

# WPPOA NEWS

VOLUME 17, ISSUE 10

October 2014

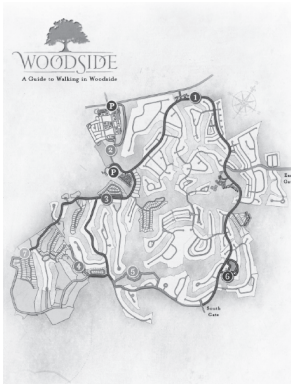
## *Board Meeting Dates*

**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.**

**Did you know.....  
that there is a  
wonderful  
walking trail map  
at woodside  
plantation.com  
under life at  
Woodside.  
Easy as Click.  
Print. Walk.**



## **PRESIDENT'S REMARKS Larry Wittenmyer**

As I write this, we have added three new Board members and a new Association Manager. First, I would like to thank our outgoing Board members, Dee Clark, Bill Lykins and Immediate Past President, Nancy Hughes for serving the residents of Woodside so well over the years. Their experience and contributions will be missed by all of us on the Board. Also, Melanie Brock retired from the position of Association Manager, after serving Woodside for over 8 years. The Board appreciates Melanie's service and professionalism during her tenure.

The three newly elected Board members are Greg Hoffman, Dave Rodgers & Linda Rudd. Therefore, the new Board assignments are as follows:

Larry Wittenmyer-----President  
Mary Shultz-----Vice President & Common Area Landscape  
Pat Shippey-----Treasurer  
Jerry Hughson-----Secretary, Lakes & Dams  
Dave Rodgers-----ARB Chairman  
Linda Rudd-----Covenants (CEEC)  
Greg Hoffman-----Security  
Greg Burkes-----Technology, Communications, Facilities & Amenities  
John Rogers-----Roads, Streetlights, Signs & Walking Paths

Our new Association Manager is Stephanie Wood. Stephanie came from another Homeowners Association and has 8 years experience in the field. She is an Aiken native and holds a BS of Business Administration from the University of South Carolina. The Board is pleased to have found such a well qualified candidate to fill this important position. When you next visit the POA office, please introduce yourself to Stephanie.

Lastly, the covenant amendment regarding the Live Oak trees on Pleasant Colony Drive did not pass. The vote was VERY close. The amendment failed by 2/10 % of the necessary 75% of the votes cast. The votes were counted a total of three times, by independent residents, with the exact same results.

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



## COMMON AREA LANDSCAPING

Mary H Shultz

**TENT CATERPILLARS:** Just what are those nasty looking, heavy duty webbing nests in the trees? Well, they are probably tent caterpillars or fall webworms that have spun their silk webs to provide a communal home for themselves. According to Doug Walker of Cold Creek Nurseries, although they are very unsightly, they rarely ever kill or seriously injure the tree as they usually are not present in great enough numbers to do much serious long-term damage. If you can reach their tents, just cut that part of the tree off and physically remove them. A second way to deal with them is to poke a hole in their web. This will let in parasitic wasps that will kill them for you. Tents high up in a tree present the biggest problem, since typically we cannot reach them. Spraying would be the last option but it is not usually very effective because the tents protect the caterpillars from the environment and especially from things like insecticides.

**WHAT'S HAPPENING:** Recently, large areas along East Gate Drive, Woodside Plantation Drive, and Steeplechase were cut very short and then aerated to prepare for over seeding with rye grass.

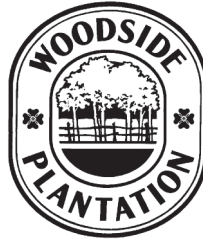
Earlier in 2014, I posed a question in one of these articles asking for residents' input on over seeding. Out of the 53 responses I received, 6 responses were for over seeding; 2 saw both sides of the argument but the remainder were against over seeding. I then started doing research, speaking to agronomists, our golf course personnel and personnel at the Clemson University extension office. We walked the sides of the streets and looked at what is growing there. What we have is a mixture of seeded Bermuda, centipede, carpet grass, Bahiagrass, and an extreme amount of weeds. That mixture grows in soil that in many cases is shaded by our trees and acidified by the acid that leeches into the soil from the wooded areas. During the summer it is green; however, during the winter, some of these plants die off, leaving nothing but dirt. There are definitely places where we have excellent turf grass established. However, allowing some places to go dormant, while others remain green with rye grass would result in a patchwork look that would not be very appealing. Bare spots of mud would be an eyesore.

