

WPPOA NEWS

VOLUME 17, ISSUE 11

November 2014

Board Meeting Dates

December 15, 2014

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

PRESIDENT'S REMARKS Larry Wittenmyer

Well, the long saga of Ice Storm expense reimbursement is over. As everyone now knows, the City Council voted against reimbursing Woodside for the money we spent to clean up our common area streets after the February storm. The vote was 4 to 3 against. This whole process was contentious and very divisive, between Woodside, City Council and the residents of Aiken. I won't dwell on the reasons the WPPOA requested reimbursement, as they were published in The Aiken Standard. Your Board of Directors has decided to move on and not seek any further compensation from the city. We were fortunate that the Association had sufficient reserves to cover the expenses, in large part because previous Boards have exercised prudent financial measures to build up reserves to cover expected and unexpected expenditures. The current Board will continue those prudent measures. Therefore, there will not be a need for any special assessment to cover the ice storm clean up costs.

With that said, I have heard some residents suggest that Woodside should take some drastic steps, including legal action or withholding charitable contributions and volunteer work from the various organizations that we all support. While this may sound appealing, initially, it would only serve to further alienate Woodside from a community that we all moved here to enjoy. The Board and I encourage all Woodside residents to take a step back and think about how we can repair the bad feelings that this ordeal has created. Several City Council members suggested that they need to establish a plan for how Woodside and other gated communities will be treated when the next disaster occurs. We agree! With Thanksgiving upon us, let's all try to work together to learn from this situation and enjoy our lives in this beautiful community.

**HAPPY
THANKSGIVING**

**Please note the
POA office
will be closed
November 27th
and 28th
observance of
the holiday.
The office will
reopen
December 1st
at 8:00 AM.**

*Happy
Thanksgiving*



PRESRT-STD
U.S. POSTAGE
PAID
Augusta, GA
Permit No. 545

*Woodside Plantation
Property Owners' Association*
1411 Silver Bluff Road • Aiken, South Carolina 29803



COMMON AREA LANDSCAPING

Mary H Shultz

WHAT'S HAPPENING

Lots of pansies have been planted throughout the Plantation. I love those little flowers with what looks like little faces on the petals. Whenever I see them, I always smile. I hope you enjoy them as much as I do! Did you notice the two flower formations in the shape of a W? Thanks go to the team at Cold Creek for coming up with that bit of creativity.

We had quite a bit of damage to our grass over the past month; a car sat on the grass on Woodside Plantation for several days; several people drove over the grass on Woodside Plantation Drive and at the main entrance; and a vendor truck did some damage on the access to one of our lakes. Cost to repair all of this damage this month was close to \$600.

On Monday, November 3, two representatives from the South Carolina Forestry Commission visited with us and toured the Plantation over a four-hour period. We had requested them to do a wildfire hazard and risk assessment as part of the FIREWISE program. The data collection covered a wide area of topics including road information, home construction materials, use of fireplaces and fire pits, location of utilities, amount and type of vegetation as well as the amount of build-up of fallen. Our local fire department is providing information regarding fire suppression equipment and the types of hydrants. We walked, and sometimes crawled, into several areas that serve as buffers between back yards and along our perimeter fence areas. The foresters also looked at what is located on the other side of our perimeter fencing areas. Data collection on home construction included the type of materials (wooden decks, vinyl siding, roofing, open or closed gutters) as well as the distance between homes; the proximity of trees and bushes to the home structure; and whether chimneys had spark arrestors. The foresters will assimilate the data collection into a report identifying our risk for a fire and their recommendations. The results will be presented to the Board in late December or early January. The South Carolina Forestry Commission representatives will also present the results and their recommendations to the residents in a town hall sometime in January or February. Exact dates will be announced later.

