD in front of Woodside Country Club
- East Gate Drive near Tall Pine Drive
- Two Bradford pear trees in the main gate area will be replaced with a magnolia tree and a redbud tree
- The total amount will be \$30,000

The motion was seconded by Jerry Hughson.

Reports: The financial report and the ARB report were submitted to board members prior to the meeting. Submitted reports are maintained in Association records.

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Bob Horne, secretary

## ARCHITECTURAL REVIEW BOARD

Dee Clark

### Exterior Changes Require Approval

This is an appeal to all homeowners regarding exterior changes to your property, whether it is choosing a new exterior paint color or adding an addition to your home. Almost daily we hear from our neighbors and other residents in the community about what “so and so” has done to their property. Many are voicing their opinions and some are advising us regarding legitimate violations of the covenants and building guidelines. When we receive notification that a property owner has “made a change” we review our records to determine if a request for change has been received and whether or not it has been approved or rejected. If indeed, we find that a change has been made without approval, it is our responsibility to bring the issue into compliance. For example, paint color changes require permission; change of your landscape from sod to mulch requires permission; and most tree removals require permission. Additionally, colored, rubberized, and synthetic mulches are not approved in the building guidelines.

If changes are made without approval or, in the rare instance where the parameters of a previously approved modification request have been exceeded, the homeowner is in violation and will be advised to bring that modification into compliance. In such instances the homeowner will be responsible for the delinquent fees and deposits and may also be subject to a fine.

An online copy of the Building Guidelines is available at: <http://wppoa.com/architec.htm>. If you are unsure and need additional guidance, please contact the POA office by phone at (803) 641-9663 for additional information.

### *April 2013 ARB Activity*

Building and Environmental Inspections -21

Homeowner Issues – 3

Improvements – 22

Landscape Plans – 5

New Construction – 1

Satellite Dish Location Requests - 8

Tree Removal Requests – 29



### Important Reminders from the POA

The Chukker Creek (South) gate will close for the summer beginning June 7, 2013.

The POA office will be closed Monday, May 27 in observance of Memorial Day. The office will reopen Tuesday, May 28 at 8 a.m.

# COMMON AREA LANDSCAPING

**Nancy Hughes**

## Trail News

**Jim Pierce**

Another milestone for our Woodside trail system occurred recently when Wesley Elijah from the Development Company had new signs made and installed on the western branch of the Hollow Creek Trail (HCT). This part of the trail had been blazed with blue paint markers for some time but the new signs are a classy new improvement (see below).



Improvements have also been made to the eastern branch of the trail. A gate with a pedestrian pass through has been installed near Anderson Pond Road. This should greatly aid in keeping this first part of the trail from being used as a dumping ground! The garbage accumulated there was also removed and improvements were made to fix the erosion that has occurred over the years. The 20 people who hiked this part of the trail on April 13th really appreciated all these improvements. The east branch of the HCT is going to be a great addition to Woodside's trail system. If you see Wesley, be sure to thank him. If you would like to be included on the Walking Trail Group email list please phone Jim Pierce 649-2810. If you would like to read about our activities, see a list of upcoming activities, or download and print our maps of the Woodside trails go to our website. <http://www.deeandtom.org/woodsidetrailgroup>.

### **The Blotter APRIL 2013**

Alarms	0
Decal/Pass Violation	0
Emergency Vehicles/Public Safety	21
Fire	0
Fishing	3
Gate Maintenance	1
Landscaping	0
Light Maintenance	0
Animal Nuisance	0
Other	8
People Nuisance	2
Parking	2
Resident Assistance	0
Routine Safety Patrol	61*
Speeding/Reckless driving**	0
Suspicious Condition/Person	2
Vandalism	0
Theft	0
Trespassing	1
Traffic Violation**	0
Vehicle Accident	0

*\*Public safety vehicles entering without lights or sirens activated, previously classified as 'emergency vehicle'*