Of those that were against over seeding, the economics of the process were cited in most instances. So let's look at the costs we incur. The biggest portion of the cost is obviously the seed itself as well as the labor needed to apply it, amounting to \$12,000. In addition, we also have utility costs. In 2013, during the three months during the time when the seed is getting established, we spent an additional \$70 per month on average for water and we spent an additional \$483 per month on average during the over seeding period.

The total budget in 2013 for landscaping was \$613,000; therefore, the costs cited above represent approximately 2% of the budget. While this amount of money is not insignificant, it is my firm opinion that eliminating this service at this point in time would not be in the best interests of Woodside. Dirt along our roadsides would detract from our property values and the beauty of Woodside. I am committed to maintaining the aesthetics of our environment, while simultaneously reducing our costs; however, we must reduce costs wisely. The 2014 budget was set at \$613,000; the requested budget covering the same items for 2014 is \$595,000, and that figure includes over seeding. We can establish perennial ground covers; we can aerate more frequently and we can apply lime to establish a healthier pH level. We have quite a bit of work that needs to be done along our roadsides in order to maintain the beauty of Woodside and we are committed to pursuing that path.



# SEPTEMBER 15, 2014 BOARD MEETING MINUTES



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

**Attendees:** Larry Wittenmyer, president  
Mary Shultz, vice-president  
Jerry Hughson, secretary  
Pat Shippey, treasurer  
Dave Rodgers, member  
John Rogers, member  
Melanie Brock, Association Manager  
Diana Peters (DC)

**Absent:** Greg Burkes, member  
Greg Hoffman, member  
Linda Rudd, member

**Approval of Minutes:**  
Mr. Wittenmyer: There being no additions of corrections, the minutes of the August 18, 2014 meeting stand approved as written.

**Business:**

**Motion:** Mary Shultz moved to renew Cold Creek contract for common area landscaping efforts for an additional 3 years, which would extend the contract

through December 31, 2018. The rates remain the same as they are in the existing contract, with no rate increase for the duration of the extension. Three additional items will be added to the agreement: 1. Maintenance of Sterling Grove Circle interior: \$40 per month. 2. All intersections plantings will be maintained in such a manner as to enable line of sight and keep street signs visible. A) No additional costs unless plantings cannot be severely pruned and need to be replaced with smaller plantings. B) Will be determined on an on-going basis. C) Effort will take at least two years to effect. 3. Weeds will be removed around lakes fronts to water line: \$100/mowing. Total Costs: Approximately \$475,000 for scheduled work, approximately \$19,500 for mowing vacant lots (reimbursed by lot owners)

Dave Rodgers seconded the motion. The motion carried.

- Topics Discussed:**
- Lakes and Dams maintenance issues
  - Reimbursement for ice storm clean up
  - Budget discussions

Meeting was adjourned at 4:30 PM

Respectfully submitted,  
Jerry Hughson, secretary



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

## ARB

## Dave Rogers

First, to all who gave me their support during the election, I thank you for your vote of confidence. Second, I'd like to thank Dee Clark for building and leaving a dedicated, skilled, involved, and knowledgeable ARB team and for all of her and their wonderful service to the community and POA over the years.

### ARB Insights

The purpose of the ARB is to help residents preserve the natural beauty of Woodside Plantation and its setting, to maintain a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property. No small challenge!

Although there are detailed covenants and a well written "Building Guidelines" available, as a resident, I was not always sure when, or for exactly what, I needed to engage the ARB. Well, it's been three weeks of learning for me - swimming pools (2), fences, tree removal, driveway repairs, improvement inspections, home weather station guidelines, neighbor concerns, swing sets, and more! The activity has given me a good appreciation for the scope and complexity of trying to meet the ARB's purpose. And, there's even more to learn.

I have a better understanding of the roles of the two (yes two!) functioning ARB's within Woodside. The Development Company ARB (DC-ARB) is responsible for the new/developing areas within Woodside and for the majority of new construction. The Property Owners Association ARB (PO-ARB) that I am a member of, is

responsible for all defined areas within Woodside where 65% of the lots have been issued a Certificate of Occupancy. Most PO-ARB activity focuses on changes, additions, improvements, and repairs to existing homes and resident landscape plans.

