

WPPOA NEWS

VOLUME 16, ISSUE 9

September 2013

PRESIDENT'S REMARKS

Bill Lykins

Board Meeting Dates

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.

Emergency Contact Information

Please update the
POA office with an
emergency contact
name and telephone
number. Adding the
name and contact
number of a friend,
neighbor or relative to
your account may be
very important in an
emergency situation.

Send an e-mail to:
sandi@wppoa.com or
call the POA office at
641-9663.

Looking Ahead

Several months ago I requested that Mike Sims, our director for covenants enforcement, form a committee with the task of formulating an outline for a long-term financial plan for the WPPOA. Mike, with the help of treasurer Pat Shippey and vice-president Nancy Hughes, presented a plan to formalize a Reserve Budget Plan for 2013 through 2023. This study will be used by each board member as a guide in preparing plans and budgeting for their areas of responsibility for the next decade. With our aging infrastructure (some over 25 years) we need to accumulate specific funds for each area of our system. Some of the areas that need long-range planning are landscaping, irrigation, walking trails, dams, fences, access systems, information technology, maintenance equipment and streets.

As an example of the scope of future projects, we now have in excess of 34 miles of roads to maintain. Our director of security, Bob Christopher, just completed a survey of our perimeter fencing and reports we have 11.4 miles of various types of fencing. Some of the fencing has been in place for at least 25 years. As you can see, due to the aging of our community, these are some of the costs that need to be funded and have monies reserved for future needs. Each board member will endeavor to enlist a committee from our community to help with our long-range planning. Any volunteers?

By the time you receive this newsletter we will have three new members on the WPPOA board of directors. I want to thank those leaving for their service and dedication. Bob Horne, Bob Christopher and Mike Sims will be missed. Hopefully we can continue to get input from them and continue to benefit from their experience. You will also have a new WPPOA president. I have held the office for longer than I ever intended or wanted. I have asked the board to elect a new president. It's been a wonderful trip and I thank all who have made it a good experience.

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

Mike Sims

Thank You

My lovely wife and I were sitting at the breakfast table and she asked what I intended to “write about” in the September newsletter. Well, I said, “I have been contemplating a short piece on how growth has impacted being “de bon voisinage” as I have observed it over the past 3 plus years while serving as the Director of the Covenant Education and Enforcement Committee. To which she replied, “My Dear, as this is your “coup de grace” that seems very “approprié”. And so goes the table talk of those steeped in the Romance languages.

For those of us not steeped in the Romance languages, “de bon voisinage” is associated with being “neighborly”; “coup de grace” is a death blow to end the suffering of a severely wounded person (in this case I’m not sure whether she meant it to apply to me or to you – my reading audience); and of course, “approprié” means appropriate.

On A Much More Serious Vein

I have mentioned in several of my newsletter articles that the 1st known use of the word “neighborly” was in 1558 – some 455 years later we all need to understand and practice the tenets of being neighborly. Were we all to do that, the WPPOA would not have a need for a Director of Covenant Education & Enforcement. Currently Woodside Plantation is home to over 3,800 residents - more than 10% of the population of the City of Aiken (the last published figure I saw was 30,000 city residents) – we are diverse in terms of age, education, ethnic background, religious beliefs, political affiliation, cultural perspectives and a host of other life influencing factors. As a community we grow more diverse (and we will continue to do so) - our differing “host of life influencing factors” makes being neighborly become more challenging, but my hope is that we as a community will rise to the occasion.

I thank you for giving me the opportunity to serve you as a member of the board of WPPOA. Hopefully I leave in your good graces.

I want to thank the WPPOA staff members who have provided me invaluable assistance over my tenure on the WPPOA Board of Directors - Melanie Brock (Association Manager), Sandi Buchanan (Security/Advertising), June Carlson (Front Desk) Trish Leveille (Architectural Review Board) and Michelle Yonce (Finance Manager) and also, my gratitude to my fellow board members for their support and their tolerance for me being oblivious to the passing of time.

I bid you a very fond “Adieu” (from the Old French). Will not see y’all next month!

