

WPPOA NEWS

VOLUME 18, ISSUE 8

August 2015

PRESIDENT'S REMARKS Larry Wittenmyer

Board Meeting Dates

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.**

ANNUAL MEETING:

On September 1st, we will hold the annual meeting of the WPPOA at Woodside Plantation CC. Along with reports from all of the Board members, we will announce the election results. This will include your selection for the three open Board positions, and the results of the proposed Covenant amendment regarding the live oak trees on West Pleasant Colony Drive. The Board recommends passage of this amendment, to solidify the Resolution, made earlier this year by the Board of Directors.

Also, as has been our custom in the past, we will have a guest speaker. John Klimm, Aiken City Manager, will be attending our meeting and he will give us an update on the City and his plans for the future. John is very eager to meet the residents of Woodside as he continues to get acquainted with his new job. This should be very interesting and informative. I encourage you to attend the Annual Meeting to receive the Board's reports and ask any questions, you may have.

SECURITY:

Greg Hoffman, Director of Security, announced recently the addition of a guard at The Village Gate. This was done for several reasons, including the increased usage of that gate due to the recent and future expansion of businesses and services in the Village area. The result will be additional access, to the Plantation, without the need for a barcode. It should be noted that this gate will NOT be manned 24 hours; a guard will be on duty from 6AM to 2 PM. You will still need a barcode to enter outside of these hours. We hope that property owners will use and enjoy this additional benefit of living in Woodside. If you would like to obtain a Visitor Pass, for the Village Gate, call the guardhouse at 642-8477.

**WE WILL BE
CLOSED ON
LABOR DAY**

*We will be closed
Monday, September 7*



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JULY 20, 2015 BOARD MEETING MINUTES



Meeting was called to order by President Larry Wittenmyer at 3:04PM 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
 Linda Rudd, member
 Gregg Hoffman, member
 Greg Burkes, member
 Diana Peters
 (Woodside Development Company)
 Stephanie Wood, Association Manager

Absent: None

Property owners present: Coach and Patty Abshire, Marc A. Bell, James McDaniel, Dan Franck (board candidate).

Approval of Minutes: Minutes were previously distributed to all board members. There being no additions or corrections, the minutes of the June 15, 2015 board meeting stand approved as written.

Property Owner Comments: James McDaniel, a resident, who also works for the City of Aiken as Lab Director of the Public Service Department, presented information to the board on the subject of "integrated deer management."

President Comments: None

Reports and motions:

Stephanie Wood, Association Manager:

1. Stephanie reported on the problems we are having with the "click to enter" gate entry system at two of our gates, Chukker Creek, and the Village gate. Our vendor found it necessary to send the units back to the manufacturer for repair and re-programming. We hope to have both units working soon.

2. Treasurer Pat Shippey: Draft Budget requests will be sent soon to all Board members as we begin the process of developing the 2016 Budget.

3. Mary Shultz, Landscaping director: Considering not over seeding some areas this winter, will aid in promoting growth in the spring. Still working on clean up from ice storm, removing stumps, and dead trees.

4. Greg Hoffman, Director/Security: Stricter protocols are in place for entry into Woodside, specifically requiring list with names of individuals desiring entry. Mr Hoffman also made the following motion:

"Move to authorize "manning" of the Village gate from 6AM-2PM, seven days a week, effective August 1, 2015, at a cost of \$12,155, covering the period Aug 1 through Dec 31, 2015"

John Rogers seconded the motion, and it was passed by the Board with voice vote.

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

The meeting was adjourned at 433:PM

Respectfully submitted,

Jerry Hughson, Secretary

COMMON AREA LANDSCAPING

Mary H Shultz

WHAT'S HAPPENING

Irrigation System Check: Cold Creek will be busy testing and adjusting the sprinkler heads throughout the Plantation during the latter part of July.

Remediation of the Ravine Issues: Southern Partners, Inc. is conducting a topological survey of the Shagbark ravine, currently scheduled for the latter part of August. Following the survey, they will be able to look at older records and determine the rate of erosion, which will then be used to provide a plan and proposal for the remediation of the issues along the ravine. In all likelihood, based on input from the experts, remediation will take several years due the scope and cost.

2016 Budget Items Under Review: The following items are being analyzed for inclusion in our budget request for 2016: (1) Replacement of the steps at the common gardens; (2) replacement trees for the median along Woodside Plantation Drive at Woodside Country Club; (3) the above mentioned ravine remediation efforts; (4)

replacement trees for Charles Town Place; (5) removal of dead bushes at the maintenance area and replacement of bushes; (6) replacement bushes meeting utility company requirements at intersection of E/W Pleasant Colony and Woodside Plantation Drive. In addition, a pruning plan is being developed to address the wooded areas over a period of 5 years.

