

WPPOA NEWS

VOLUME 18, ISSUE 1

January 2015

Board Meeting Dates

February 16

March 16

April 20

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.**

Welcome To Our New Residents

Eric & Carson Muhlbaier
111 Pinyon Pine Loop
Moved from Aiken, SC

Danny & Bresha Wallace
127 Cottonwood Creek Lane

Kevin & Pam Shaw
24 Juniper Loop
Moved from Apex, NC

Charles & Emilie
Pennington
162 Sea Grass Lane
Moved from Danville, Ca



PRESIDENT'S REMARKS Larry Wittenmyer

As we begin each new year, the Board reviews many facets of the WPPOA, including projects, financials and improvements that can be implemented. One of the more important tasks involves the review and updating of our five year Strategic Plan. This document is a living document that is reviewed each year and totally revised every five years. The current Plan covered 2010-2014 and can be found on the WPPOA website. The Board has been working on the 2015-2019 Plan for several months and it will be released in February. Once again, it will be available on the website for your review. www.wppoa.com

Last spring, a group of residents was asked to interview all Board members, individually, to discuss what needs and improvements we should focus on to help drive the future of the Plantation. The group then gave the Board a report that enumerated a number of general ideas and objectives that we could use to develop our next five year plan. These included:

- Maintaining property values.
- Developing plans to address the changing and aging infrastructure such as lakes & dams, landscaping, roads, perimeter fencing and the WPPOA office building.
- Improve communication to and from property owners using more electronic methods.
- Continuing our excellent long term financial planning practices.
- Encouraging involvement of property owners in the governance of Woodside.

The Board has already begun to implement some of these initiatives and the five year Strategic Plan will provide a framework for future Boards to continue that endeavor. As I mentioned, earlier, this is a Living Document that will be reviewed annually and items will be updated as completed or as they no longer are relevant to the overall objectives. Other, newer objectives will be added each year as needed.

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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

PRUNING: During January and February, Cold Creek will perform severe pruning on bushes that are too large for their location, have become too thin or spindly, or are blocking line of sight. This practice, also called renewal pruning, will allow the bush to branch out in a much more vibrant and healthy manner. While in the interim these bushes will not look very good, by midsummer, those bushes that have been significantly pruned will look much better.

FIRE HAZARD RISK ASSESSMENT: The South Carolina Forestry Commission will present their fire hazard risk assessment report to the Board on January 19. A town hall meeting will be scheduled to present the results to residents.

RESERVE YOUR GARDEN PLOT NOW: If you had a garden plot last year and wish to have one again this year, please reserve it no later than January 15 at the POA office. Cost is \$30.00 and covers expenditures such as water, electric, etc. Individuals who wish to have more than one plot will need to wait until all requests for one plot are filled. If you did not have a plot last year and would like to have a plot, call the POA office and they will assist you. As a co-user of a plot, I can tell you that there is nothing like eating produce that you have grown and have just picked out of the garden!

SOIL TESTING: Soil samples will be taken to determine where we need to apply lime throughout the Plantation to neutralize excess acidity, a condition that prevents plants from absorbing nutrients. It can take several months for the lime to be absorbed by the soil and actually effect a reduction in the acid level.

WATER HAS BEEN TURNED OFF: We have winterized our wells and shut off all irrigation due to the cold weather anticipated during January and February. I have noticed that some residents are still watering; cold nights can result in sidewalks and roads with ice on them. If you must water for some reason, it is best to do it during the day when temperatures are above freezing.

2014 VS 2015 LANDSCAPING BUDGET

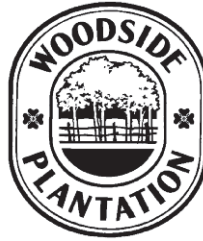
The following presents an overview of the common area landscaping budget and shows 2014 budget vs actuals and the 2015 budget.