SECURITY

Bob Christopher



Getting to Know Our Security Team

Tiffany Pavlick is on the first “stop” of her route to a well-planned career in criminal justice. And the residents of Woodside Plantation are benefitting from her planning. Tiffany’s assignment for UPS Security is mostly spent at the Main Gate but, to meet her goals, she also works two other jobs while she is attending Aiken Technical College (ATC) majoring in criminal justice.

ATC has an outstanding student in Tiffany - her excellent grades have already earned her a scholarship. She plans to continue her studies by earning a bachelor’s degree, possibly at USCA, before focusing on a career in forensics or as a homicide detective. Tiffany has enjoyed meeting the residents of Woodside during her assignment here. Her hobbies include spending time outdoors, especially at any beach, and raising chinchillas. Originally from

Ohio, Tiffany landed in Aiken as the result of a family move but plans to stay for a while. She played soccer for six years and she proudly boasts she is a huge fan of the Pittsburgh Steelers.

AUGUST 19, 2013 BOARD MEETING MINUTES



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

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.

Attendees: Bill Lykins, president
Nancy Hughes, vice-president
Pat Shippey, treasurer
Melanie Brock, Association Manager
Bob Christopher, member
Dee Clark, member
Jerry Hughson, member
Larry Wittenmyer, member
Mike Sims, member

Meeting adjourned at 4:25 p.m.

Respectfully submitted,

Melanie Brock
Association Manager

Absent: Bob Horne, secretary

Guests: Michael Jula

Approval of Minutes:

Mr Lykins: There being no additions or corrections, the minutes of 7/15/13 stand approved as written.

New Business:

Bob Christopher moved to have the POA hire Johnson Fence Service to replace the stockade perimeter fence in the Eagle's Nest community at an estimated cost of \$24 per foot. Larry Wittenmyer seconded the motion. Vote was unanimous.

**The Blotter
AUGUST 2013**

Alarms	0
Decal/Pass Violation	1
Emergency Vehicles/Public Safety	16
Fire	0
Fishing	3
Gate Maintenance	0
Landscaping	0
Light Maintenance	0
Animal Nuisance	0
Other	8
People Nuisance	0
Property Damage	1
Resident Assistance	6
Routine Safety Patrol	61*
Speeding/Reckless driving*	0
Suspicious Condition/Person	1
Vandalism	0
Theft	0
Trespassing	1
Traffic Violation	1**
Vehicle Accident	1

**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

AUGUST 2013

Pet - 1
 Pet - 2
 Policy - 2
 Referred - 13
 Sign - 1
 Trespass - 1
 Unsightly Conditions - 19
 Vehicle - 3
 Yard Debris - 3
Total Complaints - 44

Referred Complaints

ARB - 2
 Common Area - 5
 Roads- 1
 Security - 5
Total Referred Complaints - 13

ARCHITECTURAL REVIEW BOARD

Dee Clark

ARB Board Functions

The Property Owners Architectural Review Board (POA-ARB) is responsible for monitoring the development of areas having reached 65% certificate of occupancy and for exterior changes and improvements to all properties in the Plantation. This includes change to home sites in the Development Company ARB (DC-ARB) areas when changes are proposed after the certificate of occupancy has been issued on that home.

Currently the POA-ARB consists of seven members that serve a one-year term from January through December. POA-ARB members must be presented to the POA board of directors for annual approval. There is no restriction on the number of terms that a POA-ARB member may serve.

Meetings are held the second and fourth Monday of each month with the exception of December which generally only has one meeting date. Currently, the POA-ARB convenes at 9:00 a.m.

There are four areas of responsibility for POA-ARB members that include: plan review (both new construction and renovation), trees and satellites, landscaping and inspections (site, erosion and maintenance).

The POA-ARB reviews the proposed building, remodeling and/or alteration activity to encourage high quality architectural design and characteristics appropriate to the surroundings. Once reviewed, the property owner receives written confirmation or denial of the request.

Additionally, the POA-ARB works with the DC-ARB to maintain the Building and Landscape Guidelines for the Plantation (available online at: www.wppoa.com).

For assistance with development, renovation and modifications to home sites and dwellings, please contact the POA office to initiate the review and approval process with the POA-ARB.