Firewise Certificate Presentation: Mark your calendars for the Annual Meeting, to be held on September 1 at 6:00 PM. We will be presented our Firewise Certificate; Woodside is the first community in Aiken County to be recognized as a Firewise community.

Wooded Area Management: Our tree vendor will be completing the final piece of work for 2015 during the last two weeks of August. Almost all of the work in this phase is work remaining from the ice storm, and will remediate almost all of the issues that are above the roads and paths.

SECURITY

Greg Hoffman

1. **Village Gate:** To follow-up on my last newsletter article, we have begun manning the Village Gate during select daylight hours. The purpose for this is twofold: First, with all of the construction underway on the expansion of the Reserve Club, it is helpful to provide closer access for the many large construction vehicles involved. This also eases traffic in other parts of the community and prevents unnecessary wear on our roads. Second, it was necessary to stem the rash of people who were "piggybacking" through the gate behind authorized vehicles with barcodes.

2. **Parking:** As a reminder, parking on the street overnight is not permitted per the community's covenants.

3. **Fishing:** Fishing is only permitted in designated areas and guests must be accompanied by the sponsoring property owner.

4. **Main Gate:** There was a traffic accident just outside the Main Gate in recent weeks, and it is important to remember that traffic is routinely crossing the inbound and outbound lanes in the direction of the Development Company Offices as well as the POA office. Please be vigilant for traffic as you proceed to and from the main gate. We will be erecting a warning sign on the outbound side and have taken measures to improve visibility.

ROADS, STREETLIGHTS, SIGNS & WALKING PATH

John Rogers

The year continues to move along briskly so it is time for a “mid-year” report on our roads. The upkeep activity has been modest with no major surprises. However, over the past several months, the POA completed two very visible repairs; one at the 4-way intersection of Holly Lake Road, East Gate Drive and Woodside Plantation Drive where a large pothole had formed. Some general deterioration at the intersection was also repaired and in the process of making the repair, we took the opportunity to remove the “hump” entering Holly Lake that had developed over the years.

The other major item was a 75 foot long repair to Woodside Plantation Drive near Juniper Lane. This section of road is heavily travelled and has deteriorated over the years as evidenced by similar repairs nearby. Hopefully we are done with this area for a while.

Additional repairs were made by the POA contractor to the roads on Scarlett Oak Place, Charles Towne Place, and Boxwood Road, also to the pavement on Steeplechase adjoining one of the wooden bridges.

As mentioned in the past we (the POA) own and are responsible the 40 miles of roads in Woodside and their repair. However, there have been other repairs done this year by the City when “sinkholes” developed in the street due to the settling of the infrastructure surrounding storm drains.

The City also made road repairs as a result of broken water pipes. The most significant of these water breaks occurred July 4th on West Pleasant Colony where a water supply line broke in several places. The road incurred significant damage, which the City will repair

Since the City owns the storm drain system and the fresh water supply, they maintain these systems and repair the street after their maintenance is complete. While the City repairs are necessary and generally well done, unfortunately, they do not help with the overall longevity of our roads.

In the meantime we will continue to be proactive in addressing deteriorated road conditions.

TREASURER’S REPORT

Pat Shippey

The 2016 budget process began in July. Each director is responsible for submitting income and expense projections in the area(s) of his or her responsibility. A preliminary budget will be ready for Board review by the middle of August. The final budget will be adopted at the November Board meeting after new directors have had an opportunity to review and comment on it.

The list of six delinquent properties was forwarded to the attorney this month to begin the lien process. The Developer has sold thirteen (13) lots through July. This is two fewer than was sold at this time last year, however there are more homes under construction.

We have received 99.8% of the projected budgeted income for the year with 5 more months to go. Expenses in all categories remain under budget and we expect that to remain the case through the end of the year barring some catastrophic event.

The Reserve Fund had a balance of \$773,048 at the beginning of the year. In March the 15% of billed Assessments was transferred to that Fund. The cost for road repairs and replacement of a section of the walking path totaled \$27,891 leaving a balance of \$1,002,378 at the end of July. This is 58% of the maximum permitted by the covenants. Going forward the Board’s major

challenge will be to balance the repaving of the aging roads with the availability of funds.

