

WPPOA NEWS

VOLUME 17, ISSUE 5

May 2014

Board Meeting Dates

June 16, 2014

July 21, 2014

August 18, 2014

September 15, 2014

October 20, 2014

November 17, 2014

December 15, 2014

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

Important Reminders from the POA

The Chukker Creek
(South) gate will
close for the
summer beginning
June 5, 2014.

The POA office
will be closed
Monday, May 26 in
observance of
Memorial Day. The
office will reopen
Tuesday, May 27
at 8 a.m.

PRESIDENT'S REMARKS

Nancy Hughes

After the Storm...

At long last, the City is back to normal and so is Woodside. The City is back to their routine of picking up trash, recyclables and yard debris every Wednesday. That means Woodside residents may place curbside (not in the streets) items for pick up no earlier than Tuesday afternoon, for Wednesday pick up. We have been necessarily lax about this requirement for months, but that necessity no longer exists. Those who do not adhere to this covenant requirement can expect to be fined.

Having said that, we do recognize that there are still many common areas with residual storm issues that need attention. A plan for addressing these areas is in the works.

Now that the streets are cleared, it's a good time to take a look at your mailbox. If you think it could use a face lift or replacement, contact the WPPOA office. They have the materials for you to do it yourself, or they will do it for you.

A few months ago Pat Shippey noted in her newsletter article that the WPPOA had contracted with an outside consulting firm that specializes in reserve studies. Given our current situation (expenses incurred from storm damage), this couldn't have been more timely. They will perform a financial analysis of our current reserves and recommend a funding plan for future years.

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.

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**Woodside Plantation
Property Owners' Association**
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TREASURER'S REPORT

Pat Shippey

In early May the delinquent accounts had an outstanding balance of \$13,067, excluding late fees. At this time last year the outstanding balance was \$17,800. All assessments must be paid by May 31st in order for you to renew vehicle decals and keep barcodes activated. All the delinquent accounts continue to accrue late fees and after May 31st a barcode reactivation fee will also be added. The list of unpaid accounts as of June 1st will be published in the June newsletter and will also be forwarded to our attorney to begin the lien process.

Working Capital fees were received from the sale of four lots that closed in April. Our ordinary expenses through April were under budget.

To date we have spent \$370,000 for the ice storm clean-up, most of it in the city right of way. With the assistance of our city councilman we are hoping to have this expense included in the city's application to FEMA for reimbursement. There are no guarantees and when working with federal and state bureaucracies after a disaster, the process is very slow moving. Let's keep our fingers crossed. There is still some perimeter fencing that needs to be repaired after the trees that caused the damage are removed. Our common area insurance should cover some of this expense.

The POA Board voted to accept the audit report prepared by Robinson Grant & Co. at the March 17, 2014 Board meeting. A copy of the report is on file in the POA office if you would like to read it. Warning: Bring lots of caffeine!

At the end of March there were 53 accounts of over 2,300 that remain unpaid for a total delinquency of \$34,718 or 2.1% of the total assessment. In 2013 at this time 1.8% of the amount billed was outstanding. Two delinquent lot assessments from 2013 were received in March, leaving only 2 lot assessments delinquent for 2013. Late fees continue to accrue each month until the assessment is paid. Second late notices were mailed the first week of April. Please remember that the annual assessment must be paid in order to obtain renewal decals for your vehicle(s). The new decals are now available at the POA office.

The normal March expenses were in line with the budget. The state unemployment insurance premium increased due to new legislation that established a new 20 tier benefit ratio ranking system. Last year at this time the premium was \$617. This year it was \$2,343. We have paid \$345,345 so far to clean up the ice storm damage with a couple more bills expected in April. There was one Reserve expense this month of \$36,765 for the walking path repairs from Woodside Plantation Country Club to the intersection of Woodside Plantation Drive and Steeplechase Road.

NOMINATING COMMITTEE

Jerry Hughson

The Woodside Plantation Property Owners' Association (WPPOA) Board of Directors will have three positions open for the upcoming election at our Annual meeting in September 2014.

The nominating committee is actively pursuing leads in our recruiting effort to find residents of Woodside to run for these three positions. But we need YOUR help. If you would like to learn how your POA operates, and to be involved in management of the community, please consider running this year.