August 2013 ARB Activity

Building and Environmental Inspections – 28

Homeowner issues - 7

Improvements – 22

Landscape Plans – 7

Satellite Dish Location Requests - 6

Tree Removal Requests – 26

Variance - 1

NOMINATING COMMITTEE/POA FACILITIES

Larry Wittenmyer

New Board Members

By the time you read this, we will have had our annual meeting and elected three new directors. This year we had five excellent candidates, but only three could be elected. I want to thank all of them for volunteering to run and congratulate the winners. Also, I thank the committee members for their efforts in seeking out and presenting these candidates.

Walking Paths

The board has begun the process of evaluating the condition of our walking paths in the Plantation so we can set up a long overdue reserve fund to pay for their repair. We have approximately six miles of paved paths, not including neighborhood sidewalks. Some of these are over 20 years old and in need of repair due to damage from tree roots and just old age. The board has solicited quotations to determine the current repair costs and to understand the amount of monies that will need to be placed in a reserve fund for future

repairs. This will be an ongoing topic and we will update you as progress is made.

Sidewalks

Some of our neighborhoods have sidewalks as well as trees along those sidewalks. With the very wet summer this year, two issues have surfaced: in some areas, erosion has occurred that has swept sand onto the sidewalks and allowed grass or weeds to take root on the sidewalks. This, at the least, is unsightly and makes walking difficult. If you have this problem in front of your home or vacant lot, please take a few moments to clean up the area. Also, if you have trees that overhang the sidewalk, be sure to keep them trimmed so walkers don't have to bend over to pass by them. Your cooperation and understanding will be appreciated by all!

TREASURER'S REPORT

Pat Shippey

Budget Update

A rough draft of the 2014 budget was distributed to all directors for their review. Work on it continued during the September work session. The budget will not be finalized until after the Annual Meeting to give new board members the opportunity to review and comment on it. The contribution to the reserve account is scheduled to increase from 11% to 12% of assessments in 2014.

Only two lots and one house in foreclosure are still delinquent in payment of the 2013 assessment for a delinquency rate of 0.4%. We are probably the envy of every association in the country.

Total year-to-date expenses are slightly lower than projected. Eight new properties on Pinyon Pine were added to the assessment base last month. Working capital income was received from the sale of two more lots for a total of 17 lots sold so far this year. This compares to only 11 lots sold at this time last year. More than 25 homes are currently under construction within Woodside, more than double the number a couple of years ago.

LAKES AND DAMS

Jerry Hughson

What A Difference A Year Makes

Where does the time go? A year already! Last September, as a new board member, I was asked to take on "Lakes and Dams" for the Woodside Property Owners Association. Sounds pretty easy, right? I mean, what could go wrong? Well, nothing major has gone wrong, fortunately, but I have learned more in this past year than I ever thought I would, especially about dams. I discovered we have a contractor, Granite Ridge Aquatic Services, who comes to Woodside on a regular basis and takes care of excessive growth, algae, etc., in our lakes, does quarterly basic water quality testing, and looks over the lakes and reports any problems to the POA (me, in this case!). I also learned that we have the dams inspected on a regular basis, by the South Carolina Department of Environmental Control (DHEC) in odd years, and we hire an engineering firm to do additional inspections and make recommendations in even years. We are preparing for the next inspection in the Feb/Mar 2014 timeframe. I will keep you posted.

I also learned that we have one individual who lives in Woodside who is one of the most passionate fishermen I have ever encountered, Ken Ziomek. Ken knows our lakes better than just about anyone, and has always been willing to share his knowledge and expertise with anyone who asks. He organizes numerous fishing "tournaments" during the year, and loves to include our young folks.....kids, grandkids, nieces, nephews, etc. I would like to personally acknowledge and thank Ken Ziomek for all he does for Woodside's fishermen/women. THANKS, Ken!

I have also learned that there is a lot more that goes into "managing" the business affairs of Woodside than I ever knew. Our staff at the POA office does an excellent job on a daily basis. Melanie, June, Sandi, Trish, and Michelle are dedicated, work very hard, and do many good things for our residents. We would be in big trouble without them!