*\*\*This does not include citations issued by Aiken*

*Department of Public Safety*

### **SUMMARY OF COMPLAINTS APRIL 2013**

- Pet - 1
- Referred - 7
- Trash - 1
- Unightly Conditions - 12
- Vehicle - 2

**Total Complaints - 23**

#### **Referred Complaints**

- ARB - 4
- Garden Center - 1
- Roads- 1
- Street Lights - 1
- Total Referred Complaints - 7

## TREASURER'S REPORT

**Pat Shippey**

Through the end of April there were 20 delinquent accounts with an outstanding balance of \$17,800, excluding late fees. All assessments must be paid by May 31st in order to renew vehicle decals and keep barcodes activated. All delinquent accounts continue to accrue late fees and after May 31st a barcode reactivation fee will be added. The list of delinquent accounts will be published in the June newsletter and also forwarded to our attorney to begin the lien process.

Expenses through April continue under budget. Working capital fees were received from the sale of two lots that closed in April. ARB fees for one new home construction start and five new home plan approval requests were also received.

## SECURITY

**Bob Christopher**

Annual renewal of vehicle decals takes place each year during the months of April and May. This allows the POA to update our records with current vehicle information. Barcodes, which are optional and allow residents to utilize the automated gates, will remain activated as long as a current decal is obtained during the renewal period. After the deadline of May 31, a barcode reactivation fee is charge. Barcodes and property owner decals must remain with the vehicle to which they were assigned.

After each account is issued two free barcodes, each additional barcode requires a \$10 fee. When you sell or trade a car, please remove the decal and barcode and return them to the POA office.

### *Congratulations to Sergeant McGee*



Longtime Woodside Plantation security officer Nora McGee was recently honored by Universal Protection Service (UPS) with a promotion to the rank of sergeant. Nora has been serving our community since 2008 and said she truly enjoys working with the residents of Woodside. Stop by the Main Gate and offer your best wishes to Sgt. McGee!

## LAKES & DAMS

Now that spring is here (it is here, isn't it?), and summer is around the corner, Granite Ridge Aquatic Services will visit our lakes every two weeks (in the winter it is a once a month visit). In their visits in April they treated several of the lakes for "aquatic weeds," floating heats, and algae, specifically Royal Lake and Burden Lake. In addition, they cleaned the debris from the weir at Royal Lake and cleaned out a storm drain in Holley Lake to fulfill a recommendation by the S.C. Department of Health and Environmental Control (DHEC) during their inspection of our lakes and dams in February.

The entrance to Magnolia Lake continues to be a problem with all the rain we have received. Until the ground dries out, we will have to limit vehicle access. We are looking for options for a long term solution. Please be patient. Foot access to the lake is permitted.

See you next month!

## Jerry Hughson

### Excellent Fishing Continues At Woodside Lakes

May has always been an excellent month for fishing at Woodside and this year is no exception. Most fishermen are reporting double digit catches of bass with Keith Crawley landing 46 on a recent outing with Frank Shallo. To provide further excitement for Woodside's fishermen, two bass fishing contests are being conducted for residents of Woodside during May. From May 1 through May 15 the angler catching the longest bass on Royal Lake will receive their choice of a \$50 Bass Pro, Cabela's or VISA gift card. A photo clearly showing the length of the fish is required for entry. From May 16 through the end of the month, a contest with the same rules and prize choice will be conducted on Burden Lake. Fishermen may use live or artificial bait and may fish from either the shore or a boat. The largest Big Bass entry for 2013 continues to be a 24 ½-inch bass with a 14 ½-inch fish leading the Colossal Crappie entries. Ken Ziomek

## ROADS AND UTILITIES

## Bob Horne

### Storm Drains

In a recent meeting the Aiken City Council voted unanimously to accept the recommendation of the city's director of utilities to take over responsibility for all of the storm drains in Woodside Plantation. Previously the city had been responsible only for those drains lying within the city right-of-way adjacent to the streets. This action by the City Council will relieve the POA of any costs associated with the maintenance of any of the storm drains within Woodside. The POA office staff will continue to assist property owners in obtaining the city's assistance in correcting any problems, but the first contact for problems should be the city. The appropriate city offices can be contacted at the Engineering Department by calling 642-7610.