VOLUNTEERS NEEDED!!

The Nominating Committee members, in addition to myself, are Larry Wittenmyer, Melanie Brock, John Rogers, and Linda Walters. If you think you might be interested, please contact any one of us on the Committee, either by telephone (our numbers are in the directory), or send an E-Mail to WPPOA@WPPOA.com and ask that your E-Mail be forwarded to us. If you would like to come by and attend a Board meeting for information, we meet on the third Monday of each month in the conference room of the POA office. I encourage you to step up and get involved in the leadership of Woodside!

APRIL 21, 2014 BOARD MEETING MINUTES



Meeting was called to order by Nancy Hughes at 4:05 at the Woodside POA office 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:
- Nancy Hughes, president
 - Larry Wittenmyer, Vice-president
 - Pat Shippey, treasurer
 - Dee Clark, Secretary
 - Jerry Hughson, member
 - Greg Burkes, member
 - John Rogers, member
 - Mary Shultz, member
 - Bill Lykins, member
 - Melanie Brock, Association Manager

Reports Topics:

- Update on road repair study
- Reserve study site visit scheduled
- Updates on financial expenditures
- Working on installation of speed sentry
- New audio / visual equipment acquired for the board room
- Satellite dish pole screening
- Awaiting engineer’s report for dams
- Update on storm damage cleanup
- FEMA Issues

Diana Peters (DC) Absent

Guests: Reggie Ebner

Approval of Minutes:

Meeting was adjourned at 4:40 p.m.

Ms. Hughes: There being no additions or corrections, the minutes of March 17, 2014 stand approved as written.

Respectfully submitted,
Dee Clark, Secretary



My name is Tony D. Axson. I was born in Bamberg, SC. I turned 60 this past February and now live in North Augusta, SC. I served in the U.S. Marine Corps for 4 years as a mechanic and CH-53 Helicopters. I am the proud father of 4 beautiful girls that have blessed me with 11 grandchildren and they in turn have so far blessed me with 5 great-grandchildren. I am proud to be working for Universal Protection Service at Woodside Plantation and I intend to stay with U.P.S. at Woodside until I decide to retire.
God Bless America!

The Blotter APRIL 2014

Alarms	0
Construction Site Theft	0
Decal/Pass Violation	1
Emergency Vehicles/Public Safety	12
Fire	1
Fishing	0
Gate Maintenance	1
Landscaping	0
Litter	0
Light Maintenance	0
Animal Nuisance	1
Other	4
Parking Violation	0
People Nuisance	0
Property Damage	1
Resident Assistance	0
Routine Safety Patrol	58*
Speeding/Reckless driving*	0
Street Maintenance	0
Suspicious Condition/Person	2
Vandalism	2
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 Department of Public Safety*

SUMMARY OF COMPLAINTS

April, 2014

Debris – 7
 Pets - 2
 Referred - 12
 Unsightly Conditions – 3

Total Complaints - 24

Referred Complaints

Common Area – 8
 Roads-1
 Security – 1
 Signs - 1
 WPCC - 1

Total Referred Complaints - 12

DEVELOPMENT COMPANY

Diana Peters

Festival of Homes

This year's Woodside Plantation Festival of Homes was once again successful in creating a positive impact in our community with over \$6,000 raised for the Community Medical Clinic of Aiken County.

Once again, the Festival of Homes featured the best homes at the best value available in the market – the highest quality construction and impeccable architectural details wrapped with highly energy efficient materials and designed and decorated by the area's best talent using the latest interior design features and elements.

The success for this year's event lies not simply with the builders and the interior designers who created the centerpieces of the event – it also lies with the 140 volunteers from the Women of Woodside who use their talents and career skills to serve their community! Thank you to all the women (and men!) who were once again so willing to serve their community.

New Event at The Village at Woodside

The Village at Woodside is pleased to partner with Carly's Rays of Hope by hosting its 5K Splash Run on Saturday, June 7, 2014, from 9 a.m. until 1 p.m. benefiting The Brain Tumor Foundation for Children, Inc.