RESPONSE TO THE ANONYMOUS SENDER OF A COMPLAINT REGARDING AERIFICATION:

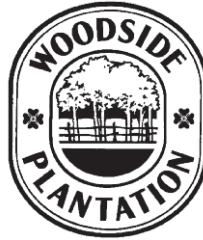
Core aeration provides several benefits including: (1) loosening compacted soil, allowing water and nutrients to be more available to plants; (2) increasing oxygen levels, which stimulate root growth; (3) severing of server roots, rhizomes and stolons of the grass, which stimulates new growth and increases the density of the grass; and (4) reducing water run-off. While the area does look a bit messy following aeration, the unsightly conditions quickly disappear.

ASSOCIATION MANAGER

Stephanie Wood

As I write this, I have been acting as the Association Manager for a solid month. With the assistance of the POA staff and the Board of Directors, I have crammed quite a bit into those few weeks. For the past eight years, I worked in the Community Services office of another local property owners' association. Although some things are very similar between my former association and Woodside Plantation POA, I realize there are plenty of differences that make for a learning curve that will keep me on my toes for the next several months. I am excited about combining the absorption of all the new knowledge with my previous experience so that I can be an asset to both the Board and the residents of Woodside. The POA office is in place to assist the property owners, so I will always welcome your comments and suggestions. I've already had a chance to meet several residents, and I would like to meet more of you. Please feel free to drop by the office or just pick up the phone to say hello. Again, it is with much enthusiasm that I join the Woodside team.

NOVEMBER 17, 2014 BOARD MEETING MINUTES



Meeting was called to order by Larry Wittenmyer at 3:00 PM at the Woodside POA office conference room and a quorum was established.

Attendees: Larry Wittenmyer, president
 Mary Shultz, vice-president
 Jerry Hughson, secretary
 Pat Shippey, treasurer
 Dave Rodgers, member
 John Rogers, member
 Linda Rudd, member
 Greg Burkes, member
 Greg Hoffman, member
 Stephanie Wood, Association Manager
 Diana Peters (DC)

Guests: Jan Mitchell, Bruce Schwartz, Ed Schwartz, Mary Jo Erikson, Bruce Butler, Perry Wood, Bill Freuler, Rob Vajda, Nick Tolerico, Joel Rotter, Pat Williams, Brian Henderson, William Miller, Steve Powell

Approval of Minutes:

Mr. Wittenmyer: With no additions or corrections, the minutes of September 15, 2014 meeting stand approved as written.

Business:

Property owner Steve Powell asked to address the board. Mr. Powell asked several questions concerning finances, ice storm expenses, and procedural questions which were discussed and answered by the board. Other property owners also asked questions, which were discussed and answered by the board.

Reports and motions:

Treasurer Pat Shippey moved to engage the firm of Robinson, Grant & Co., P.A. to perform the 2014 audit and to prepare the 2014 State and Federal tax returns at a cost not to exceed \$18,800. (Note: the 2013 actual expense was \$17,800). The motion was seconded by Greg Hoffman. The motion carried by voice vote.

Mary Shultz (Landscaping) reminded the board that the City of Aiken city council would again discuss reimbursement for ice storm expenses at their Oct 27th meeting.

Greg Hoffman and Jerry Hughson will work out procedures with Universal Protective Services (UPS) to no longer "hard lock" the gates at Anderson Pond Rd and Steeplechase and the Village. The new policy will take effect before the end of October.

Jerry Hughson (Lakes and Dams) reported that work on the outflow area at Holley Lake should start within the next two weeks.

The board received verbal reports from all directors.

The meeting was adjourned at 5:05PM.

Respectfully submitted,

Jerry Hughson, Secretary

Smoke Alarms Reminders

Keeping your smoke alarms, carbon monoxide detectors and fire extinguishers in good working order is essential to ensure they function correctly should they ever be needed.

2 of 3

home fire deaths result from fires in homes with no smoke alarm

Install alarms:

- In every bedroom
- Outside of every interior door
- On every floor of your home

International Association of Fire Fighters

Data Source: National Fire Protection Association

ARB

Dave Rogers

I was enjoying the wonderful fall colors in Woodside and the moderate SC temperatures last week when the first holiday season music played on the radio. It reminded me that we needed to start planning for holiday decorating and that I'd have to face the yearly task of untangling those darn strings of lights only to find out they don't work!