LINE ITEM	2014 BUDGET	2014 ACTUALS	2015 BUDGET
<i>Scheduled Maintenance</i>	\$480,000	\$471,450	\$478,000
<i>Unscheduled Maintenance</i>	\$25,000	\$36,870	\$25,000
<i>Irrigation repair</i>	\$40,000	\$26,936	\$32,500
<i>Salaries</i>	\$7,000	\$6,522	\$5,900
<i>Water</i>	\$11,000	\$8,657	\$7,500
<i>Electric</i>	\$31,000	\$29,003	\$30,000
<i>Vacant Lot Mowing</i>	\$19,000	\$15,797	\$19,500
<i>Garden Area</i>	\$1,500	\$170	\$1,500
TOTAL	\$614,500	\$595,405	\$599,900

Scheduled maintenance includes all efforts defined contractually, including the frequency with which those efforts should be performed. Unscheduled maintenance includes an estimate for those items that cannot be predicted such as repairs of vandalized property, application of lime, spraying deer repellent, removal of a tree or bush that dies during the year, or treating a diseased plant. All unscheduled maintenance items must be reviewed, have a written estimate, and be approved prior to beginning work on the activity. Irrigation repair covers any repairs needed for our wells or irrigation systems. Salaries include the prorated portion of the salaries of the POA staff that assist in invoice review and payment, monitoring of the contract, and tracking requests from residents.

DECEMBER 15, 2014

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
Greg Burkes, member
John Rogers, member
Linda Rudd, member
Greg Hoffman, member
Stephanie Wood, Association Manager

Absent: Dave Rodgers, Diana Peters (Woodside Development Company)

Property owners present: John Abshire

Approval of Minutes:

Minutes were distributed to all board members. There being no additions or corrections, the minutes of the November 17, 2014 board meeting stand approved as written.

Reports and motions: (DC).

President Wittenmyer announced there would be a called meeting of the Board on January 15th, 2015, at the request of residents on West Pleasant Colony Dr. The subject will be the Amendment to the Covenants concerning live oak trees which failed to pass at the annual meeting. The resident group's attorney will attend the meeting.

Treasurer Pat Shippey informed the board that assessment notices would be mailed later in the week. 1,908 homes, 469 platted lots, 45 golf holes (WPCC), 26 golf holes (Reserve) would be billed, for a total of approximately

\$1.7 Million. \$255 Thousand (15% of total assessments) will be moved to the "reserve fund" during the first quarter. Ms. Shippey also informed the board that auditors will visit the POA the end of January to begin work on our annual audit.

Security Director Greg Hoffman recommended to the board a change in security policy concerning the POA's contract with Aiken Department of Public Safety (ADPS) to provide addition patrols. Mr Hoffman suggested the funds used to hire ADPS might be better used to improve "gate access" procedures and technology. The board agreed to suspend the ADPS contract for a six month trial program, where speeding will be evaluated during that six month period. During that period, Mr Hoffman will investigate improvements to the gate access system, and will further evaluate Security Policy".

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

The meeting was adjourned at 4:40PM.

Respectfully submitted,

Jerry Hughson, Secretary

ARB**Dave Rodgers**

It's a new year and already I'm building a growing list of yard and home improvement projects. One of the ARB's goals for 2015 is to find ways to simplify/summarize and communicate our detailed covenants and building guidelines so that we can take any needed ARB approvals into account when planning. Looking back at ARB newsletters over the years I've found many tips and suggestions on what needs approval and what doesn't. So, the following is a simple table that hopefully will give you some guidance on the most requested items we see at the ARB.