This is my last newsletter article as my second term comes to an end at the Annual Meeting on September 1, 2015. My first term began in 2009 just as the housing bubble burst and new home construction dropped from about 100 homes per year to less than 20 per year. This significantly reduced the growth in association income. It was at this same time that the POA was committed to purchase the office building, barn and pastures and also to purchase and install the East Gate automatic gate. The contribution to the Reserve Fund was reduced to the minimum 10% of assessments and the annual assessment had to be increased 5% after 7 years of no increase. Over the following five years the Board has been able to increase the Reserve contribution back up to the 15% maximum and deal with the challenges of clean-up from a devastating ice storm and a tornado.

I would like to take this opportunity to thank all of you for your support and trust in me to “manage the money” of the association. Also a big thank you to Michelle Yonce, our Finance Manager. I wouldn’t have been able to do it without her assistance.

LAKES AND DAMS

Jerry Hughson

Before I give my Lakes and Dams update, I would like to ask all reading this to be sure and mail in your ballot for the election of new Board members, and the proposed change to the Covenants. I support the proposed covenant change, as do the rest of the Board members. It's important. Also, please put September 1st (Tuesday) on your calendar and attend the WPPOA Annual Meeting at 6PM at the Woodside Plantation Country Club. We would like to see a record turnout this year!

I have been around looking at our "lakes" and "dams", and they all look in excellent shape, although the water levels are a little low, which is typical this time of year when rainfall has been scarce. Our contractor, Granite Ridge Aquatic Services (GRAS), is doing an excellent job of keeping noxious weeds under control. Here is their report:

GRAS Report
July 1, 2015:

Burden Lake - treated hearts at shallow end.

Holley Lake - treated for algae at dam end.

HOA Retention Pond above Holley Lake - added 3 quarts of dye and sprayed for algae and noxious aquatic plants mainly in the shallow area. Rest of pond looks good.

Royal Lake - a bit low but alligator weed still contained.

Magnolia Lake - entrance blocked by car, did not go in, but will be treated for hearts during next visit.

Oakman Lake - water level down, but looks good.

July 27, 2015

Magnolia Lake - Treated for floating hearts and algae.

Burden Lake - Treated for floating hearts.

Royal Lake - Treated for alligator weed.

Winged Elm Pond - Added dye.

Holley Lake - needs a treatment, but due to the drought, it is not possible at this time

End of GRAS Report

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 be forwarded to me. Good ones will be answered in next month's newsletter.

See you next month!

FISHING NEWS

Thus far during 2015, Woodside's grandparents have called upon KIDS FISHING FUN 31 times to arrange for some angling excitement for their grandchildren. Frank Shallo and I, assisted by Jack Royalty and Keith Crawley, have hosted 67 young anglers ranging in age from 3 to 16. In total, 280 bass, 17 turtles, and 4 bluegill were landed using approximately 94 dozen minnows. KIDS FISHING FUN purchases more minnows from Northside Bait and Tackle than any of their other customers.

While all of the young anglers caught fish, following are some of the more notable catches.

Karen and John Carman's grandchildren, Daphne, Vaughan, Phoenix, and Cyrus, set a record for most fish in a two hour outing by landing 23 bass and 3 turtles. Nancy and Paul Hudak's grandchildren, McKenna and Molly, fished with Harriet and Frank Shallo's grandchildren, Elizabeth and Cooper, and landed a total of 20 bass and one bluegill. Included in the catch was a 21 ¾ inch bass caught by Molly that weighed an even 5 pounds.

Nancy and Jim Vesper's grandchildren, Evie, Bennett, and Duncan, caught 14 bass, but they were more proud of their record catch of 4 turtles. For children, the excitement of catching a turtle far exceeds that of any fish.

While we still have some outings scheduled, the start of school has really slowed down the pace.

Please mark your calendars- The Fall Fishing Outing is scheduled for October 17, Sweetest Day, on Magnolia Lake from 8:00 to 10:00 AM. What better way is there to celebrate Sweetest Day than to go fishing with your special someone?

As a final note, Keith Crawley continues to lead the Big Bass competition with his 23 inch fish and my brother Tony leads Colossal Crappie with a 14 1/8 inch fish. Please note that I was in error last month. Keith Crawley took over the lead in Big Bass from Will Pethick, not his Dad, Kevin. Kevin never catches fish as large as his son.

