

WPPOA NEWS

VOLUME 16, ISSUE 11

November 2013

Board Meeting Dates

December 16, 2013

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

HAPPY THANKSGIVING

**Please note the
POA office
will be closed
November 28th
& 29th in
observance of
the holiday.
The office will
reopen
December 2nd
at 8:00 AM.**



PRESIDENT'S REMARKS

Nancy Hughes

This time of year is Aiken at its best, so I hope you are all outside enjoying it. While you're doing that, your WPPOA Board is working hard for you.

Our strategic plan is well underway. Five residents – John Eyler, Dave Applegate, Gerry McDonald, Bob Wells and Barry Shedrow – have volunteered their time and expertise. The team has already met twice and has begun conducting Board member interviews. I am very grateful to these residents for taking on this important project.

Last month Larry Wittenmyer wrote a great article on the speeding problem we have in Woodside. I'd like to add my support (and that of the rest of the Board) to not only addressing the speeding issue but making it a primary focus for this year.

I have good news for our newsletter readers who think our Board meeting minutes are a little skimpy. To make sure residents have a better idea of what goes on in the Board meetings, future newsletters will have more information in the Board meeting minutes section. We will be adding a list of all the topics discussed at each Board meeting. Don't forget, residents are always welcome to attend our Board meetings.

Have a safe and happy Thanksgiving!



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SECURITY

Larry Wittenmyer

I must have struck a chord with my article last month which focused on speeding and stop sign violations and created a number of comments from residents. The comments range from positive to negative, but in general have been supportive of our efforts to educate Woodside residents and guests, including vendors, about the need to observe the speed limits and make full stops at intersections. In the coming months you will see an increased use of our speed monitoring equipment. This will give us data that will be used to increase enforcement where it's needed. As always, your cooperation and understanding is appreciated.

Fencing:

Woodside's total perimeter is slightly over 13 miles! Approximately 2.5 miles is comprised of "natural barrier". The remaining 10.5 miles is secured by fencing. As with all infrastructures, fencing requires periodic repair or replacement. Some of the fencing is over 20 years old and will eventually need replacement. The Board recently approved the expenditure to replace 875 feet of perimeter fencing in the Eagles Nest Lane area. This work will commence in early December. The Board has undertaken a project to identify and build reserves for future fencing replacement needs. Putting a small amount of money into a reserve fund each year will ensure that we will always be prepared for those future expenses.

C.E.E.C. (COVENANTS)

John Rogers

After my first month on the job the village is still intact. The Fall is here with all its challenges to keep the Plantation looking great.

Now is a good time to prune and shape your shrubs before the holidays, and they will still look good well into the spring. Some nice annual pansies would add color for the dreary winter scene as well (and no cold, wet snow in S.C. ... at least not for long. Yea !).

The most obvious reminder this month is to have your landscaper remove the fall debris during his cleanup (leaves, shrub trimmings, tree pruning, etc.). We notify all landscapers who operate in Woodside to remove their debris. The alternative is for you to store the debris out of sight until it can be placed at the curb on Tuesday afternoon (and not before, otherwise someone will complain and I will have to visit you). This Covenant is really a common sense idea as much as a safety issue. So, best to have your landscaper take it away and leave your yard clean. They understand their responsibility.

With the holidays approaching it is a great time to be a resident of the Woodside community. Reasonable holiday decorations are encouraged to create a festive atmosphere in Woodside.

Have a very Happy Thanksgiving, and safe travels.

TREASURER'S REPORT

Pat Shippey

The preparation of the 2014 budget will be completed this month and presented to the Board for approval at its next meeting on November 18, 2013. Expenses in 2014 are expected to increase 2.8%. The contribution to the Reserve Account will increase 1% to 12% of assessments. Assessment notices for next year will be mailed in December with payment due by March 1, 2014 without penalty. A copy of the adopted 2014 budget will be included with the assessment notice.