Several years ago, Woodside residents amended the covenants to address "Holiday Inflatables" in the community. The key points adopted were:

- A no charge "Holiday Inflatable Approval Request Form" is available at the POA office
- Written permission of the ARB is required before inflatables are displayed
- A fine can be imposed for not requesting
- If permitted, the ARB can restrict size, color, and content of requested inflatables
- Inflatables may not be displayed more than two weeks prior to the holiday
- Inflatables must be removed no later than one week after the holiday

- Inflatables height is limited to less than ten feet
- Inflatables may be lighted so long as they do not interfere with the quiet enjoyment of the surrounding residents

Party inflatables for birthdays, anniversaries, etc are different:

- While they do not require written ARB "approval", residents must inform the POA office of their use so that the office can effectively respond to calls or questions from neighbors if and when they occur
- Party inflatables may be used for a maximum of three days
- Party inflatable attributes must adhere to the holiday inflatables' guidelines

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

COVENANTS

Linda Rudd

One of the most common concerns the POA receives is about lawn and yard debris being placed in the wrong location and put out too early for pick up. One of our residents suggested we need to list the covenants in clear, easy to understand language. Good idea! So here is the first one:

1. Yard trash should be placed at the curb the day (preferably the afternoon) before the city is scheduled to pick it up. Some holidays will change the date, so to be sure when pick up is, check the message boards or go to the City of Aiken web page or call to find out if it has changed from the usual Tuesday. Put the clippings out of the way of traffic in a safe location at the curb in front of your own property unless your neighbors don't mind sharing their pile location with you. Do not put yard debris or any trash on any property other than your own. (That is the subject of other concerns). If you have a yard service, be sure they follow the same requirement.

One of the duties of the Board member responsible for Covenants (that would be me since I missed the first Board meeting) is to receive the "Suggestion/Complaint Form" that is sent to the POA office when a property owner has a concern. I then check out the concern and respond appropriately to rectify the situation. Usually I will send a letter to give information and request some appropriate action. If you receive such a letter and have a question, please call me. My intent is to inform not to confuse or offend.

LAKES AND DAMS

Jerry Hughson

October was a busy month for Lake and Dams. I reported last month on the work Uretex Corporation did on the overflow structure at Royal Lake. During the last week of October, Cold Creek, in collaboration with G.L. Williams & Co (heavy equipment), did some fairly major repair work on the outflow area of the dam between Holley and Burden lakes. We had an area of erosion under the bank which was originally pointed during our DHEC inspection in 2012. Erosion on a dam is not a good thing! We tried several times to stop the erosion, but recently discovered the problem was more serious than we thought. In addition to extending the outflow pipe approximately two feet, we had to remove large rocks, pull dirt from the area which was eroding, replace the large rocks, place geotechnical fabric down, fill in with red clay, then cover the area with more rocks (better known as "rip-rap"). The work was successfully completed and we hope will cause no more trouble. There are several more projects to be completed to correct discrepancies reported in the dam inspection and evaluation by Schnabel Engineering earlier this year. I will keep you posted on the progress of those projects as we go along.

Granite Ridge Aquatic Services continued to provide weed control on our lakes, but their trips to Woodside will now be once a month instead of twice a month as we head into the winter months.

As always, if you have any questions about Lakes and Dams, E-Mail me at wppoa@wppoa.com and your E-Mail will be promptly forwarded to me.

See you next month!

