

# WPPOA NEWS

VOLUME 16, ISSUE 10

October 2013

## *Board Meeting Dates*

**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.**

## **ARE YOU INTERESTED IN PART-TIME MAINTENANCE WORK?**

The POA is looking for a part-time maintenance worker. Must be able to work with hand tools; small and large power tools; paint; fix sprinkler heads; work on streetlights and sign lights –to name a few duties – AND, have an interest in maintaining the Plantation standards. Hours are flexible and individual must have the personality to work with, and for, people.

If this is the right opportunity for you, or someone you know, please send an e-mail to [wppoa@wppoa.com](mailto:wppoa@wppoa.com)

## **PRESIDENT'S REMARKS**

**Nancy Hughes**

### **POA Board Changes**

At the Annual WPPOA meeting on September 10, the newly elected board members – Greg Burkes, Mary Shultz and John Rogers – were announced. Immediately following the Annual Meeting, the board members elected the 2013/2014 officers – Dee Clark, Secretary; Pat Shippey, Treasurer; Larry Wittenmyer, Vice-President; and I was elected President. I am pleased and honored to take on this challenge and pledge to do my best for Woodside. Please join me in congratulating the new board directors and officers. I think we have a great collection of smart, committed residents who will not only maintain, but improve upon the integrity of Woodside.

I would be remiss if I did not thank our departing board members – Mike Sims, Bob Christopher and Bob Horne – for their time, efforts and contribution. They will be missed. As well, I would like to thank my predecessor Bill Lykins for his board leadership the last couple of years. Fortunately, Bill has agreed to remain on the board and focus on roads, streetlights and walking paths.

As has already been announced, the proposed changes to the amendment regarding leasing or renting of a dwelling unit passed. This information was not shared with the attendees at the Annual Meeting. Typically voting results regarding changes to the covenants are not announced at the Annual Meeting because we want to be absolutely sure of the results. Electing board members requires a simple majority. Passing a covenant change requires a 75% majority approval. I've been told that years ago there was a mistake in a covenant change vote count and the results were incorrectly reported. Therefore, the habit of delaying reporting covenant changes results was born.

### **Strategic Planning**

This coming year will be a year of planning. Nearly five years ago, a committee of residents created a five-year strategic plan for Woodside. They interviewed board members, then used their expertise to recommend a five-year plan with high level overall objectives as well as specific functional goals. It is time to update that plan. To that end, I am looking for volunteers with strategic planning experience who would be willing to participate on a committee tasked with developing a new five year plan. This plan should be financially as well as goal oriented. Any residents who are interested in helping to shape the future of Woodside, please email or call me ([hughes013@bellsouth.net](mailto:hughes013@bellsouth.net) or 502-0213). I look forward to hearing from you.

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**SECURITY****Larry Wittenmyer***Courtney Heath***Meet Your Security Team**

No, you're not seeing twins – Courtney Heath splits her time between the Main and East Gates in her assignment for UPS Security. Having joined the Woodside security team in April, Courtney reports that she “loves her job!”

Courtney enjoys spending her free time with family and friends, often attending sporting events such as local wrestling matches and watching her favorite Georgia Bulldogs. An Aiken native, she graduated from Midland Valley High School and is making plans to attend college to study massage therapy. The youngest sibling in her family, Courtney has a brother and a sister. She is a voracious reader and especially enjoys the works of Stephen King and Edgar Allen Poe. Courtney recently rescued a blue nose pit bull and gave the responsibility for naming him to her 4-year-old niece. Her niece promptly pronounced his name to be “Blue.”

**SECURITY****Larry Wittenmyer****New Director**

As I begin the process of learning a new position on the board, I must first acknowledge my predecessor, Bob Christopher. Bob served three years as security director and has decided to spend more time with his grandchildren. Thank you, Bob, for your contribution to the board!