<i>I'm Thinking About</i>	<i>ARB APPROVAL?</i>	
	NO	YES
Annual shrub and tree trimming	X	
Awnings - fixed or retractable		X
Built in exterior seating and benches		X
Deck expansion or enclosure / change deck color / change deck railing style		X
Driveway curb cut / stain or color / brick or stone insets / replacement		X
Dry river bed of rock for water runoff control		X
In-ground irrigation installation or alteration	X	
Exterior alterations, additions, paint color changes, siding replacement		X
Exterior painting or staining changing the current look		X
Fence that requires secured or permanent posts		X
Finished room over garage that will change exterior look of home		X
Fire pit - permanent		X
Fixed weather station		X
Flagpoles		X
Flower window boxes (real flowers please)		X
French drain to control surface water evacuation	X	
Home renovation and or expansion		X
Invisible pet fence (underground)	X	
Lawn - major expansion / decrease in size		X
Lighting - exterior ornamental or security		X
Ornamental or sports team flags (cannot be attached to trees)		X
Paint front door or trim or shutters in new color		X
Planting additions / replacements that are minor - annual flower beds	X	
Play Equipment (slides, swing sets, etc)		X
Replace dead shrubs, ground cover, and small plantings in kind	X	
Replace siding		X
Retaining Wall		X
Satellite or radio antennas		X
Sidewalk, patio, in-ground steps, stepping stones		X
Solar Energy Systems		X
Statue, planter, pot, art piece or other ornamental feature over 30" high		X
Swimming Pool / Hot Tub		X
Temporary shrub protection screen (invisible mesh type)	X	
Tree - one or two added to landscape plan (please advise neighbors)	X	
Trees - more than two added to landscape plan (please advise neighbors)		X
Tree(s) removal from yard or lot (over 4" in diameter at 4 feet off the ground)		X
Trellis, arbor, or pergola that requires in-ground footings		X
Water feature (pond, fountain, waterfall, etc)		X
Window Air Conditioners - trick question as they are not allowed	-	-
Your idea is not on this list!!	Call the ARB at 641-9663	

Good luck with your projects!!.

LAKES AND DAMS

Happy New Year!

The work I have been reporting on the past few months to Holley and Royal Lakes has now been completed. We repaired a leak to the overflow structure on Royal, and installed a French drain. At Holley, we extended the outflow pipe and added additional rocks (rip-rap) to control erosion. We will start work on Magnolia Lake later this month (hopefully!).

Granite Ridge Aquatic Services (GRAS) also visited Woodside in December as they normally do. Their report:

Royal Lake - we were alerted to the fact that there was an orange-ish colored substance floating on top of the water in some areas of the lake. We checked the entire perimeter of the lake and the substance was only present in the water along the far end away from the dam. After carefully examining it, it is our opinion that someone dumped a very small amount of latex paint in the water. We have dealt with this type occurrence in the past and it usually is caused by someone washing their paint brushes and bucket in the water. I do not believe that there is any cause for concern and it will go away in a couple of weeks. [Jerry's Note: The substance has since cleared and is no longer present. We were not able to determine the source of the stain]

Magnolia Lake - looks good, the hearts have been damaged by the cold. We plan to stock (40) 10-12" Triploid Grass Carp by the first of January.

Holley Lake - looks good, with very light evidence of hearts.

Burden Lake - looks good, most evidence of hearts are gone.

Oakman Lake - unchanged.
End of Report.

As you have seen for the past several years, each month Woodside resident Ken Ziomek, as a part of the Lakes and Dams section of the WPPOA newsletter, has a column on fishing our lakes in Woodside. He particularly tries to attract young anglers in the hopes of getting them involved in a wonderful sport and past time. I have to again, thank Ken for all he does to promote fishing, organize outings, and coordinate the annual clean up of our lakes. Ken, you do a great job! Thanks for all you do!

All the best for 2015. See you next month!

Jerry

Jerry Hughson

2015 FISHING AT WOODSIDE

Happy New Year and congratulations to the 2014 winners of Woodside's Big Bass and Colossal Crappie Awards. Karla Heitkamp captured the Big Bass award for a 24 ½ inch bass. She caught her fish on July 5 at Oakman Lake using a Cabelas 3 inch Reel Shad minnow on a small jig. Jack Royalty collects Colossal Crappie honors for his 14 1/8 inch fish. Jack caught his fish on Holley Lake on June 30 using a Strike King Red Eye Shad lipless crankbait. Karla and Jack will have their names added to the plaques which reside at the WPPOA offices. For those who track these awards, this is the first time that the winning fish were caught mid-year. Normally, early spring provides the largest catches. Also, for the last three years, Oakman lake has provided the largest bass.