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

ARB**Dave Rodgers**Project Approval Delays Due to Lot Coverage, Setbacks, and Variances

When the Development Company opens up new sections, phases, and streets for construction in Woodside, it determines and establishes the covenant guidelines for all building lots on that street that include the following:

- **Lot Coverage:** In most of Woodside, the home footprint can cover 35% of the entire lot area and the maximum coverage, including patio, driveways, pools and other improvements is not to exceed 50% of the total lot area.
- **Setback Line:** The line that is the required minimum distance from the street right of way line or any other lot line that establishes the area within which the principal and any accessory structures must be constructed or placed. Every street or lot may have different set back lines established and they are detailed in Section 9 of Woodside's Building and Landscape Guidelines that the Developer, the POA, residents, and lot owners are required to observe.

When residents submit project requests for approval by the ARB, they are sometimes surprised that the ARB needs to post a variance because one or more of the project elements is outside of the guidelines for lot coverage or setbacks or both. Above ground elements like outdoor kitchens, knee walls, gazebos, trellises, and fences must be constructed inside the setback lines. Ground level elements like walkways, driveway extensions, and flat paver patios may not have to be within the setbacks but must not increase the total lot coverage beyond the % allowed for that lot.

Section 2.1.9. of the Building and Landscape Guidelines gives the ARB the right to grant certain variances when there is valid justification. The ARB looks at the impact of the variance on adjacent properties, whether other alternatives might not create a variance, the impact on golf courses and common areas, and what hardship might be inflicted on the resident if the variance is denied.

In order to make an informed decision, the ARB posts a variance sign for 10 days on the property in question and sends letters to neighboring properties or golf courses outlining the variance request and asking for input in writing. The ARB then votes and by simple majority either grants or denies the variance request. If a variance request is denied by the ARB, the resident can appeal the decision to the POA Board of Directors.

The ARB meets only twice each month and if a variance is requested the approval time can be upwards of three weeks. As residents, we understand the desire to get that pet project underway as soon as possible. Please help your ARB turn around your project requests as quickly as possible by ensuring that lot coverage and setback requirements are in order. Don't hesitate to call the POA office for any assistance needed.



Back to School
 is Monday, August 17, 2015.
 The Chukker Creek gate will
 be open on school days
 from 6:45 a.m. to 8 a.m.
 and 1:45 p.m. to 3 p.m.
 Drive carefully!

COVENANTS

Linda Rudd

This has been a very busy month in the Covenants world and I have frequently whined “they don’t pay me enough for this!” But, everyone has been somewhere between “cordial” and “tolerant” so I guess I can keep on keeping on. There were a few recurring themes for complaints in the heat of the summer that can serve as clarifications or reminders to us all:

- **Garage doors:** open or closed? The obvious answer is, of course- closed except for periods when garage access is necessary. But here is a quote from the 2/2015 Building and Landscape Guidelines: “Electric garage door openers are required for all garages and garage doors must be kept closed at all times except during periods when work is being performed in the garage.” It has been pointed out that this originally referred to construction phases but it is the most specific guide there is and is felt to apply to existing structures since work is sometimes being done in garages. A request- please keep your garage door closed unless the above applies.
- **Long term parking of recreational vehicles or utility trailers-** The covenants do not allow long term parking or storage of these vehicles on your property. However, some allowance is made since there are occasions when property owners want the vehicle at their home for a

period of time. Here is the rule – they are allowed to remain on your property for a maximum of 3 days for general maintenance purposes only. Sometimes during the summer the RV may be used many times so it may be at the home off and on for this purpose, but must not be there any longer than necessary and never longer than 3 days.

- **Disposal of Yard debris.** Yes, I have mentioned this before. But during the height of the growing season it seems some property owners get very enthusiastic about trimming, pruning and digging up, and then are faced with what to do with all the debris! Maybe they are just too busy to read the requirements but here they are again:
Place the debris at the curb just off your own lot on the pavement (do not let it stick out too far into the street)
Put out the day before scheduled pick up (usually Tuesday at NOON)
Do NOT put on empty lots or the Common Area
Landscapers are expected to take away what they create in clippings, etc.

Hope to see many of you at the Annual Meeting September 1st at the Woodside Club.

DEVELOPMENT COMPANY

Diana Peters

The Village at Woodside Welcomes Ridgecrest Coffee Bar!