**Speeding**

One of the most alarming issues in Woodside is speeding and stop sign violations. This is nothing new. The problem has been with us for over ten years, and with the increase in the number of residents and streets, it is only getting worse. Over those years, previous boards have struggled to find solutions. Some residents feel we need to install speed humps and more stop signs to attempt to slow down drivers. While this may be a good solution, it is also controversial. We've all traveled through other communities that employ speed humps – they are unpleasant to drive over and some believe they reduce property values. This is why previous boards have been reluctant to install them. The current board has discussed this again and the feeling is still one of reluctance.

I believe that all of us should be aware of the dangers that are posed by speeding and running stop signs. We now have nearly 1900 homes and 5,000 people living in Woodside. Sooner or later someone will be hurt, or worse yet, killed due to these infractions. Therefore, over the coming months, you will see an increased use of the “speed sentry” throughout the Plantation. This device will allow us to determine areas that need stronger and more frequent enforcement by ADPS. The average citation will cost you more than \$200 or more and result in “points” on your license. None of us likes to get stopped by the police, but we must get the message out! I ask that every one of us pay attention to the speed limits (25 to 30 MPH) and make full stops at stop signs. If we all do our part, we can avoid speed humps and make Woodside a safer community for our families. I thank you for your cooperation and understanding.



*Halloween is coming up and our neighborhood will have young ‘ghosts and goblins’ out trick-or-treating. Please be aware, slow down and be extra cautious when driving.*

# SEPTEMBER 16, 2013 BOARD MEETING MINUTES



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

- Attendees: Nancy Hughes, President  
 Larry Wittenmyer, Vice-President  
 Pat Shippey, Treasurer  
 Dee Clarks, Secretary  
 Melanie Brock, Association Manager  
 Jerry Hughson, Director  
 John Rogers, Director  
 Bill Lykins, Director  
 Mary Shultz, Director

Absent: Greg Burkes, Director

Guests: John Abshire

### Approval of Minutes:

Ms. Hughes: There being no additions or corrections, the minutes of August 19, 2013 stand approved as written.

### Reports:

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

Meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Dee Clark  
Secretary

Daylight Savings Time will end  
November 3, 2013 at 2 a.m.  
Remember to set your clocks  
back one hour before retiring on  
November 2.



### September 2013 ARB Activity

- Building and Environmental Inspections –26
- Homeowner issues - 8
- Improvements – 17
- Landscape Plans – 6
- Satellite Dish Location Requests - 3
- Tree Removal Requests – 27
- Variance - 2

**The Blotter  
SEPTEMBER 2013**

Alarms	1
Decal/Pass Violation	0
Emergency Vehicles/Public Safety	30
Fire	0
Fishing	0
Gate Maintenance	0
Landscaping	0
Light Maintenance	0
Animal Nuisance	2
Other	8
People Nuisance	0
Property Damage	3
Resident Assistance	1
Routine Safety Patrol	60*
Speeding/Reckless driving*	0
Suspicious Condition/Person	0
Vandalism	0
Theft	0
Trespassing	0
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*

**SUMMARY OF COMPLAINTS  
SEPTEMBER 2013**

Policy - 3

Referred – 2

Unightly Conditions - 11

**Total Complaints - 16**

**Referred Complaints**

DC - 1

Lakes & Dams – 1

**Total Referred Complaints – 2**

**ARCHITECTURAL REVIEW BOARD**

**Dee Clark**

**Holiday Inflatables**

We are now into fall with winter fast approaching and the holiday season looming just around the corner. Last year on September 13, we, the property owners of Woodside Plantation, voted to amend Article 1, Section 9 of the forty-fourth amendment to the covenants. To paraphrase the amendment: no holiday inflatables shall be displayed except with the written permission of the ARB. If such permission is granted, the ARB reserves the right to restrict size, color and content of such inflatables.

Since the ARB has been designated to regulate holiday inflatables, we have developed a “Holiday Inflatable Approval request form,” available at the POA office. There is no fee associated with the request form; however, the fine schedule listed in Section 6.6 of the Building and Landscape Guidelines will apply for non-compliance.