Lastly this month, I would like to thank our three departing board members, Mike Sims, Bob Horne, and Bob Christopher for their service to the Woodside POA during their terms on the board. A lot of work and donated time goes into being a board member, and all of them should be commended for a great job. Tell them thank you when you see them around the Plantation!

See you next month! Jerry

Woodside Fall Fishing Outing

This year's Woodside Fall Fishing outing has been set for October 19 at Magnolia Lake from 7:30 AM to 10:00 AM. The format will be the same as for past outings. All anglers should sign in to fish one of three categories, ARTIFICIALS, MINNOWS, or NIGHTCRAWLERS. First and second place prizes will be awarded for each of the three categories. In addition, there will be a prize for the first and last fish caught, regardless of size and type. In addition, a prize will be awarded for the most bass caught. Anyone who was not lucky enough to catch a bass will be able to place their name in the UNLUCKY ANGLERS RAFFLE - two prizes being awarded. As with all past outings, there is no fee for entering. Doughnuts will be provided.

Please mark October 19 on your calendar and feel free to contact me if you have any questions.

KIDS FISHING FUN has had a great start with three groups being taken out and a fourth on the schedule. A 24 1/2 inch bass continues to lead the competition for the 2013 Big Bass Award and a 14 1/2 inch crappie is tops for the Colossal Crappie Award.

Ken Ziomek
649-9842
ziomekk@bellsouth.net

DEVELOPMENT COMPANY

Diana Peters

Walk to END Alzheimer's

The fight against Alzheimer's Disease is a cause that is near and dear to many in Woodside. Woodside resident, Cindy Rudisill, knows all too well the cost of this despicable disease. But, even a background in nursing didn't fully prepare her for her mother's fight with Alzheimer's. Join the fight with Cindy on October 12 in the Walk to END Alzheimer's to be held at the H. Odell Weeks Activities Center. Prior to moving to Woodside, Cindy was a team captain for similar walks in her hometown and is continuing that service here in her new hometown. Cindy extends a welcome to anyone who would like to join the "Flower Power" team to help make a difference in the fight against Alzheimer's. Donations to the cause are needed! If every homeowner in Woodside donated just \$1.00, more than \$1,800 would be raised to help END Alzheimer's! If you would like to walk or donate, please contact Cindy. Here are a few ways you can do so:

email: cynthiar1228@hotmail.com

phone: home - (803) 514-2784 • cell - (315) 559-0258

Or, when you are downtown, stop by Cyndi's Sweet Shoppe to donate \$1.00 and put your name on one of the flowers to be displayed. You can also go to www.alz.org. Choose 'find a walk,' enter your zip code and select Aiken. Then, go to the 'donate' tab, click 'find a team,' type in 'Flower Power' and it will lead you to the donation page. You can then make your donation online. All money donated will be under the team name 'Flower Power.'

If you have any questions about the walk, where you can get more information, or help with Alzheimer's, please contact Cindy.

Woodside residents contribute thousands of hours and dollars a year in support of their community. THANK YOU!!

COMMON AREA LANDSCAPING

Nancy Hughes

Thank You (BIG Thank You)

As we approach the end of the WPPWA year, I would like to thank the many people who have generously volunteered their time to help make Woodside a great place to live. Most notably, I'd like to thank my Common Area Landscaping committee members: Steve Baker, Linda Houk, Rita Hughson, Jackie Marvel, Linda McGurer, Janice Milne, Jan Singer, Bob Wells, Shelley Williams, Ginny Wood as well as Jim Pierce, who manages the walking trails along with his committee, for volunteering their time and expertise. Woodside is a better place thanks to all of you.

In addition, I would like to take this opportunity to thank the WPPWA staff : Melanie Brock, June Carlson, Sandi Buchanan, Trish Leveille and Michelle Yonce. They are wonderful, capable people who do an excellent job. We are so lucky to have them.

A Note about Upcoming Walking Trail Group Events

Jim Pierce

The Woodside Walking Trail group will be having a work party to blue blaze the Hollow Creek Trail (eastern branch) on Friday, October 4, from 10:00 – 12:00 noon. The group will meet at the Anderson Dam parking area on Anderson Pond Road. Paint and brushes will be provided. If you would like to help, contact Jim Pierce at jb Pierce@atlanticbb.net.