On Wednesday, the first shovel of dirt was turned to mark the beginning of construction for the second location of Ridgecrest Coffee Bar. If you don’t know much about Ridgecrest Coffee Bar, you will soon, as it will quickly become your favorite

place to hang out for your favorite coffee, smoothies, salads, muffins, scones and much more. They will also serve beer and wine at The Village at Woodside location! Melanie Bortmas (the owner of Ridgecrest Coffee Bar) believes in giving back to the community and prides herself on using locally sourced ingredients to blend the roasted coffees and to make her baked goods 100% from scratch. They are a local business that supports local farmers, businesses, artists,

charitable events and animal rescue efforts. They stick to non-fried, healthier foods that are easy to serve and easy to eat. Espresso drinks are made with a state-of-the-art espresso machine and coffee is roasted in a coffee roaster that creates smooth, palatable brews that’s also capable of making a medium blend. After you walk in the first time, you won’t want to leave the calming atmosphere and friendly brewers and bakers. Until this decadent coffee bar officially opens, go check out the first location at 2502 Wagner Road in Aiken to find your favorite drink and treat! Between the Facebook and yelp.com reviews, not only do you have help finding out customer favorites and new things to try, but you will clearly see this coffee bar is off the charts in excellent drinks, food and service. Stay tuned for more information to come later!





WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

Phone: 803.641.9663
Fax: 803.641.1831
Email: wppoa@wppoa.com
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Welcome To Our New Residents

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Moved from Richmond, VA

Barry & Deb Shultz
167 Summer Winds Circle
Moved from Springfield, IL

George & Victoria Clare
782 Burden Lake Road

Matthew Rutlin
132 Sweetbay Drive

David & Daria Carney
964 Anderson Mill Road
Moved from Maryland

Bryan & Laura Jordan
509 Holley Lake Road

Ludovic & Sylvie Debordeaux
145 Charles Towne Place

Heidi Varesi
387 Forest Pines Road
Moved from Madison, WI

Charles & Joanne Sheehan
125 Charles Towne Place

Luc & Teresa Beaudoin
153 Sweetbay Drive

Steven & Mary Driscoll
110 Cottonwood Creek Lane
Moved from Olean, N.Y.



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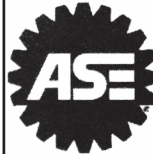


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Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.

August 2015.

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

August 2015.

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Realtor

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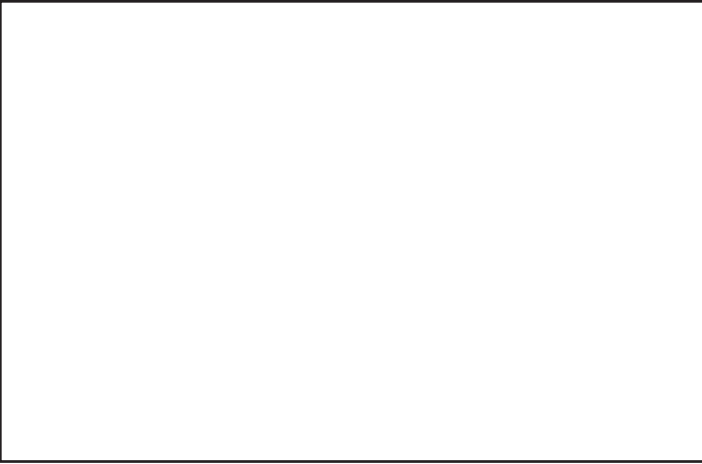
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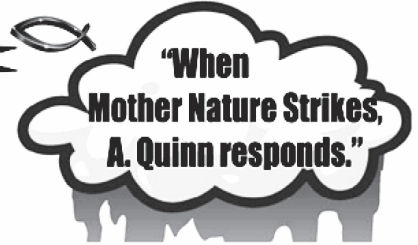
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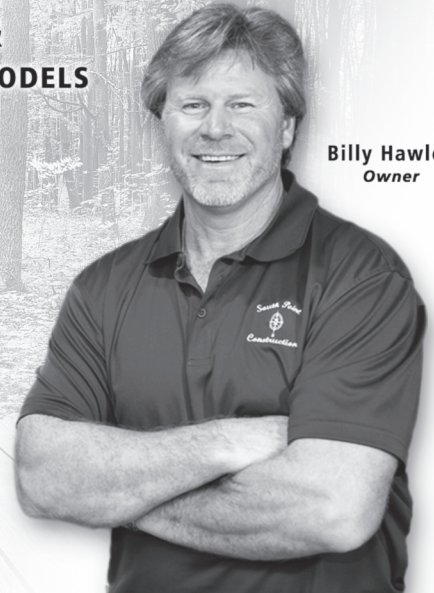
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