

# WPPOA NEWS

VOLUME 18, ISSUE 4

April 2015

## *Board Meeting Dates*

**May 18**  
**June 15**  
**July 20**  
**August 17**  
**September 21**  
**October 19**  
**November 16**  
**December 21**

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

**Property Owner  
Decal renewal ends  
May 31st. A  
current vehicle  
registration is  
required for each  
vehicle. For new  
cars that have not  
yet been registered,  
a bill of sale/lease,  
or a temporary  
registration is  
acceptable.**

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

### TOWN HALL MEETING:

This past month the Board held its Spring Town Hall meeting, with over 100 property owners in attendance. Topics covered were EMS Response, Security & Common Area Landscaping. Board members, with responsibility for these areas, gave presentations that were based on the survey questions we received from property owners. Many of your questions were answered through these presentations. After the presentations, there was a question and answer session that lasted about an hour which was informative for property owners and Board members alike. Based on the interest and participation level, the Board will be holding more of these Town Hall style meetings in the future. We believe this forum is a great way to keep property owners informed and to clear up the many rumors or misconceptions of what goes on in the Plantation.

### DEER POPULATION:

Several property owners have contacted the WPPOA regarding the growth in the deer population within the Plantation. While we understand the residents' concerns, the Board is concerned about how best to reduce the herds if we choose to do so. There appear to be two possible methods of population control:

- 1) Arrange to have professional hunters use bow and arrow to kill a certain number of deer. This method would result in reduction of deer, but it would not be significant and would have to be done annually.
- 2) Place feed stations around the Plantation and introduce birth control into the feed. This method would have a more widespread effect but it would take three years to see noticeable results. In the next few weeks, the Board will investigate our options to attempt to control the deer population. The first step will be to contact DNR to ask for their help to determine what our population is and how best to control them. We will keep you informed as we move forward with this study. It has been noted that some residents are feeding deer, which doesn't help us keep the population in check. If this practice continues, the Board may have to consider an additional covenant prohibiting the feeding of deer. Please help us by not feeding the deer.



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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

**Firewise Program Underway:** The Firewise Program is well underway. Volunteers worked at Club Villa Drive entrance, Hackberry Drive, and Juniper Loop clearing common areas of debris, vines, and downed branches and trees. Over 70 hours of hard work have been invested in these areas. Our thanks go to the following volunteers who gave up their personal time to help enhance the beauty of Woodside Plantation: Bill Miller; Bob Erikson; Bob Nicholson; Charles Carlton; Dick Singer; Don Neubauer; Don Porawski; Jacques Fortier; Jocelyn Lamperte; Joe Lamperte; John Carman; John Rogers; Marc Cedarleaf; Mike Fritz; Paul Caldron; Stan Musick; and Steve Powell. Other volunteers are doing street surveys to determine the work effort needed and delivering some POA Firewise literature to your homes (hanging from your door knob). Those volunteers include Ginny Wood; Jackie Marvel; Janice Milne; Jan Singer; Linda McGurer; and Lynn Ulrich. The volunteers will be coming to Sugarberry next !

**Wooded Area Management:** This effort encompasses continued ice storm clean up, as well as the necessary pruning of trees to maintain the health of our trees. Several items were completed during March. The perimeter fence line behind Boxwood Road was cleared. The perimeter fence line had numerous trees growing over the fence and resting on residences on the other side of the fence. In addition, there was significant debris and several dead trees that required removal. Another effort accomplished pruning and dead tree removal at the Duck Pond, Club Villa Drive, Double Eagle Court, Holly Ridge, South Gate Drive and 11 areas along Woodside Plantation Drive and East Gate Drive. Most of these areas had multiple trees that required work or removal. Approximately 13 dead trees were removed. Another round of work addressing additional areas will soon be initiated following competitive bidding for the effort. The effort will be limited due to budget constraints.

There is a ravine that runs from Shagbark Ct, past Silver Maple and then between Highberry Court and Scarlett Oak and finally emptying into Oakman Lake. Numerous downed trees have been removed from the area. In addition, the City Engineer has requested the Army Corps of Engineers to assist in resolving some water flow issues at the beginning of the ravine (behind Shagbark Court).

**Irrigation System Testing:** The irrigation system is being tested; numerous sprinkler heads had to be replaced, as well as some of the timers.