### A Few Closing Thoughts

- We all received our new Residents' Directory last month and the highly summarized information about Architectural Changes under the POA Information is helpful in understanding when you may want/need to engage the ARB with your plans.
- To assist with your planning, Building Guidelines for construction and alterations can be viewed or downloaded on the WPPOA web site or you can obtain a copy through the POA office for a nominal fee.
- If planned changes to your home/landscape are significant enough to tell your neighbors about them, you probably want to contact the ARB as well.
- If changes to your home/landscape have you talking to the ARB, you probably want to talk to your neighbors about them so there are no surprises.
- Please don't hesitate to me contact me (522-4077) or Trisha Leveille at the POA office (641-9663) if you have questions about what you are considering.

I love our community and look forward to working with all of you as we try to make it even better!

## COVENANTS

## Linda Rudd

Since this is the beginning of my first month on the POA Board, I have no words of wisdom, or valuable information to impart or warnings to pass on. That may be a disappointment to some and a relief to others. First, I'd like to thank all of you who voted for me and the kind words of encouragement I received as well as the expressed confidence in my ability to represent all our interests as the Board attempts to be good guardians of our common surroundings and quality of life in Woodside Plantation.

I am told that there were about 300 formal concerns regarding covenant violations last year, almost one per day. If that is a normal volume, it will keep me very busy which will not help my golf game at all! I will be available to residents who have concerns or just want to run something by me. Chances are I won't know the immediate answer but I will know someone who does or will research and get back to you. I'll attempt to share helpful information with you when I think there is something that you should be aware of.

So, on this beautiful fall day, I thank you for your support and I'll see you around the Plantation!



## LAKES AND DAMS

**Jerry Hughson**

Each of the residents on the POA Board of Directors is responsible for a particular function (Security, Landscaping, Lakes and Dams, etc), and each of us has a staff person at the POA office to assist us, especially in the area of administration. The staff person who helped me in Lakes and Dams was Melanie Brock, our Association Manager who recently retired. I would like to say THANKS to Melanie for the excellent support, corporate memory, and advice for the two years we worked together on Lakes and Dams. Thank you, Melanie! Best wishes in retirement!

Granite Ridge Aquatic Services visited Magnolia Lake in September to treat a large mass of algae which had formed in the shallow end (reported by one of our residents), Granite Ridge reports the mass had apparently broken up and was no longer an issue. They also treated Burden Lake for floating hearts. In addition, they took water samples from all the lakes and performed their routine water analysis. All numbers were in normal ranges.

Uretek Corporation, out of Greensboro, NC, who specializes in stabilizing subsurface soils to lift, level or seal foundations and infrastructure, came to Woodside on October 1st. They repaired a leak in the overflow structure on Royal Lake. This was a recommendation from our engineering inspection by Schnabel Engineering earlier this year. I am pleased to report the leak was successfully repaired, although the job ended up being "non-trivial" and took over eight hours of on-site work by Uretek technicians. Google "Uretek" if you wish more information on the company and their techniques.

One problem I have noted on visits I make to each of our lakes on a periodic basis is trash. Plastic bottles, cans, wrappers, etc. on two or three of our lakes is becoming an issue, and I would like to ask residents to help out. First, if you visit one of our lakes and see trash, please pick it up! Secondly, if you observe someone leaving trash on the ground, please report the individual (if you can get a license number, etc) to the POA or Security.

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

See you next month!

Jerry

## WOODSIDE FISHING NEWS

The cooler temperatures that we have been enjoying are also being enjoyed by Woodside's bass population as they increase their feeding in preparation for the colder water of the winter months. Many avid bass anglers believe this is the best time of the year to get out on the water. Bass tend to school up more at this time of the year and chase schools of minnows. A few years back, Jack Royalty and I spent a great Sunday afternoon following the bass on Magnolia Lake by watching for schools of minnows breaking water chased by hungry fish. On that day we were throwing #4 and #5 silver and white Mepps spinners into the school and catching a number of 14 to 17 inch bass. If you enjoy spending time at our lakes, you should take advantage of the fall months.

Our Big Bass competition continues to be led by Karla Heitkamp with her 24 1/2 inch bass. Jack Royalty is leading Colossal Crappie with a 14 1/8 inch fish.