The parents of Carley Rae McMaster, Scott and Vindi McMaster, established Carly's Rays of Hope on February 3, 2010, in loving memory of their daughter who was diagnosed with an Ependymoma brain tumor in November, 2005, and lost her battle three years later in December, 2008. Carly's Rays of Hope provides financial assistance, emotional and spiritual support as well as information to South Carolina families whose children have brain and spinal cord tumors.

Preregistration for the 5K Splash Run is \$30, and race day registration is \$40. Wear white and come get colorful for a great cause! In addition to the race, the event will also feature music, vendors, food, prize giveaways, inflatables, classic car display, motorcycle road ride and more! Visit www.carleystraysofhope.com or www.active.com or call 803-292-8460 for information and registration for the event.

ARCHITECTURAL REVIEW BOARD

Dee Clark

It's that time of year once again when many of us are sprucing up the exterior of our homes and landscaping. In the past, the POA-ARB has prohibited the use of red mulch for aesthetic reasons; however, the way our Building and Landscape Guidelines were written did not allow your ARB to effectively enforce this policy. Of late, we have worked with our attorney to "relanguage" our landscaping policy to clarify acceptable ground cover and other landscape guidelines.

Listed below is a portion of the revised section of the Building and Landscape Guidelines reflecting the rewritten policies for sod and ground cover:

5.1.4 Sod and Ground Cover

- a. Sod is required in both the front and rear of the house as may be designated by the ARB. Sod may also be required in side yards to prevent erosion.
- d. Ground cover plantings, pine straw, mulch, bark or other acceptable materials shall be placed on all areas not otherwise required to be covered by sod. Expansion of mulched areas requires ARB approval. Pine straw shall be organic and its natural color unadulterated in any way to change or enhance its color. Mulch shall be an organic wood product commonly used as a ground cover. Acceptable colors of mulch are black or brown, natural or dyed. No other color, natural or dyed, is permitted without ARB approval.
- e. Synthetic turf materials substituting as grass or a ground cover are not permitted.

Homeowners who currently have red mulch will be grandfathered until it needs replacement. Replacement must then be made with either black or brown mulch.

The complete "relanguage" of Section 5, Landscaping can be found at <http://wppoa.com> under: Architectural Review Board, ARB Building and Landscape Guidelines.

Please contact us at wppoa.com or 803-641-9663 if you have any additional questions or concerns.

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

Hopefully spring is here to stay. I went by the Garden Plot Area this past week and all of the plots are looking great. This is a great asset for any residents that enjoy gardening. It is still not too late to sign up for a plot in the Garden Area. If you are interested in gardening this year, you can sign up at the POA Office. The fee for renting a plot is \$30.

On the communication front, the WPPOA Board is planning a Resident Town Hall meeting for the summer. The focus of this meeting will be Public Safety and Emergency Management. More information will be coming as we get closer to the date.

Several residents have informed the WPPOA Staff that they are not getting the emails being sent by the WPPOA. These residents confirmed that the WPPOA Office had their correct email address and their spam filter was not blocking them. We are working with our Internet Provider and Technology Staff to determine what may be causing this problem. Again, if the WPPOA does not have your current email, please send your email address to wppoa@wppoa.com. We will not share your email address with anyone outside of the WPPOA Staff and Board Members.

LAKES AND DAMS

Jerry Hughson

A pretty quiet month for Lakes and Dams.

We just received the final report from Schnabel Engineering after their dam inspections in February and March. I had hoped to have something to report to you in this month's newsletter, but I will have to renege on that promise and will report the major findings in the June newsletter.

Granite Ridge Aquatic Services (GRAS) made their April trip to Woodside, and accomplished the following:

Burden Lake: treated floating hearts

Holley Lake: no treatment required on this visit, will need treatment next visit.

Royal Lake: some algae, alligator week, and water primrose beginning to appear, will be treated on next visit.

Magnolia Lake: will be sprayed for floating hearts the first week in May.

Oakman Lake: no treatment required on this visit.

This might be a good time to remind everyone again that fishing on our lakes is only open to residents, and ACCOMPANIED guests. If a houseguest or other friend wants to fish our lakes, the resident MUST accompany the guest.