## Water Pressure

It has been brought to the POA's attention by several homeowners that there are varying levels of water pressure in the Plantation. It has been suggested by these same homeowners that there may be other homeowners that may benefit from contacting a licensed plumber to check their water pressure. It is our understanding that there may be residences where pressure regulators have not been installed which may create a potential for water pipes to rupture.

Please be aware that the above is *informational only*. The POA is certainly not requiring, nor has the expertise and/or responsibility to require, residents to have their water pressure checked.





**WOODSIDE PLANTATION**

1411 Silver Bluff Road  
Aiken, SC 29803

Phone: 803.641.9663  
Fax: 803.641.1831  
Email: [wppoa@wppoa.com](mailto:wppoa@wppoa.com)

**WPPOA OFFICE**

Melanie Brock, Association Manager

**Sandi Buchanan**  
**June Carlson**  
**Trisha Leveille**

**Wayne Brock**  
**George Hughes**  
**Michelle Yonce**

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Nancy Hughes

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Dee Clark

**TREASURER**  
Pat Shippey

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Larry Wittenmyer

**SECURITY**  
Bob Christopher

**SECRETARY/ROADS & UTILITIES**  
Bob Horne

**LAKES & DAMS**  
Jerry Hughson

*Welcome To Our New Residents*

Joseph & Jocelyn Lampert  
196 Cottonwood Creek Lane  
Moved from: Virginia

James & Carol Oetter  
108 Hunters Run Drive  
Moved from: Bonita Springs, FL

Jacob Klapper  
6 Juniper Loop  
Moved from: Aiken

Andrew & Carol Tershak  
116 Pinyon Pine Loop  
Moved from: Des Moines, IA

Warren & Christina Marinaccio  
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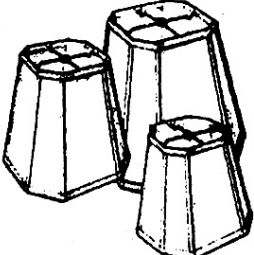


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May 2013 Update  
4/30/2013

Hello! Things are looking great in the orchards and in the garden. Some of the peach varieties have peaches about the size of golf balls. We finished pruning several weeks ago and have been thinning different varieties for about a week. Due to the weather, I have not planted near enough corn, but hopefully over the new 2 weeks I can get some more in the ground. The tomato and pepper plants are looking good, as well as the squash. The soil is a bit too cold to plant okra yet. I wish y'all would try some fried okra! Believe me, it's good eats!

Dan's will be starting his last year in high school and Bud will be starting high school. Both will be at my alma mater, Strom Thurmond.

I hope we can open at Dan's stand on Friday May 24, 2013, but it will be a push. Bud's stand should open soon after.

Thanks!!!

Tim Bledsoe  
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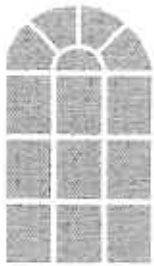
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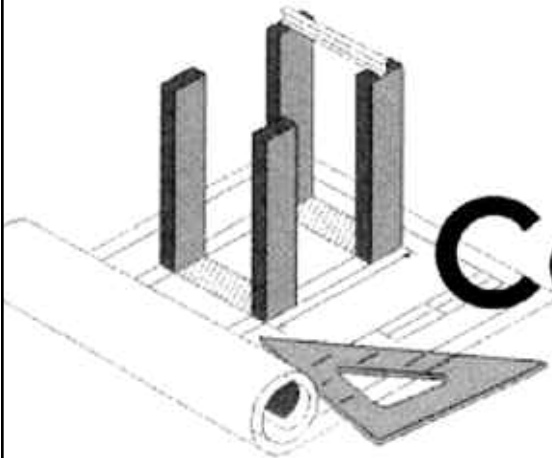
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