Expenses for Administration and Maintenance this year are under budget while all other expenses are within budget estimates.

OCTOBER 21, 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 Clark, Secretary
 Melanie Brock, Association Manager
 Jerry Hughson, Director
 John Rogers, Director
 Bill Lykins, Director
 Mary Shultz, Director
 Greg Burkes, Director

- Guests: Vicki & Richard Stegan
 Eldon Keller
 John Abshire
 Michael Jula

Approval of Minutes:
 Ms. Hughes: There being no additions or corrections, the minutes of September 16, 2013 stand approved as written.

New Business:

Pat Shippey moved to engage the services of Robinson Grant & Co., P.A. to perform the 2013 Audit and to prepare the 2013 federal and state tax returns at a cost not to exceed \$18,800. Jerry Hughson seconded the motion; motion passed.

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 4:25 p.m.

Respectfully submitted,

Dee Clark
 Secretary

October 2013 ARB Activity

- Building and Environmental Inspections – 26
- Homeowner issues - 2
- Improvements – 12
- Landscape Plans – 7
- Satellite Dish Location Requests - 4
- Tree Removal Requests – 26

**The Blotter
OCTOBER 2013**

Alarms	2
Decal/Pass Violation	0
Emergency Vehicles/Public Safety	8
Fire	0
Fishing	0
Gate Maintenance	0
Landscaping	0
Light Maintenance	0
Animal Nuisance	3
Other	1
People Nuisance	0
Property Damage	0
Resident Assistance	1
Routine Safety Patrol	36*
Speeding/Reckless driving*	0
Suspicious Condition/Person	0
Vandalism	0
Theft	0
Trespassing	0
Traffic Violation	1**
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
October, 2013

Encroachment - 1
Pet - 1
Referred - 5
Unightly Conditions - 13
Yard Debris - 2
Total Complaints - 22

Referred Complaints

Association Manager - 1
Common Area - 1
Development Company - 1
Lakes & Dams - 1
Security - 1
Total Referred Complaints - 5

TECHNOLOGY, COMMUNICATIONS, FACILITIES & AMENITIES Greg Burkes

This past month, I had the opportunity to tour the Garden Plot area with one of our Woodside Gardeners and I was truly impressed with the area and the effort that all the Gardeners have put into their plots. The Garden Plot area is a true gem for our residents interested in gardening. We have plots available for those that want to try their hand at gardening. Contact the WPOOA Office for plot rental information.

In the area of Technology and Communication, we are forming a Technology and Communication Committee to discuss ways we can improve our technology use and communicate with residents. If you are interested in this committee, please contact the WPOOA Office.

We are exploring the use of email as a communication means with residents that use email. To facilitate that communication, we need your current email address. If you interested in possibly receiving WPOOA communication by email, please send your preferred email address to wppoa@wppoa.com. We will not share your email address with anyone outside of the WPOOA Staff and Board Members.

ROADWAYS, STREETLIGHTS & SIGNS, WALKING PATHS Bill Lykins

Additional Mileage and Long-Range Plan

I recently wrote in the newsletter that Woodside POA had the responsibility for 34-plus miles of roadways. Since that time we have been updating our records to include additional mileage from Phase III and IV. Our actual mileage for which we have responsibility is approximately 38.5 miles.

As Woodside continues to expand the miles of roadway will gradually increase. In order to keep abreast of needed maintenance, we survey all of our roads annually. This is usually done each December. The survey is done by the WPOOA director for roads, the City of Aiken Public Works Director and usually one other Woodside resident. The roads are ranked numerically 1 through 4 with 1 being those in most need of attention.

During the next several months we will be putting together a long range plan to be used in estimating our funding needs for the future.

ARCHITECTURAL REVIEW BOARD**Dee Clark****Mailboxes**

The holidays are rapidly approaching and it is evident from my many years of living in Woodside that many of you take great pride in decorating your homes for the holiday season. As one drives around the Plantation you can observe that there are many mailboxes and posts that have not aged as gracefully as the owner. The POA urges all of our homeowners to take a serious and objective look at their mailboxes and posts. Don't let the condition of your mailbox and post distract from the ambiance of your exterior decorations.