Jerry

FALL FISHING UPDATE

Fantastic weather resulted in the Woodside Fall Fishing Outing being the largest ever with 36 participants and four spectators. Congratulations to Mark Randall who walked away with a crisp \$100 bill for catching the longest bass in the 16 and under category. A major THANK YOU goes out to Bob Carter who donates this prize at every outing to encourage the participation of young anglers. Cale Clary captured first place with Minnows and Jack McIlroy took second. Lindy Crandall and Angela Martone battled in the Nightcrawlers Division with Lindy finally edging Angela out for first place by 3/8 of an inch. Matthew Kabakjian took top honors in Artificials followed by Joe Dzikowski in second. Jim Dzikowski and John tied for the first fish of the day; Sue Bratico caught the last fish; and Jack Royalty caught the most. Unfortunately, I have no tally on who ate the most doughnuts. For those already planning on participating in the Spring 2015 Outing, please mark March 14 on your calendar.

This is the time of the year when we start planning our annual lake clean-ups. We're looking at December 6 and December 13 and hoping that we will have enough volunteers to complete all seven of our lakes and ponds on those days. Please get back to me (ziomekk@bellsouth.net) if you would like to help out on either of those days or if you prefer to help on another day. Karen and Ron Hudson have agreed to be responsible for coordinating the clean-up on Spaulding Lake. Call Karen or Ron if you would like to assist on Spaulding.

With approximately six weeks left in the year, Karla Heitkamp continues to lead the Big Bass competition for 2014 with a 24 1/2 inch bass and Jack Royalty leads the Crappie competition with a 14 1/8 inch fish.

Ken Ziomek
803-649-9842
ziomekk@bellsouth.net

TREASURER'S REPORT

Pat Shippey

The preparation of the 2015 budget will be completed this month and presented to the Board for approval at its next meeting on December 17, 2014. Assessment notices for next year will be mailed in December with payment due by March 2, 2015 without penalty. A copy of the adopted 2015 budget will be included with the assessment notice.

The question that is on most of our minds is, "Where did the money come from to pay for the ice storm clean-up?" Well, during the 10 years from 1999-2008 more than 800 homes were constructed in Woodside. With all this "extra" money coming in each year, the Board did not increase the assessment rate for 8 years (2001-2007). At this time the covenants restricted the contribution to the Reserve account to 10% of the annual assessment so they could not add this extra cash to the Reserves and it was carried over each year in the Operating account. In 2004 there was a covenant change to increase the cap on Reserve contributions to 15% and the Board did this for the next 5 years, but excess operating income continued to accrue in the Operating account.

In 2010 the "bubble burst" and only 28 homes were constructed that year. In order to cover Operating expenses in 2010, the assessment rate was increased by 5% and the Reserve contribution was reduced to 10%, the minimum required by the covenants.

Dave Ramsey is always advising callers into his radio program to have 3-6 months' worth of expenses in a savings account to cover unexpected expenses. By 2010 there was about 6 months' worth of extra cash in the Operating account. This was a good thing because this was when the Development Company informed the Board that it wanted to sell the property and building where the POA office was located. (The POA had been renting the office space from the DC). A financial advisory committee was formed and it was their opinion that the POA should use this excess cash to purchase the property rather than obtain a mortgage. This was excellent advice because at the time mortgage rates were higher than CD rates and soon after CD rates plummeted. After the purchase the POA had about 3 months of "savings" left.

The total cost of the ice storm clean-up so far totals about \$397,000. Of this amount \$326,000 came out of the "savings" in the Operating account and the balance from the Reserve account.

Looking at anticipated expenses through the end of the year, I estimate that the POA will have a little over one months' expenses in the "savings" account and \$810,000 in the Reserve account.

The Board's Strategic Plan adopted in 2010 called for contributions to the Reserve account to increase by 1% each year until the 15% maximum was reached. According to the Plan, the contribution 2015 was to increase to 13%. The Board is seriously considering raising the Reserve contribution from 12% this year to its maximum of 15% in 2015. By looking closely at Operating expenses and working with our contractors, the Board expects to be able to achieve this with only a 3% increase in assessments in 2015.