As a final item, if you are thinking of any fishing tackle for Christmas for your children or grandchildren and need some assistance in selecting appropriate equipment, please call me and I'll be happy to assist.

Ken Ziomek  
803-649-9842  
[ziomekk@bellsouth.net](mailto:ziomekk@bellsouth.net)

## DEVELOPMENT COMPANY

**Diana Peters**

### Ribbon Cutting in Woodside Plantations Newest Park – Summer Hill

Woodside Plantation celebrated the grand opening of its newest neighborhood, Summer Hill, with a ribbon cutting ceremony on Wednesday, September 24. Summer Hill is located along the 15th fairway of the Hollow Creek Course designed in collaboration by Masters Champion, Fuzzy Zoeller and world-renowned course architect, Clyde Johnson. The neighborhood includes Summer Hill Park, a beautifully landscaped approximately 2 acre park featuring a tranquil pond, lighted walking path around the park accentuated with a wood footbridge across a portion of the pond. Summer Hill Park also features a stately stone and timber pavilion perfect for neighborhood gatherings and picnics. The park is connected to the system of walking paths and nature trails in Woodside via the neighborhood's sidewalks and is available to be enjoyed by all Woodside residents.

The ribbon cutting was attended by Mayor Fred Cavanaugh; David Jameson, President of the Aiken Chamber of Commerce; Chamber Ambassadors;

Woodside Plantation Property Owner's Association board members Larry Wittenmyer, Jerry Hughson, Dave Rodgers, John Rogers, Mary Schultz and Pat Shippey; and staff of Woodside Development including Kent Baldwin, Chief Operating Officer. Baldwin stated, "Woodside has always focused on preserving the natural landscaping and enhancing it by adding parks, lush landscaping and nature preserves. The addition of the Summer Hill Park trail to the walking trails throughout Woodside brings our network of trails to a total of 15 miles and over 14 acres of parks."

After cutting the ribbon, Mayor Cavanaugh thanked Woodside Plantation for its continued development noting the positive impact the neighborhood has on the City by providing jobs in the housing sector and adding to the City's tax base. David Jameson also noted that the addition of 45 new homesites will bring new families to Woodside and Aiken providing a positive economic impact for the City of Aiken.

For more information on Woodside Plantation and homesites in Summer Hill Park, call Woodside Plantation at 803-643-4653 or visit [www.woodsideplantation.com](http://www.woodsideplantation.com).

## TREASURER'S REPORT

**Pat Shippey**

### Some good news.

- Income from Assessments through the end of September exceeds by \$5,300 the total annual budgeted Assessment Income. This means more lots and houses than were anticipated have been added to the community.
- Vendor decal sales are also up due to all the new construction going on.
- The Development Company closed on 5 lot sales in September for a year to date total of 20 lots.
- Total budgeted expenses continue to be under budget. This does not include expenses for the ice storm clean-up.
- A delinquent homeowner paid up just in time to avoid a lien on the property so only one lien was filed by the attorney.

Work continues on the 2015 budget. It will be finalized and voted on at the November Board of Directors meeting. Assessment notices for 2015 will be mailed to all lot and homeowners in December along with a copy of the approved budget.

The City Council is expected to have a first reading on any disbursements to homeowner associations for the ice storm clean-up at its meeting on October 27, 2014. You can attend the meeting or read all about it in the Aiken Standard the next day.

**The Blotter  
SEPTEMBER 2014**

Alarms	0
Construction Site Theft	0
Decal/Pass Violation	2
Emergency Vehicles/Public Safety	15
Fire	0
Fishing	0
Gate Maintenance	0
Landscaping	0
Litter	0
Light Maintenance	5
Animal Nuisance	0
Other	7
Parking Violation	2
People Nuisance	0
Property Damage	0
Resident Assistance	2
Routine Safety Patrol	66*
Speeding/Reckless driving*	0
Street Maintenance	0
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*

Daylight Savings Time will end  
November 2, 2014 at 2 a.m.  
Remember to set your clocks  
back one hour before retiring on  
November 1.