SECURITY

Larry Wittenmyer

Periodically, we seem to hear about individuals coming into the Plantation soliciting money for "good causes", or offering to do some type of work for our residents. Usually, they gain access through a friend calling in a pass or they are contractors working within the Plantation. As a reminder, Woodside Plantation has a "no solicitation" policy. If you are approached with this kind of activity, please call Security at the Main Gate (641-2186) or the WPPOA office (641-9663). Also, as summer approaches, many residents go away for extended periods of time. Upon written request, security patrol will do periodic checks of your property when you are away for an extended period of time. Emergency phone numbers may be left with the guards, should you need to be contacted. If the security staff is notified when a security alarm is activated, patrol will assist the police. However, our staff will not enter a home unless accompanied by the police.

SPEEDING: By now, some of you have probably seen our speed monitoring equipment located around the Plantation. We will continue to use this device to gather data as to where we need to target enforcement. During the last week of April ADPS wrote 14 speeding tickets and 3 warnings in Woodside. Please do your part to drive the speed limit and observe stop signs within Woodside.

FYI: We have witnessed a presence of segways in the Plantation. Segways fall in the same category as skateboards and other electric vehicles. **NOT ALLOWED!**
If you see one of these, call security immediately.

ARB Activity April 2014

- Building and Environmental Inspections – 38
- Homeowner issues - 4
- Improvements – 25
- Landscape Plans – 9
- Satellite Dish Location Requests - 7
- Tree Removal Requests – 36
- Variations - 1

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.



COMMON AREA LANDSCAPING

Mary Shultz

The splendor of Spring was certainly evident during the past few weeks. Numerous dogwoods and azaleas blossomed; tree leaves appeared in numerous translucent shades of green; and spring flowers poked their heads above the ground. Meanwhile, little by little the dormant grass turned green in our lawns. Year after year, I marvel at this process of renewal. When one thinks of the numerous cells forming, the significant amount of growth that is occurring in such a short period of time, it is truly an amazing process. What a planet we live on!

STORM DAMAGE UPDATE AND WOODED AREA MANAGEMENT PLAN

In the past few weeks, several members of the Landscaping Committee have been surveying all streets and common areas in Woodside Plantation to record where we have areas that require repair and /or clean up. That data is being collected in a database and will form the basis for writing contracts with tree service companies to complete the storm damage repairs. It will also provide input to the wooded area management plan that will be completed this year. I am truly grateful to those Committee members that are working this project; it is a huge amount of work, considering the size of this community.

Recently a contract was awarded to a tree service company to clear the perimeter fence of downed trees and brush so the fencing contractor can repair or replace the perimeter fence. Work started on a section of fencing along Woodside Plantation Drive on Monday, May 5. Work is scheduled to begin on the perimeter fence along Sweet Bay Drive in June. This vendor was also contracted to clean up the hillside overlooking Oakman Lake and removing some broken trees on Burden Lake Road.

WHAT IS HAPPENING

Flower beds are being renewed, with spring flowers being removed and replaced with summer flowers. Mulching and clean up of common areas is continuing. Testing of the irrigation system resulted in some very good news. Despite numerous trucks driving over the system this winter during the clean up process, very few repairs were needed. Vacant lot mowing has started, so downed trees on the front portions of these lots should start to disappear.

COVENANTS

John Rogers

May - FENG SHUI

(A Chinese philosophical system of harmonizing human existence with the surrounding environment.)

May is a magical month...We are at a period in time of post Azaleas (mostly), post pollen (yea!) and post Masters (regrettably). So after a bone chilling and stormy winter, spring is here at long last. We finally turn our attention outdoors as we watch our neighborhood awaken; trees and plants bloom, the grass greens and the spring touchups are completed. And we are forever pruning branches off the trees.

We occasionally notice a neighbor not being as attentive to their yards for whatever the reason. In some cases this prompts a call to the POA to do something about these "unsightly conditions".