Even though we have just celebrated New Years, our Spring fishing outing is just two months away. On March 14 we'll be fishing at Magnolia Lake from 8:00 AM until 10:00. As usual, anyone without equipment can call me and I'll have them set up. In case you are wondering, March 14 is also the date for the Spring Trials of the Aiken Triple Crown with the first race starting at 1:00. You'll have plenty of time if you want to fish and attend the races later in the day. Right now, I'm looking at October 17 as the possible date for the Fall outing.

Our WOODSIDE KIDS FISHING PROGRAM is in great shape. Thanks to the generosity of the Woodside residents, the KIDS program has rods suitable for small children and also for the more mature angler "wannabes". The program has its own 12 volt and 110 volt aerators, plus rod holders, cushions and miscellaneous supplies. Please contact Frank Shallo or me if you would like your children or grandchildren to have a fishing experience. Over the past few months we have purchased some used fishing equipment that we have reconditioned. We now have approximately one dozen various rods and reels to be used as "giveaways" to young non-resident guests that love to fish but may not have their own equipment.

Finally, please contact me if you would like to get started fishing on our seven lakes and ponds. If you are new to Woodside and are not familiar with our waters, I'm available for a driving and walking tour. I don't have any "secret" spots and gladly share the location of my best catches with anyone who asks.

Have a great time fishing during 2015!

Ken Ziomek
ziomekk@bellsouth.net

TREASURER'S REPORT

Pat Shippey

The 2015 assessment notices were mailed to property owners in December. Payment is due no later than March 2, 2015, without penalty. The number of homes assessed increased by 40 to 1,908 and the number of lots decreased by 10 to 469.

In 2014 there were 25 new housing starts and 26 new lot sales recorded by the development company. Housing starts were 25% higher than what was projected and lot sales were 30% higher than expected.

For the year Operating Income was \$11,227 more than budgeted with half of that coming from the increase in the number of homes constructed this year. The other half was due to increased sales of decals and barcodes to property owners and vendors. Operating Expenses (excluding the ice storm expenses) were \$130,000 under budget. This was a result of 1) the deferral of the fourth phase of the Common Area Landscape Strategic Plan, 2) personnel changes in the POA office, 3) lower irrigation repairs than in previous years, and 4) reduced manpower on the maintenance staff. Initial ice storm clean-up expenses of \$326,544 paid out of the Operating account were offset by these savings and by excess income accrued from previous years. Additional expenses related to the ice storm were paid from the Designated Reserve account.

In accordance with the adopted budget, 12% of Assessments in the amount of \$196,608 was transferred to the Designated Reserve account in 2014. The account also earned \$2,506 in interest. Out of this account, \$51,764 was spent to replace sections of the walking path on Woodside Plantation Drive, \$35,948 was spent on fence repairs, \$13,806 on repairs to Holley and Royal Lake dams, \$2,860 on the Reserve Study, and \$43,215 for ice storm clean-up. At the end of the year there was a net increase of \$51,521 to the account for a balance of \$773,137 for future repairs.

The auditors will be here at the end of January to perform the annual audit and to prepare the 2014 federal and state tax returns.

COMMUNICATION AND TECHNOLOGY

Greg Burkes

As we enter the New Year, the WPPOA is planning its second Town Hall Meeting for Residents. We are planning the Town Hall Meeting for March 23, 24, or 25th. You should have received by email, a Survey regarding the Town Hall Meeting that asks for your input on topics, your preferred date and interest in attending. If you did not receive the survey, please contact the WPPOA office and they can email you the web link to the survey. The WPPOA office can also confirm that we have your current email address.

If your email address should change, please notify the WPPOA office so that we can update our records. You can send an email to wppoa@wppoa.com or call the office with the information. This will allow you to continue to receive emails related to time sensitive issues like automated gate malfunctions, etc.

The WPPOA intends for the monthly Newsletter to be our primary means of communication with the residents and reserves the use of email for time sensitive or emergent communications.

WOODSIDE PLANTATION PROPERTY OWNERS' ASSOCIATION 2015 ANNUAL ASSESSMENTS DUE

The Woodside Plantation Property Owners' Association mailed 2015 Annual Assessment notices on December 15, 2014. The rates for 2015 are \$770 for a dwelling and \$385 for a vacant lot.