The design of mailboxes and the post has been established by the Property Owners' Association. All mailboxes and post should conform to the standard design with the exception of Charles Towne Place and The Highlands where a different but uniform mailbox standard was established. The POA, as stated in the Building Guidelines, always reserves the right to request and require homeowners to repair, replace or repaint their mailboxes and/or posts if warranted.

The City of Aiken requires that house numbers be visible in order to assist medical and other emergency response teams to locate a residence as quickly as possible. When you order lettering from the POA office, you will receive addresses for both sides of the box and front numbers. Don't allow lack of identification hinder safety personnel response time while they search for your residence.

The POA office is available to assist residents with materials for maintaining or replacing a mailbox and/or post. Paint for the post is currently available at the POA office for no charge and eliminates the hassle of searching a paint store for a paint match. Below you will find some additional mailbox supplies provided by the POA. Installation of mailbox and/or post is provided by the POA maintenance staff for an additional charge.

New mailbox with lettering - \$50 Lettering only - \$10

Mailbox flag - \$6.50 Black gloss spray paint - \$5

I challenge all homeowners to consider making an early and easily attainable New Year's Resolution and repair or replace your posts or mailboxes if they are in need of some TLC.

Your efforts will be gratefully appreciated by all and will not only enhance your property but the entire Woodside Community as well.

DEVELOPMENT COMPANY**Diana Peters****'Fall' in Love with Woodside's Trails!**

Fall has arrived and offers the perfect opportunity to enjoy Aiken's mild climate. One of the best ways to do so is by enjoying one of Woodside's walking trails offering everything from relaxing strolls to vigorous hikes meandering through Woodside's rolling terrain and pristine nature preserves. Even better, get plugged into the Woodside Walking Trail Group, an active group of about 75 residents who regularly plan hikes featuring both self-guided tours and educational opportunities. The WTG is also actively involved in monitoring the trails within Woodside and works closely with Woodside Development to identify opportunities to improve the trails, blaze and maintain trails, create comprehensive mapping and distance marking for the trails and assist in identifying future trails. If you're interested in participating in hikes or joining the WTG, please call Jim Pierce at 649-2810. Or, if you have a mind to 'blaze your own trail,' interactive trail maps are available on www.woodsideplantation.com and www.deeandtom.org/woodsidetrailgroup. Now, go take a hike!

LAKES AND DAMS

Jerry Hughson

Our contactor, Granite Ridge Aquatic Services, visited Woodside on October 29th and performed the following tasks:

Holley Lake: Treated for floating hearts. Used 1 gallon of aquatic Diquiat and 1 gallon of cutrine plus. Treatment was coordinated with the golf course superintendent.

Inspected Burden, Royal, and Magnolia Lakes. All looked good, but may require one more treatment before winter.

As promised in the October Newsletter, following are directions for accessing the lakes in Woodside which are open for fishing. A reminder: fishing in our lakes is open **ONLY** to residents and their guests. Guests **MUST** be accompanied by the resident. Fishing is only from dawn to dusk. Access only through designated access points.

Burden Lake: two area of access, one on Holley Lake Road at the dam, the other on Burden Lake Road.

Holley Lake: on Holley Lake Road at the dam

Magnolia Lake: at the end of Magnolia Lake Road at the cul-de-sac. For the time being, no vehicle access is available to Magnolia Lake

Oakman Lake: Off of Plantation Drive between White Birch Court and Trippi Lane - there is a chain at the entrance. Sign out the key at the Main Gate Guardhouse. Keys must be returned the same day! Note: there is no access to Oakman Lake from Forest Pines Road or River Birch Road.