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

The WPPOA Board of Directors is continually looking for ways to improve communication with the Residents of Woodside Plantation. While the WPPOA Newsletter is the Board's primary means of communication with Residents, we are using email to communicate time sensitive information that impacts Residents. We also recognize that sending too many emails can become a nuisance so we try to be judicious in sending emails. If you are not receiving emails from the WPPOA, please send your email to wppoa@wppoa.com. We will not share your email with anyone outside the WPPOA staff.

We are planning on having another Town Hall Meeting in the spring of 2015 and will be sending a survey to Residents to find out what topics would be of interest to you. The Board plans on conducting at least one Town Hall Meeting each year.

Also, if you have not visited the WPPOA website, please stop by and take a look at www.wppoa.com. There is a great deal of useful information on the website.

**The Blotter
OCTOBER 2014**

Alarms	0
Construction Site Theft	0
Decal/Pass Violation	2
Emergency Vehicles/Public Safety	20
Fire	0
Fishing	1
Gate Maintenance	0
Landscaping	0
Litter	0
Light Maintenance	1
Animal Nuisance	0
Other	3
Parking Violation	1
People Nuisance	0
Property Damage	0
Resident Assistance	0
Routine Safety Patrol	94*
Speeding/Reckless driving*	1
Street Maintenance	1
Suspicious Condition/Person	0
Vandalism	0
Theft	0
Trespassing	1
Traffic Violation	0
Vehicle Accident	0

**Public safety vehicles entering without lights or sirens activated, previously classified as 'emergency vehicle'
**This does not include citations issued by Aiken Department of Public Safety*

SUMMARY OF COMPLAINTS

October, 2014

Debris – 2
 Dumping - 2
 Pets - 3
 Referred - 11
 Unsightly Conditions – 2
 Vehicle - 2

Total Complaints - 22

Referred Complaints

ARB – 1
 Association Manager - 3
 Common Area – 3
 Lake & Dams - 2
 Security – 2

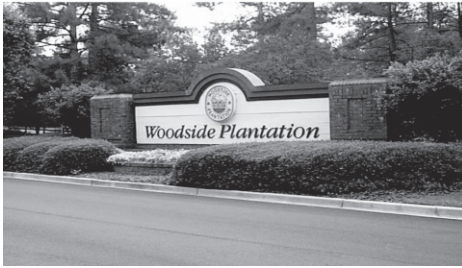
Total Referred Complaints - 11

SECURITY

Greg Hoffman

It is an honor to serve as one of the board's three new members and I look forward to helping maintain our community's high standards. This month, I would like to offer information and/or updates on a few of the issues that I have confronted so far:

- **Gates:** We have, on a trial basis, stopped "hard-locking" the Anderson Pond and Village gates between the hours of midnight and 6AM. This will give residents and emergency vehicles 24 hour access at those locations as well as the Main and East gates. If we do not encounter any issues/problems, this practice will continue.
- **Perimeter Fencing:** Work on perimeter fence repair continues. We are still dealing with issues related to storm repair as well as support posts that have failed due to age (rot). Please be patient as we continue the process and endeavor to accelerate our efforts.
- **Stop Signs:** At the POA annual meeting it was mentioned that, from a traffic law standpoint, the expectation is that vehicles approaching a stop sign are to stop at the white bar painted in the road even if it is slightly offset from the sign itself for esthetic or other reasons.
- **Fishing:** Please note that fishing is permitted in designated areas only and any guest that is fishing must be accompanied by the sponsoring resident or will be asked by security to leave. Recently, a complaint was made regarding an individual fishing from the golf course along Cuning Lake – Cuning Lake is not designated for public access fishing for safety reasons and the individual in question was an unescorted guest.