### **COMMON AREAS ARE NOT DUMPING GROUNDS**

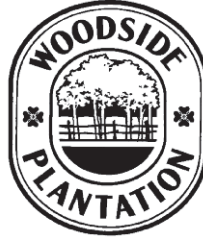
While climbing, crawling and walking through the

various wooded areas to determine scope of work for our vendors, I have seen numerous piles of grass, leaf debris, branches piled up, and trash bags of stuff (I was afraid to open). The branches did not look like any of the trees that were in that area, so they had to have been placed in the common area. For those of you who have participated in this practice or have allowed your vendors to participate, please cease this activity. The common area belongs to the property owners; it is not your personal ground for debris. Piles of grass and leaves are extremely flammable, as well as dead branches. If they are in the vicinity of your home, you may well be increasing the danger to your and your neighbors' homes in the event of a fire. If this debris is behind your homes, please clean it up or have your landscape vendor clean it up. I will continue to monitor those areas that have been cleared; if I find piles of debris in the cleared areas, fines may have to be imposed. Respect for other people's property is something for which we should all strive.

### **ARE THE DEER EATING YOUR PLANTS ?**

Over the past few weeks, the deer have come out of the woods and have strolled into our yards and run across fairways. With the forests so lacking of delicious leaves to munch upon, they have been thrilled by the smorgasbord apparent in our yards: pansies; weigela flowers; viburnum buds; and any other thing that has sprouted flower buds in our yards. I just looked at my roses, and buds are sitting there. They haven't opened yet, so hopefully the deer sense of smell won't find them. So what can we do ? Well we can spray deer repellent. One must be committed to spraying every week, whether it has rained or not. Spray new plantings immediately. The deer will begin to avoid your yard. Weekly spraying is recommended because new growth that occurs after a spraying is considered a buffet by our deer. Spraying every week ensures that the entire plant is protected. Once you no longer see signs of deer, spraying must continue to ensure that the deer do not return. While the adults will remember your yard is not tasty, those new fawns will delight in running into your yard and sampling. Once that happens, Mom and other siblings will follow. I personally use two types of deer repellent, alternating usage every week. It helps to keep them off guard (at least I like to think that.) There are various deer repellents on the market; initially they smell terrible, but the human sense of smell no longer detects it after about 24 hours. The deer continue to detect it, however. There are also granular products on the market that you can use.

## MARCH 16, 2015 BOARD MEETING MINUTES



Meeting was called to order by President Larry Wittenmyer at 2:59PM at the WPPOA office conference room and a quorum was established.

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

**Absent:** Greg Hoffman, member  
Property owners present: Rob Vadja, Coach Abshire,  
Mike McComb, Steve Baker, Mark Bell

### **Approval of Minutes:**

Minutes were previously distributed to all board members. There being no additions or corrections, the minutes of the February 16, 2015 board meeting stand approved as written.

### **Property Owner Comments:**

Mike McComb addressed the Board expressing his concerns about the deer population, suggesting the board take action to reduce the deer population.

### **Reports and motions:**

1. President Larry Wittenmyer presented to the board the

final version of a board resolution which will resolve issues concerning removal of live oak trees on West Pleasant Colony (WPC) Drive. The resolution was negotiated between the attorneys representing four WPC residents and the POA. Pat Shippey moved to approve the resolution. John Rogers seconded the motion, which subsequently passed. The resolution has been posted to the WPPOA Web Site, along with the approved changes to the Building and Landscaping Guidelines.

2. Treasurer Pat Shippey moved to accept the 2014 audit report as presented by Michael Putich of Robinson Grant (CPA) at the March 2, 2015 work session; Dave Rodgers seconded the motion, which was subsequently passed by the board. Pat also reported to the board that both Federal and State tax returns were completed and filed electronically.

3. John Rogers (Roadways) continues to evaluate roads in Woodside, and has "ridden" all roads in Woodside with roads experts. Report at the next board work session.

4. Greg Burkes (Communications and Technology) reported there have been nearly 100 RSVPs to the upcoming Town Meeting on March 24th.

The board received verbal reports from all directors. Important information will be communicated to residents in the WPPOA Newsletter.

The meeting was adjourned at 4:12PM

Respectfully submitted,

Jerry Hughson, Secretary

*Sunday, the 10th of  
May 2015*



## ARB

**Dave Rodgers**

### A Little About Lots.....

**This month I have “lots” to talk about ....** Today, there are roughly 2350 lots in Woodside Plantation. We're quickly closing in on having 2000 of these lots built out with families proudly calling our community 'home'. That leaves 350 lots that are 'undeveloped' and ready for new families to move here. The Development Company has 120+ lots available for sale and, as demand increases, is opening up new streets and lots at an accelerated pace. That leaves approximately 230 lots that are ready for their owners to begin the building process or, are currently on the market as re-sales. So, what's new about that?