Perhaps a first alternative would be to bring the situation to your neighbor's attention before you call the POA. Many of these complaints are a "neighbor to neighbor"

issue: When one neighbor doesn't trim his side of the hedge; the grass could use a fresh haircut; the dog is barking "excessively", etc. In the instances where I have been asked to intervene, the neighbor is usually reasonable about complying once the issue is pointed out...tactfully. After all, we agreed to maintain our property in a reasonable manner (i.e. covenants). These common standards, which are certainly very pleasing, are one of the reasons we choose to live in a premier community such as Woodside.

We saw this same "neighbor to neighbor" community approach work so well during the February ice-mageddon as neighbors reached out to help in big and small ways - whether clearing branches, providing warmth or a simple cell phone recharge.

Yes, I know, sometimes we have to be reminded to pick up our socks. In the end we are all in this together, so why not be neighborly about it?



WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

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

WPOA OFFICE

Melanie Brock, Association Manager
June Carlson Lynda Allen
Trisha Leveille Wayne Brock
Michelle Yonce George Hughes

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ROADWAYS, STREET LIGHTS/SIGNS, WALKING PATHS
BILL LYKINS

TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES
GREG BURKES

Welcome To Our New Residents

Richard and Sheila Diemar
220 Pink Dogwood Circle
Moved from Columbia SC

Joseph and Janet Cristofori
Jerrett Brown
101 Magnolia Lake Lane
Moved from Virginia

Robert and Pauline Dettmer
104 Sugarberry Road
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Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.

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WOODSIDE PROPERTY OWNERS CLASSIFIED ADS

186 Foxhound Run \$479,873



209 Boxelder Drive \$439,000



229 Winged Elm \$249,000



UNDER CONTRACT

140 White Cedar Way \$58,000



GOLF-COURSE LOT!

216 Boxelder Drive \$439,000



169 Glen Haven Circle \$29,500



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Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.

May 2014.

WOODSIDE PROPERTY OWNERS CLASSIFIED ADS



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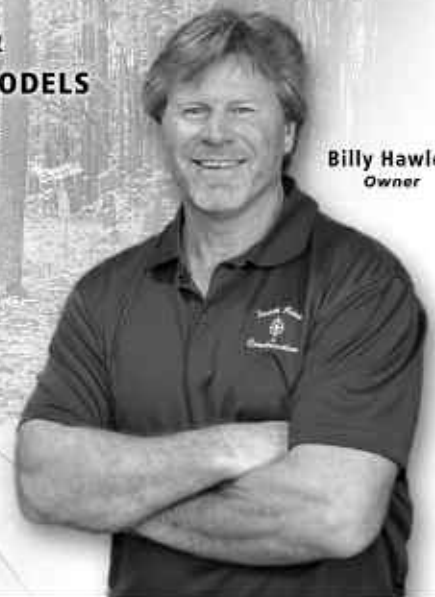
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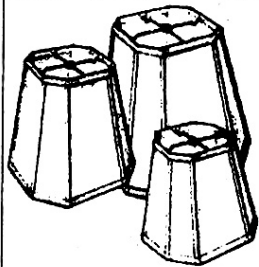
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Dan's Peach Stand

Bud's Peach Stand

May 2014 Update

Hello (or as people who grew up in my area say, "How 'bout it?")! We hope everyone is doing well.

I still can't say with any certainty how our early peaches will perform, but I have heard chatter that most of the commercial peach farmers have had their early peach crops declared a complete loss (which enables them to collect on their government funded crop insurance). By the way, we are not and WILL NOT be enrolled in or receive any farm subsidies.

Just in case the peach crop is slim or scattered, I am devoting a lot of effort right now into growing tomatoes, squash, peppers, and sweet corn. Oh yeah, and OKRA also!

Bud will turn 15 on May 4, and he been studying his SC Drivers Manual- LOOK OUT! Since his birthday is on Sunday, he will have to wait a whole day before he can take his written test, poor thing. Dan is fine and Ruth is as well, except for some dental work - at least its crowns and not dentures.

Edisto Pine Straw, owned and operated by a friend of mine's son-in-law, is selling fresh long-leaf pine straw (gathered and baled by him) at Bud's stand. It never occurred to me that baled pine straw had such a short shelf life. Therefore, is very important to only purchase recently baled pine straw; no matter who you get it from.

Thanks!!!

Tim Bledsoe
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