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

Stephanie Wood, Association Manager

June Carlson Keena Adams
Trisha Leveille Wayne Brock
Michelle Yonce George Hughes
Dave Prough

WPOA BOARD OF DIRECTORS

PRESIDENT
Larry Wittenmyer

VICE-PRESIDENT & COMMON AREA LANDSCAPING
Mary Shultz

SECRETARY, LAKES & DAMS
Jerry Hughson

TREASURER
Pat Shippey

SECURITY
Greg Hoffman

COVENANTS
Linda Rudd

ROADWAYS, STREET LIGHTS/ SIGNS, WALKING PATHS
John Rogers

ARB
Dave Rodgers

TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES
Greg Burkes

Welcome To Our New Residents

John & Jean Bullock
138 Glen Have Circle
Moved from Bonita Springs, Florida

David & Cheryl Cooke
235 Commonwealth Way
Moved from Aiken

Mike & Janet Clinebell
703 West Pleasant Colony Drive

Sharell Mikesell & Peggy Kraft
146 Silver Meadow Court
Moved from North Canton, OH

Sean & Kendall Valenzuela
918 Holley Lake Road
Moved from San Diego, CA

Arthur & Laurretta Wood
202 Bellewood Drive
Moved from Old Orchard Beach, Maine

Dale & Peggy Patrick
297 Golden Oak Drive
Moved from Maryland

George & Anita Patterson
281 Golden oak Drive
Moved from Newville, PA

James and Donna Lopes
120 Fox Trace Court
Moved from Virginia Beach, VA

Glen & Patricia Morgan
186 Foxhound Run
Moved from Virginia Beach, VA

Jacob & Ellen Pieterse
188 Commonwealth Way
Moved from California

Charles & Susan Herbst
205 Sweet Gum Court
Moved from Aiken

Alice Carpenter
210 Boxwood Drive
Moved from Georgia

Lee & Betty James
153 East Pleasant Colony Drive
Moved from Blowing Rock, N.C.



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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Mark Taylor and Associates, LLC
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By agreeing to display business ads, the WPPPOA is not endorsing or recommending the use of any advertiser. The decision on which businesses to use is left entirely to the homeowners. To place an ad, call Woodside Property Owners' Association 641-9663, and ask for Keena Adams or email keena@wpppoa.com

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

November 2014.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS

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Complimentary In Home Consultation

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Aiken, SC 29803
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WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



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Jason K. Crane
Financial Advisor

Edward Jones
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November 2014.



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Owner
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Cell 803-979-6800

Mailing Address:
128 Pine Hollow Dr.
Aiken, SC 29803

Saint Augustine of Canterbury Episcopal Church
1630 Silver Bluff Road Aiken, South Carolina 29803 803-641-1913
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WOODSIDE PROPERTY OWNERS CLASSIFIED ADS

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ROOF REPLACEMENT**

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BATH REMODELS**

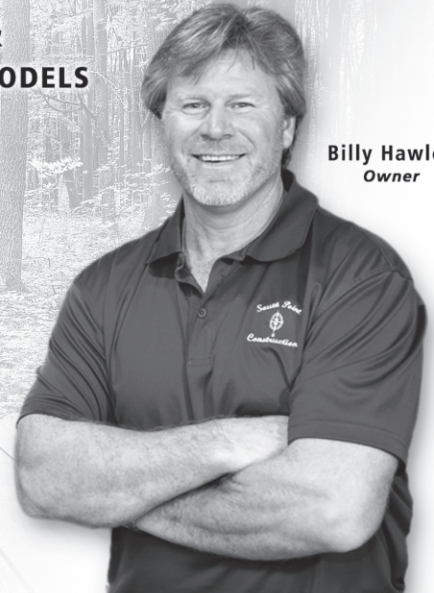
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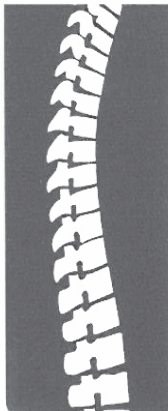
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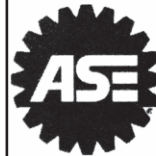


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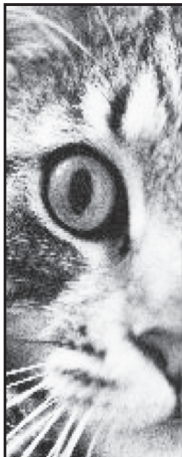
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