Royal Lake: Entrance is off of Basswood Drive next to the community garden area. Again, access to the dam is chained, with the key at the Main Gate Guardhouse.

Spalding Lake and Cunning Lake: There are **NO** designated access areas to these lakes.

One additional note: Ken Ziomek and the fishermen/women of Woodside are planning a cleanup of the shorelines in December (see Ken's write-up below). This cleanup is open to **EVERYONE** in Woodside, not just fishermen. I encourage any of you who want to keep our lakes clean to call or e-mail Ken and sign up. Thanks! See you next Month!

Fall Fishing Outing

Congratulations to the 15 anglers who caught a total of 61 bass and bluegill at the October 19th Fall Fishing Outing on Lake Magnolia. Bob Carter again reigns supreme in the minnows category with an 18 $\frac{3}{4}$ inch bass. Will Pethick, the Spring minnows champ, was tied for second with Katie Worrell. Night crawlers were the hot bait. Angela Martone's 16 inch bass was first in that category and Evan Dahlheimer, a newcomer to our fishing "ranks", came in second. Jack Royalty was first and Keith Crawley was second for those using artificial lures. The award for most fish went to Lindy Crandell, with a total of 19 bluegill and bass (31% of the total caught!). Marc Behl caught the first fish, and Joe Murphy caught the last to round out the award winners. Attention ladies: All the ladies that participated were winners—Lindy, Angela, and Katie!

Lake Cleanup Plans

We will be conducting our annual lake cleanup on Saturday, Dec 7th, and Saturday, Dec 14th. This is our time to give back to the community for the great fishing we have enjoyed. We will meet at 10AM at the Holley Lake/Burden Lake parking area for lake assignments. The Martone's and the Behl's have already volunteered to be responsible for Royal and Magnolia. Contact me if you would like to be responsible for a lake or portion of a lake. As in past years, we will have a "fishing prize" for the most unusual item pulled from the shore or waters. Ask Jack Royalty what he found last year to win the prize!! Please call me or send me an e-mail if you are willing to participate in our clean up:

Ken Ziomek

649-9842

ziomekk@belsouth.net

COMMON AREA LANDSCAPING

Mary Shultz

It has been a busy month, meeting with the landscaping committee and the landscaping vendor, as well as touring some areas that need some work. In addition, three concerns were reported by residents.

Concerns Addressed

1. Timing of the watering around the Reserve Park: Since the over seeding has germinated, the watering schedule will be changed to avoid watering during popular walking times. However, be advised that it takes 12 hours over night to water the common areas in Woodside.
2. Dead trees on two undeveloped lots on West Pleasant Colony: We are reviewing the situation.
3. Maintenance of undeveloped lot sends dirt onto residence: Looking for a solution since the undeveloped lot really has little grass.

Projects Under Consideration

My predecessor, Nancy Hughes, developed a strategic landscaping plan and the final Phase 4 will be implemented in 2014. I toured the area and looked at the projects, all falling between the main gate and Steeplechase Drive. Grass planting, bushes to hide utility boxes, dead overgrown areas to be pruned, and some planting are all part of the plan. Stay tuned for future, more detailed overviews of this project as we develop our plans.

We also have an issue with the red tip Photinia around the Juniper Loop area along Woodside Plantation Drive. Planted in the early days of Woodside development, they have now been attacked by a fungus that has no cure. Perhaps you have noticed them looking a bit stressed. We plan to replace these red tips with tea olives, a bush that has low maintenance, high coverage, and a marvelous fragrance. Again stay tuned for future details of this project.

What's Happening

1. Flower beds are being dressed in their fall finery. Petunias, violets, and winter cabbage plants are being planted.
2. The main gate area will have two more Bradford pear trees removed in December, those that are closest to the guard house. The trees have lived well past their life span, and present a hazard. Falling dead branches are hazardous; the branches that spread from the main trunk are bearing too much weight, and in the event of a serious storm, could readily split. Bradford pears are beautiful in the spring, but due to their weak wood and fast rate of growth, they present a significant issue in their later years. The trees will be replaced with magnolias and cherry trees. We are also pursuing permission to significantly prune the Bradford Pear trees at the intersection of Silver Bluff and our main gate. With the future widening of Silver Bluff Road, it is not cost effective to remove and replant.