The following criteria are listed on the approval form:

- No holiday inflatable may be displayed without prior written approval by the ARB.
- Holiday inflatables may be displayed not more than two weeks prior to the holiday and removed no later than one week after the holiday.
- Holiday inflatables are restricted to less than ten feet in height.
- Holiday inflatables may be lighted so long as they do not interfere with the quiet enjoyment of the residents within the surrounding area.
- The location and a description of the inflatable is required.

Party inflatables, i.e. birthdays, anniversaries, etc., may be used for a maximum of three days and will not require approval from the ARB; however, residents must inform the POA office of their use and installation. Party inflatables must also adhere to the holiday inflatables’ guidelines.

If you have any questions regarding the display of inflatables within the Plantation, please check with the POA office.

## TECHNOLOGY, COMMUNICATIONS, FACILITIES & AMENITIES **Greg Burkes**

### New Director Role for Board

I would like to thank you for electing me to serve on the WPPOA board. I appreciate the trust that you have placed in me and I look forward to serving you. I am the Director for Technology, Communications, Facilities & Amenities. This is a somewhat new position for the WPPOA. So what does that long title mean? To be honest, I am still in the learning stages of “what am I supposed to do.”

The responsibilities are:

- Recommend and implement improvements to WPPOA technology
- Recommend and implement improvements to WPPOA communications
- Manage the RV area
- Ensure the Community Garden area is maintained according to the established guidelines

- Ensure that the WPPOA facilities are maintained to be well-functioning and aesthetically pleasing

The WPPOA board wants to communicate with you, the resident, in a way that is cost effective, efficient, timely and that communicates the intent in a way that reduces or eliminates misunderstanding. Communication is somewhat like soft drink advertising – Pepsi advertisements include the use of displays in stores, billboards, radio and TV commercials and by sponsoring different events. Pepsi doesn’t just use one method because people receive information in different ways.

WPPOA communication needs to be similar. While we probably don’t want a big flashing billboard at the front gate, we are going to work at finding the best ways we can communicate to you, our customer, the Woodside resident.

## TREASURER’S REPORT

**Pat Shippey**

### Income and Expenses

Non-assessment income remains at the same level as last year at this time. Expenses are 2.4% above 2012 levels, but are below budget estimates. Eighteen lots have been sold through September. Hopefully, this will translate to 18 new dwellings next year.

Work continues on next year’s budget. The board will vote on the 2014 assessment rates at the November board meeting.

## C.E.E.C. (COVENANTS)

**John Rogers**

### New Director for Covenants

Let me start my first newsletter by saying thank you for your support and vote of confidence. Driving around the Plantation and seeing how remarkably well the properties are maintained underscores one of the reasons we want to live here. The views are very pleasant and certainly add value to our investment. The covenants we all agreed to when we purchased our property are not only an obligation on our part, but also an affirmation from our neighbors that they will maintain their property as well. Our covenants work both ways and are the underpinning of our remarkable community and why others want to move here. (And if you really need to fall asleep, read the covenants. I’m sleeping well lately).

As Director of Covenants, my responsibility is to respond to complaints regarding covenant violations. For the most part, a simple letter from the POA to the property owner brings an immediate correction 98% of the time. People do care!

Regrettably, there are a few instances when a fine is imposed if corrections are not forthcoming.

My first month has been quite an eye opener as to the amount of effort and coordination it takes to run and support Woodside including the incredible amount of detail handled by the POA staff to enable our neighborhood of 2,000 or so families to function smoothly ... from decals to dams, from horses to road reflectors and from budgets to security and much, much more ... (fortunately only a small part of all this has to do with covenants).

After less than a month, my learning is by no means complete but in my “initiation” I am impressed by the scope of activities that are dealt with daily by the POA staff and volunteers on our behalf so we can enjoy life here.

## LAKES AND DAMS

**Jerry Hughson**

### Welcome New Board Members

Well, another Annual WPPOA meeting is “in the can”, so to speak. Well, actually, my first Annual Meeting as a board member. It’s a little different sitting behind the table instead of on one of those “comfortable” chairs in the audience! My thanks to all who took time from their busy schedules to attend the meeting...I hope to see more of you next year! Congratulations to the new board members: Mary Shultz, John Rogers and Greg Burkes! Also, thanks to Bill Lykins for his years as president of the board, and congratulations to Nancy Hughes, who is our new president.