Lots.....

Over the last year, several things have caused the POA to increase its focus on our natural common areas and the many undeveloped and wooded building lots.

The emergency clean up after the 2014 ice storm has evolved into a planned and coordinated effort with both volunteer and contractor crews addressing identified critical areas for at least the balance of this year. This work was reinforced by the FireWise initiative that gave us insights and a determination to keep on top of our common and undeveloped natural areas in order to address fire risks.

Responding to the improved real estate markets, both the Development Company and several owners of resale lots have actively cleaned the underbrush and/or dead trees from their lots in order to market them better. And finally, Woodside Realty proposed a new Real Estate signage concept for resale lots that would be more informative and better showcase the lots to prospective buyers. With ARB and POA input, they built a prototype sign and conducted a short and successful trial in the 1st quarter. In April, the ARB modified the 'Tree Removal' form to include guidelines for both resale lot signage and cleaning so that current tree removal guidelines are maintained.

Guidelines and request forms are available at the POA office for lot owners or realtors who want more information.





## LAKES AND DAMS



This picture was taken on March 20th of the asphalt path leading From Holley Lake Rd to Burden Lake. As you can see from the picture, someone (unknown) apparently attempted to launch a boat into Burden Lake and nearly got stuck in the process. The terrain going into the lake is really too steep to be a viable boat launching ramp. So, we will be putting up a sign in the near future "No Vehicles or Trailers Beyond This Point". Exceptions will be Granite Ridge Aquatic Services and Cold Creek Landscaping Services. The damage will be repaired from our Landscaping Maintenance budget line.

On to a more positive note, here is the report from Granite Ridge Aquatic Services (GRAS) for the month of March. For the remainder of the spring and summer they will visit Woodside twice a month to treat our lakes for noxious weeds, etc.

**Holley Lake** - Treated the floating hearts, algae, and other noxious aquatic weeds. We used aquatic Diquat and Cutrine Ultra, and we received prior permission from the golf course superintendent as this is an irrigation lake. Overall condition of the lake is good. We treated some problem areas heavily last fall and it seems to have been very effective. There is still a strong population of Triploid Grass Carp.

**Royal Lake** - Checked the weir and found it to be clear. The water level is higher then it has been recently. Few signs of noxious aquatic weeds.

**Burden Lake** - It was our plan to treat the floating hearts during this visit, but the site was taped off due to damage to the bank.

**Magnolia Lake** - Hearts are returning, and it will be necessary to treat in the next 30 days.

During our visit the first week of April, we will be performing water quality tests.

End of GRAS Report

The initial work on Magnolia Lake is complete. The trees from downside of the dam have been cut down, the area has been seeded, and crushed stone and "rip-rap" have been added to the outflow pipe and plunge pool. There has been some damage from the heavy equipment to the surrounding terrain, which will be repaired in the near future.

## Jerry Hughson

### FISHING NEWS

We've been having Fishing Outings for approximately eight years, and for the first time ever, we had to move to a March 21 rain date. Despite the fact that we were competing with Steeplechase and lost a few of the regulars, we still had 36 participants. Approximately one-half were "under 16" anglers competing for the crisp \$100 bill for the longest bass in that age group. While all of the teenagers were using their favorite techniques and baits, the \$100 was won by seven year old Benjamin Garrison using an artificial bait on his "CARS Movie" rod and reel. Now I feel badly for telling my granddaughters that I was not going to buy them "Disney Princess" tackle. Other winners included Angela Martone taking first place in Nightcrawlers with Lindy Crandall taking second. Lindy has never failed to win a prize in one of our outings. Katie Worrell was first in Minnows and Shandarius Holloway was second. Shandarius lost to Katie by 1/16th of an inch. Rob Boyd took first place in Artificials and Paul Sutton was second. I apologize for not having the names of the First, Last, and Most Fish caught. During the clean-up following the outing, the result sheets were inadvertently tossed. One last point on the outing- Female anglers made up 12.5% of the participants but they walked away with 33 1/3% of the prizes.

KIDS FISHING FUN outings are off to a great start this year. Please remember to call Frank Shallo or me if you want to schedule an outing for your children or grandchildren. We already have reservations for the coming weeks. The program is aimed at stating children off correctly in their angling careers.

Finally, Keith Crawley continues to lead the Big Bass competition with a 20 inch bass. No one has, as of yet entered the Colossal Crappie competition.

As I'm writing this, I wish I was fishing because it is fantastic.