East Branch Hollow Creek Trail Open

The eastern branch of the Hollow Creek trail is now open thanks to the efforts of several volunteers. The volunteers placed blue paint blazes on trees along the trail and took the opportunity to correct some blazing on the western branch of the trail. To access the eastern branch of the Hollow Creek Trail, park at the Anderson Pond dam on Anderson Pond road and walk up the dirt road on your right. You will come to a fence and gate with a pedestrian pass through. Follow the blue blazes for 2.2 miles to the point where the trail ends. At present you must return on the same route for a total hike of 4.4 miles. The route is very pleasant with some nice views of Anderson pond. The area is quite isolated, there is no short cut back to civilization, and you will probably not see anyone on the trail so you should plan to do the hike with a friend. For the most part the trail is fairly level but there is one very short steep part on which you should use caution. In the future we hope to be able to cross the upper regions of Hollow Creek to join the eastern and western parts of the trail into one large loop trail.

Many thanks to our painting volunteers, Don Bozeman, Sandra Dale, Ron Jones, Bill Miller, Jim Pierce, Dick Spaeth, Marsha and Mark Tormay.



WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

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

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Michelle Yonce

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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

Geoffrey & Carol Halverson
143 Quiet Oak Court
Moved from: Ohio

Peter & Paula Henze
233 Sweet Gum Court
Moved from: California

William & Brenda M. MacKay
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Advertising prices per month: **Business Card \$35, Quarter Page \$55 and Half Page \$85.**
November 2013.

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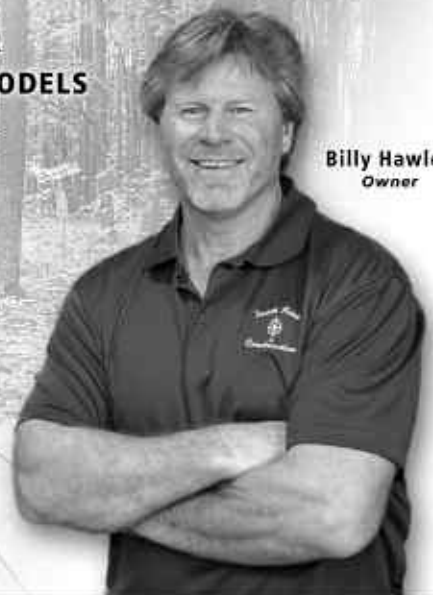
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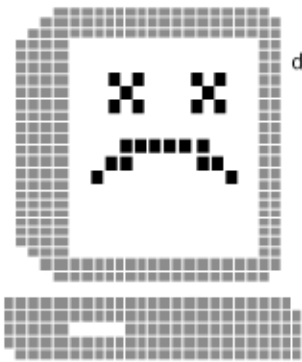
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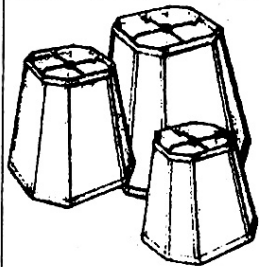
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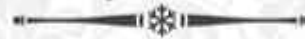
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Nov 2013 Update

10/31/2013

Hello! We are finishing up picking field corn. The deer and raccoons have really been getting their belly full of what's left in field. We got through bundling our decorative corn stalks this past Saturday. I have yet to start over-seeding the vegetable plots with a cover crop of winter peas, rye, and wheat.

One of Ruth's students at 96 Elementary is a neighbor to and was friends with the two children who were killed in Greenwood, SC on Tuesday, Oct 29th. What a horrible tragedy.

Bud and Dan are doing great.

Thanks!!!

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