You can find the entire fall hike program (and much more) in the Walking Trail Group's website – deeandtom.org/woodsidetrailgroup.

A Note about Ecology

As many of you have probably noticed, we have quite a few undomesticated animals in Woodside – deer, coyotes, rabbits, snakes, squirrels, geese, ducks – just to name a few. Woodside is a natural environment, so these animals live here too. So far, nature is doing a pretty good job of balancing and controlling the population of these species. Ecologically speaking, these animals can and should take care of themselves, without interference from humans. Please do not feed any wild animals, as it may likely upset this natural balance.



WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

Phone: 803.641.9663
Fax: 803.641.1831
Email: wppoa@wppoa.com

WPOOA OFFICE

Melanie Brock, Association Manager

Sandi Buchanan	Wayne Brock
June Carlson	George Hughes
Trisha Leveille	Michelle Yonce

WPOOA BOARD OF DIRECTORS

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Bill Lykins

VICE-PRESIDENT/Common Area Landscaping
Nancy Hughes

ARB
Dee Clark

TREASURER
Pat Shippey

COVENANTS (CEEC)
Mike Sims

STREETLIGHTS, SIGNS, RV & GARDEN AREAS, POA FACILITIES
Larry Wittenmyer

SECURITY
Bob Christopher

SECRETARY/ROADS & UTILITIES
Bob Horne

LAKES & DAMS
Jerry Hughson

Welcome To Our New Residents

Patricia Anderson
Judy Ledford
152 Sweetbay Drive
Moved from: Woodstock, GA

William & Pamela Beck
128 Basswood Drive
Moved from: Joliet, IL

Elizabeth Chesnut
317 Huntington Court
Moved from: Greenville, SC

Kim Cooper
390 Forest Pines Road
Moved from: Aiken

William & Patricia Dirks
72 Juniper Loop
Moved from: Martinsburg, WV

Alex Grennor
109 Green Ash Court
Moved from: Aiken

Geoffrey & Laura Hendrick
117 Live Oak Road
Moved from: Summerville, SC

Stephen & Ruth Ann Jerger
219 Forest Pines Road
Moved from: Memphis, TN

Rajan & Harini Jindal
340 Magnolia Lake Court
Moved from: Park City, UT

John & Theresa Lubbers
114 Boxwood Road
Moved from: Charleston

Gene & Deborah Sullivan
217 Commonwealth Way
Moved from: Tabernacle, NJ

Maxine & Denise Underwood
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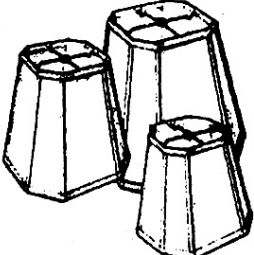


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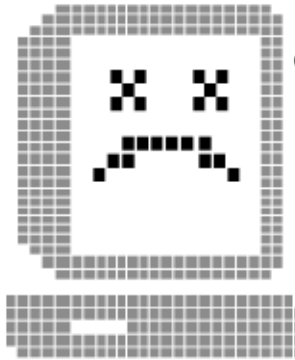
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September 2013 Update

9/04/2013

Hello! This is the only season that I can remember (at least as an adult) that I was really looking forward to ending. All the rain and high humidity wreaked havoc on us. By the time the fields were dry enough to plant tomatoes, peppers and squash, we were so busy with the peach orchard that we didn't have time to plant. The peaches were a little bigger this year, but unfortunately, not quite as sweet. We only had two plots of sweet corn when normally we would have at least six, allowing us to have sweet corn available for 7 weeks instead of just two. The good news for us: we didn't lose money! Everyone got paid; I was even fortunate enough to rat back a few hundred. By the way, we have not ever and will not ever apply for or receive and government subsidies OR grants. I am really proud of that!

Ruth has made a remarkable recovery from her surgery that was on July 9th. She has been released by her doctor to return to her job (She is a teacher in 96, SC).

Rick Catts will again do pumpkins and then Christmas trees at Bud's location.

Thanks!!!

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