Yesterday I caught 12 bass in one hour and forty minutes fishing from shore.

Get out on the water and enjoy yourself. Please call me if you want some tips in getting started. Please contact me if you want to get on the fishing e-mail list.

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

## TREASURER'S REPORT

**Pat Shippey**

The POA Board voted to accept the audit report prepared by Robinson Grant & Co. at the March 16, 2015 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 41 accounts out of over 2,300 that remain unpaid for a total delinquency of \$32,974 or 1.9% of the total assessment. In 2014 at this time 2.1% of the amount billed was outstanding. Late fees of \$25 per month will continue to accrue until the assessment is paid. 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.

## COVENANTS

**Linda Rudd**

We are all very happy to see the glorious spring weather again! With the improved weather, outdoor activity is increasing and we see our neighbors out and about more often! One change in that outdoor activity you may see could include electric or battery powered vehicles. They are quiet, low velocity, and emit no pollution of any kind. Due to improving technology and lowering costs these vehicles are more common all over the country. Similar to bicycles, these devices usually operate on the street rather than the sidewalks or pathways and therefore have obligations for safe operations on the roadways.

South Carolina Article "Electric Personal Assistive Mobility Devices" Section 56-3310, (D) states: "A person operating an EPAMD on a sidewalk, roadway, bicycle route, path, or trail shall exercise due care to avoid colliding with, and shall yield the right-of-way to, pedestrians and human powered devices. A person operating an EPAMD also shall give an audible signal before overtaking and passing a pedestrian or person operating a human powered device." For more detail, please check the full article.

Safety and courtesy are the keys to co-existing with these devices as we move into warmer weather and the future! Please note, skateboarding is still prohibited from being used on streets and pathways in the Plantation.

For questions, please call me or the WPPOA office.

## NOMINATING COMMITTEE

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 2015.

### **SOMEONE HAS TO DO IT- IS IT YOUR TURN?**

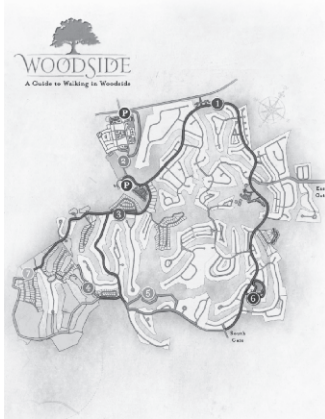
The nominating committee is actively pursuing leads in our recruiting effort to find residents of Woodside to run for these three positions. But we need YOUR help. If you would like to learn how your POA operates, and to be involved in management of the community, please consider running this year.

The Nominating Committee members, in addition to me, are Mary Shultz, Ken Blohm, 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](mailto: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!

Linda Rudd

2015 Nominating Committee Chair

As the weather warms up, if you're looking to get out the house, take your dog for a walk or enjoy Woodside's Beauty, take a look at the walking trails within the Plantation. You may find an excellent map of the trails, online at [www.woodsideplantation.com](http://www.woodsideplantation.com), find the tab Life at Woodside, and view Walking Trail maps.



**SUMMARY OF COMPLAINTS**  
**February, 2015**

Debris - 1  
Referred – 5  
Pet - 1  
Unsanitary Conditions – 1

**Total Complaints - 8**

**Referred Complaints**

ARB – 1  
Common Area – 3  
Roads - 1

**Total Referred Complaints - 5**

**ARB Activity February, 2015**

Homeowner issues - 4  
Improvements – 23  
Landscape Plans – 6  
Policy Development- 4  
Satellite Dish Location Requests - 4  
Tree Removal Requests – 43  
Variance - 2

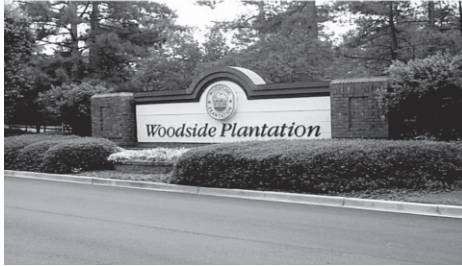
Cleaning out your garage or attic? Since the City of Aiken has stopped picking up many items that the residents were used to putting out for pickup such as pieces of wood, metal shelving, lawn furniture or cushions, we thought you might want directions to the local landfill sites in the area. They also take batteries and motor oil!

**Aiken County Landfill Hours**

**New Ellenton — Open 7 a.m. to 7 p.m. Closed Wednesdays & Sundays and Major Holidays**

Turn left onto Silver Bluff Road. Left onto Hwy. 278. Travel 4 miles toward New Ellenton. Landfill is on the right side of the road before the Savannah River Research Center.