### Treatment of Lakes

Granite Ridge Aquatic Services report for the month of September (with editorial comments by yours truly):

1. Treated Burden Lake for floating hearts
2. Treated Royal Lake for alligator weed. The water level was down (we sure could use some rain!), so we should have good coverage.
3. Added dye to the retention pond on Winged Elm.
4. Inspected Magnolia Lake---will need a treatment for floating hearts on next visit.
5. Holley Lake has an abundance of floating hearts, but we must coordinate with the golf course for us to spray...due to the lack of rain, they have been irrigating heavily from Holley, and the superintendent is concerned about putting too many chemicals from the lake on the golf course. They have (or will) be overseeding, which requires heavy watering also. As soon as we get clearance, we will treat Holley.

Note: I know we were “complaining” earlier this summer about too much rain, and not getting effective results from spraying, and now we’re “complaining” about it being too dry. It is a “delicate” balance, so if you see floating hearts or alligator weed, be assured we are aware, and be patient.

Next month I will publish “directions” on how to access each of our lakes, so if you want to fish, you will know how to get there. See you next month! Jerry

### Fishing

Please remember that we will be having our Fall Fishing Outing on Saturday, October 19 from 7:30 to 10:00 AM. Everyone is welcome. Please contact me if you need a rod and reel to use for that morning. We have a great selection of prizes and it’s absolutely free.

If you are thinking of any fishing equipment as a Christmas gift, call me (649-9842) and I’ll be happy to offer some suggestions. Nothing could be worse for a fisherman than to get a rod and reel that he or she can’t use because it doesn’t work for their favorite techniques.

Finally, in December we will be starting our annual clean-up of the lakes and shoreline area. Please contact me if you would like to volunteer for a specific lake or you would like to join in on the group effort. Ken Ziomek (ziomekk@bellsouth.net)

## COMMON AREA LANDSCAPING

Mary Shultz

### New Director for Landscaping

Nancy Hughes, our WPPOA president, has asked me to assume the responsibility for common area landscaping. I am thrilled with that assignment, considering my passion for “playing in the dirt.” That responsibility comprises oversight of the common area landscaping contractor; leading and managing the common area landscaping committee volunteers; and overseeing the walking trail volunteers. By the time this newsletter is published, I will have met with all of these groups to begin the work that needs to be done and become more educated. Another important source of input however, is you the residents of Woodside. Since we cannot be everywhere all the time, you are our eyes throughout the Plantation. I welcome your concerns, inquiries and recommendations and I will review and address them in a timely manner.

Woodside Plantation is a beautiful place to live; I still remember the day my husband and I drove through the gate for the first time while looking at the community as a potential place to build a home. Our reaction was an immediate “this is the place.” My goal is to ensure that we as residents continue to enjoy the beauty of Woodside and that potential buyers continue to have that same reaction when they look at the Plantation. That goal obviously must be achieved in a cost-effective manner, so I will also be looking to reduce our costs where possible.

Thank you for entrusting me to represent your interests on the WPPOA board. I look forward to serving our community.

### What's Happening

1. Some of the common areas were over seeded with winter rye grass towards the end of September; therefore, those areas are being watered to ensure good seed germination and seedling growth. Due to the seed germination, mowing cannot occur for three weeks following the over seeding.
2. The pine trees are shedding significant number of needles this year, with quite a few trees looking more brown than green. There is no issue with the trees; they remain healthy and will sprout new needles.
3. Towards the end of October, the beds will be planted with fall plantings.



### Upcoming Election

The City of Aiken will conduct a General Election on Tuesday, November 5, 2013 to fill four expired seats on City Council. For your convenience, the Chukker Creek School Gate (South Gate) will be open that day from 7 a.m. to 7 p.m. For registration and precinct information, please call the Aiken County Voter Registration Office at (803) 642-2028.