**ROADS, STREETLIGHTS, SIGNS & WALKING PATHS**

**John Rogers**

While my new “Roads” duties will be mostly focused on the condition of the roads, sidewalks, and street lights, occasionally one needs to notice how the roads are being used. At this time of year it is the big yellow things – school buses. Many of our residents have long since put this concern behind them (and many more are not even awake when they rumble thru in the morning). However, we do have many families in Woodside and the buses visit us in the morning and afternoon.

So a reminder, now that school has started, be prepared to stop for the buses as they pick up / discharge the children. Also, please be considerate of those cars that may be waiting at the bus stops for the bus on rainy mornings or afternoons. Occasionally traffic queues up behind these cars that are not going anywhere, so be aware.

If you are a parent / grandparent waiting at the side of the road for the bus, please put on your flashers so that the through traffic realizes you are not moving and does not queue up behind you with honking horns. In grades K-2nd a parent / grandparent must be at the bus stop to pick up the child.

Finally, passing a stopped school bus can be expensive - \$500 for the first offense and \$2,000 for the second plus many points on your license beginning with the first offense.

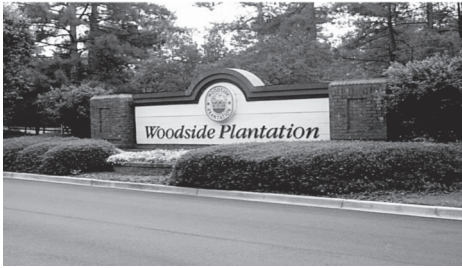
Below are the School department bus stops in Woodside and the times you can expect them in the morning. Please be cautious now that the mornings are becoming darker.

Chukker Creek Elementary (Route 23)

- \* 201 MAGNOLIA LAKE CT 6:28
- \* 249 GRASSY CREEK LN 6:35
- \* 116 RED OAK LN 6:41
- \* WOODSIDE PLANTATION @ JUNIPER LOOP 6:45
- \* 152 WILLOW OAK LOOP 6:49

Kennedy Middle and South Aiken HS (Route 24)

- \* W. PLEASANT COL @ ANDERSON MILL RD 6:55
- \* 122 SASSAFRAS RD 7:02
- \* WOODSIDE PLANT'N @ MAGNOLIA LN 7:05
- \* BASSWOOD @ BALSIC LN 7:10
- \* EAST GATE DR @ TALL PINE DR 7:13
- \* WOODSIDE PLANT'N DR @ JUNIPER LOOP 7:16



**WOODSIDE PLANTATION**

1411 Silver Bluff Road  
Aiken, SC 29803

Phone: 803.641.9663  
Fax: 803.641.1831  
Email: [wppoa@wppoa.com](mailto:wppoa@wppoa.com)  
[www.wppoa.com](http://www.wppoa.com)

**WPPOA OFFICE**

**Stephanie Wood, Association Manager**

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

**WPPOA BOARD OF DIRECTORS**

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Mary Shultz

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John Rogers

**ARB**  
Dave Rodgers

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

*Welcome To Our New Residents*

Ted & Adela Dziekanowski  
188 White Cedar Way  
Moved from Chatham, NC

Mikhail & Lyudmila Vinogradov  
145 Balsam Lane  
Moved from Horse Shoe, NC

Daniel & Julie Brozowski  
307 Golden Oak Drive  
Moved from Fort Lauderdale, FL

Charles Major & Quihong Guan  
20 Wax Myrtle Circle  
Moved from Huntersville, NC

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

Timothy & Patricia Wood  
226 Birch Tree Circle  
Moved from Bayport, New York

Robert & Linda Stevens  
734 West Pleasant Colony

Stephen Garwood & Patsy Goostree  
133 East Pleasant Colony Drive  
Moved from Fayetteville, GA



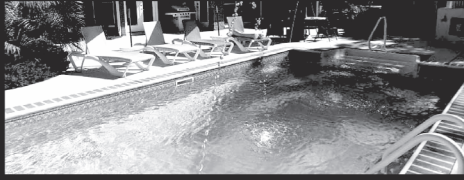


**WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS**

186 Foxhound Run \$479,873



209 Boxelder Drive \$439,000

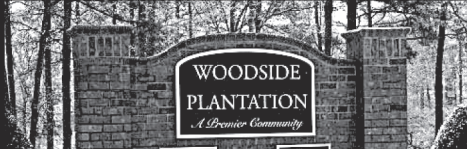


229 Winged Elm \$249,000



**UNDER CONTRACT**

140 White Cedar Way \$58,000

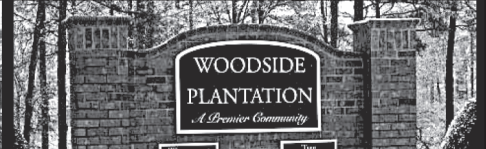


**GOLF-COURSE LOT!**

216 Boxelder Drive \$439,000



169 Glen Haven Circle \$29,500



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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.**

October 2014.

**WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS**

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October 2014.



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**Jason K. Crane**  
Financial Advisor

**Edward Jones**  
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October 2014.



Tree Removals  
Stump Grinding  
Landscaping

Free Local Estimates  
Sell Fire Wood



# Quality Tree Service Inc.

Residential, Commercial  
Licensed, Bonded, Insured  
803-663-3278

Owner  
Tim George 441-3322 Pg  
Cell 803-979-6800

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

# DABB Farms

Dan's Peach Stand  
Bud's Peach Stand

Tim Bledsoe  
(803) 480-2978

Dan's Peach Stand  
1518 Whiskey Road  
(Beside Tyler Tire)

Bud's Peach Stand  
2300 Whiskey Road  
(Across from Chick-fil-A)

M-F 9-5:30  
Sat 9-4



**WOODSIDE PROPERTY OWNERS CLASSIFIED ADS**

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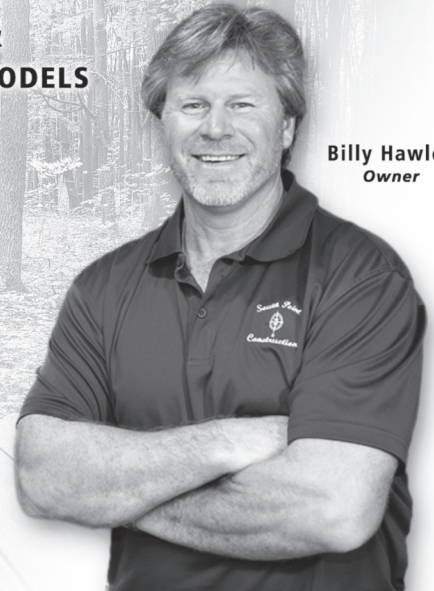
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**SUNROOMS & ROOM ADDITIONS**

**ATTIC & BASEMENT CONVERSIONS**

**AND MORE**

**Billy Hawley**  
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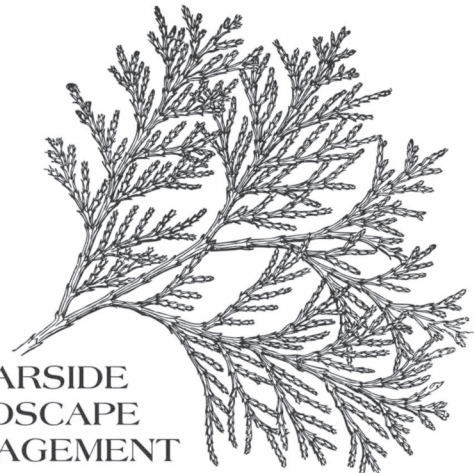
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**WOODSIDE PROPERTY OWNERS CLASSIFIED ADS**

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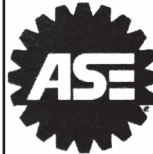


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Steve Young

Owner



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*Full Interior Design Service*

*Karen Peterson*  
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 Aiken, SC 29801

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*"Right at Home" owners Celeste Hoffman and Kathy Crist introduce therapy dog Snickers to Mrs. Margaret Lista. Photo by Todd Lista.*

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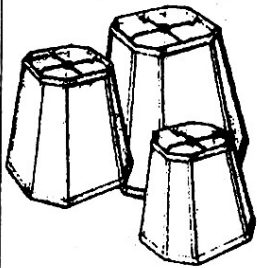
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**WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS**

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Cindy Besson

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- ✓ We do not accept commissions from the sale of insurance, investments, or any other products
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- Grass Cutting
- Hauling
- Sprinkler Repair
- Top Dressing
- Shrubbery Trimming
- Mulch

**William Peterson III**  
CEO

[williepet8@gmail.com](mailto:williepet8@gmail.com)



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

October 2014.