**Landfill off Pine Log Road — Open 7 a.m. to 7 p.m. Closed Tuesdays, Sundays and Major Holidays**  
FROM MAIN GATE- Right on Silver Bluff Road to Pine Log Road West. Left on Pine Log Rd (at Kangaroo Gas Station intersection). Right on Huber Clay Road (there is a white house on the left—if you pass Dixie Clay Road you have gone too far). Landfill is 1/2 mile down Huber Clay Road on the left.



**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**  
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**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*

Doug & Mary Fleiss  
437 Spalding Lake Circle

Christopher & Veronica LaRock  
194 Cottonwood Creek Lane

Edith Moseley  
124 White Willow Place  
Moved from Aiken, SC

David & Carolyn Wilson  
189 Grassy Creek Lane  
Moved from Florham Park, NJ

Dennis & Nancy Moen  
211 Hackberry Lane

Bruce & Michelle Huckabee  
101 Poplar Hill Court

Daniel & Laurie Ricciuto  
536 Holley Lake Road  
Moved from Chapin, SC

Carleton & Diane Brown  
232 Winged Elm Circle  
Moved from Summerville, SC

Paul & Maria Pressley  
101 White Birch Court





**WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS**

186 Foxhound Run \$479,873

437 Spalding Lake Circle \$284,500

Build your dream home!



*Choose a spectacular lot from the ones below:*

140 White Cedar Way \$49,900

123 Longwood Green \$34,000

178 Mockernut \$104,900

337 Huntington Court \$24,500



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

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April 2015.



**WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS**



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Tree Removals  
Stump Grinding  
Landscaping



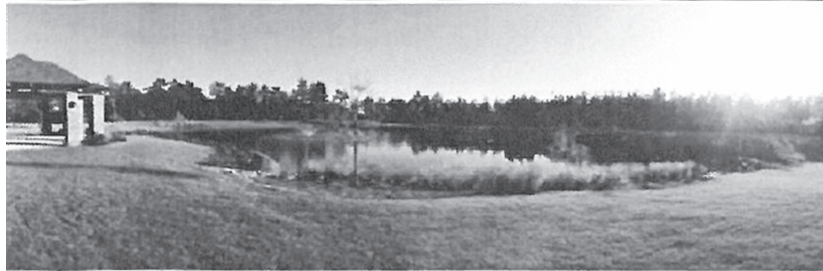
Free Local Estimates  
Sell Fire Wood

# Quality Tree Service Inc.

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Owner  
Tim George 441-3322 Pg  
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Mailing Address:  
128 Pine Hollow Dr.  
Aiken, SC 29803



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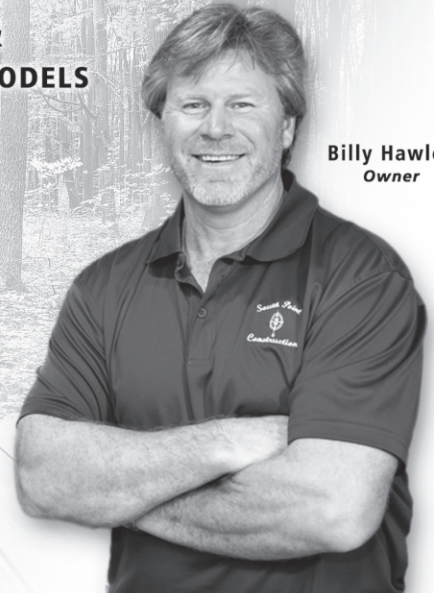
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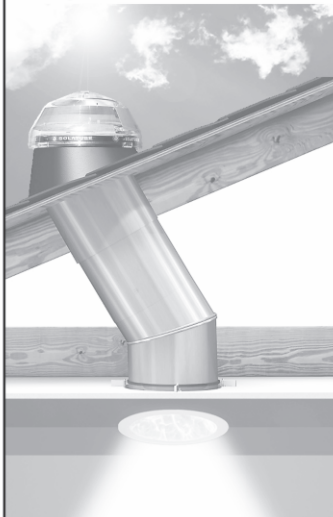


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**Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.**

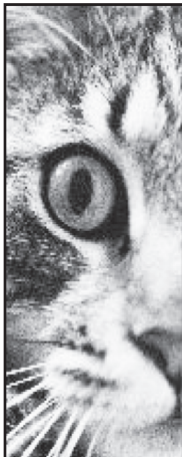
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