**WOODSIDE PLANTATION**

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**WPOA OFFICE**

Melanie Brock, Association Manager

Sandi Buchanan  
June Carlson  
Trisha Leveille

Wayne Brock  
George Hughes  
Michelle Yonce

**WPOA BOARD OF DIRECTORS**

**PRESIDENT**  
Nancy Hughes

**VICE-PRESIDENT AND SECURITY**  
Larry Wittenmyer

**SECRETARY AND ARB**  
Dee Clark

**TREASURER**  
Pat Shippey

**COMMON-AREA LANDSCAPING:**  
MARY SHULTZ

**COVENANTS**  
JOHN ROGERS

**LAKES AND DAMS**  
JERRY HUGHSON

**ROADWAYS, STREET LIGHTS/SIGNS, WALKING PATHS**  
BILL LYKINS

**TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES**  
GREG BURKES

*Welcome To Our New Residents*

Christopher Cox and Christina Millhouse  
129 Longwood Green Court  
Moved from: Sacramento, CA

Larry & Brenda Elgin  
185 Sweetbay Drive  
Moved from: Lexington, SC

David & Marion Hansen  
135 Holley Ridge Road  
Moved from: Carmel, NY

Jack & Donna Lee  
101 Foxhound Run  
Moved from: Sammamish, WA

Paul & Nancy Leibstein  
364 Three Runs Creek Way  
Moved from: West Islip, NY



Jack & Kathryn McGlynn  
125 Boxwood Road  
Moved from: Aiken

Kevin & Carey Pethick  
605 Holley Lake Road  
Moved from: Aiken

Robert & Susan Spangler  
117 Foxhound Run  
Moved from: Lees Summit, MO

Carolyn Stone  
115 Baldcypress Court  
Moved from: Columbia, SC

Raymond Talj  
26 Juniper Loop  
Moved from: Arizona



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October 2013.



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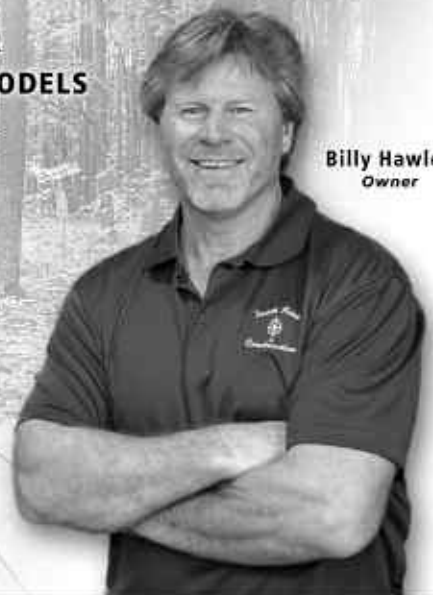
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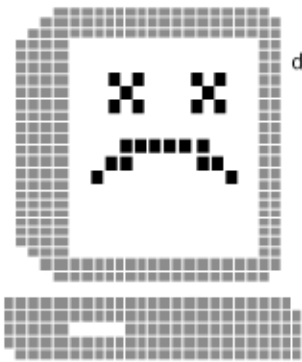
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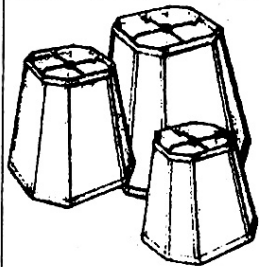
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October 2013 Update

10/02/2013

Hello! Not much to report about this month. We got through bundling our decorative corn stalks this past Saturday. I will be over-seeding the vegetable plots over the next few weeks with a cover crop of winter peas, rye, and wheat. I don't know if it's the cool, pleasant weather or just my laziness, but I am sleeping a little more these last few weeks.

Ruth will be hit the big Five-O this Saturday and has made a remarkable recovery from her surgery that was on July 9. She has settled into the school year with a little more enthusiasm this year, probably because she officially retired last December and is now on the TERI program.

Rick Catts is heavily into the pumpkins and mums at Bud's location. Stop by and see him – you'll be glad you did!

**Thanks!!!**

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