The assessments are due and payable Monday, March 3, 2015. If you have not received your assessment notice, please contact the WPPOA office immediately at 803-641-9663.

Beginning March 4, 2015 late fees of \$25 per month will be billed until payment is received. In May 2015 unpaid assessments will be turned over to the WPPOA's attorney for collection.

COVENANTS

Linda Rudd

While most of us made it through the Holiday season reasonably well, I am finding the next challenge to be what to do with all the accumulated “stuff” which we replaced, wore out, or generally have decided we really don’t need. After the Women of Woodside Holiday Home Tour I ended up with more decorations than I had room for so my first challenge was clearing out that extra “stuff” to store decorations for next year (which I don’t even want to think about!).

What I didn’t want to do was to fill up the garage so that we had to park in the street (a no, no). I was very aware of only putting out the yard debris, and garbage and recycling containers along the curb on Tuesday afternoon for pick-up on Wednesday! Then of course, trying to be a good neighbor and follow the rules, I was very careful to keep control of all my pets either on a leash or on my property while cleaning out the garage. (and you wondered what this had to do with Covenants!)

As many of you may know, there are lots of ways to dispose of unwanted “stuff” in Aiken. The City of Aiken has very good services in addition to the regular garbage, recycling and yard debris pick-ups. If you have large items or hazardous type liquids like paint or chemicals you can call 642-7613 to arrange pick-up. Also inquire about their electronics recycling program if you were lucky enough to receive a new electronic toy. In Woodside, we have many charities and causes we love to support with time, money or donations of useful items. During the holidays, many of these agencies have depleted their resources so they are eager to receive your usable “stuff”. The agencies I mention here are not a complete list so please forgive if I leave off your favorite. Some agencies, like Habitat for Humanity and Salvation Army, will pick up larger items. There are probably others. Goodwill has a great drive-through. ACTS (Area Churches Together Serving), Cumbee Center’s Bargain Box, and the SPCA store love donated items. If you are looking for a particular cause, the United Way supports many worthy agencies they can list for you that always need assistance.

So, as we begin the New Year, let’s do it with a clean garage and uncluttered yard! Although it’s a bit cold in the garage and yard right now, I have found that putting on a coat, turning on a radio and letting go of the “stuff” that we know will never be used again is a very cleansing experience! In fact, as I dropped off some bags at the donation site today, I stopped off at the gym to try to meet one of my New Year’s resolutions. One day at a time! Happy New Year!

ROADS, STREETLIGHTS, SIGNS & WALKING PATHS

JOHN ROGERS

By the time you read this, hopefully with the weather cooperating, the repairs to the walking path along Woodside Plantation Drive will be complete. This work was necessary due to the tree roots that are undermining the walking paths resulting in unsafe walking conditions in some areas. These sections are being completely removed and the roots dug up to prevent future issues. The use of concrete as a replacement will give these areas greater longevity at the same cost as the asphalt it replaces.

This repair, together with the part completed earlier in the spring, represents 1/2 mile of the approximately 3 miles of the asphalt walking path.

SECURITY

Greg Hoffman

1. Patrols: We have suspended the additional monthly ADPS patrols that were funded by the POA and will continue to monitor speeds in random places throughout the community with our mobile speed sensor. The ADPS still has jurisdiction within the community and will routinely monitor conditions as needed. Please be mindful of your speed when driving throughout the community.
2. Fences: There have been a couple of instances of the community’s perimeter fence being intentionally cut/breached. If residents witness someone cutting the perimeter fence, please report it/them to the POA office. Our maintenance crew continues to repair broken and damaged fence as it is identified.
3. Street Markings: We will be painting traffic separation lines in a few locations around the community to assist with navigation of sharp or blind curves.

DEVELOPMENT COMPANY

Diana Peters

Pickleball Play Days!

The Reserve Club officially opened the only dedicated Pickleball Courts in Aiken with a launch party on December 18. A group of about 75 people gathered to see the completed courts and watch a demonstration of the fastest growing game in the country.

Lorretta and Mike Beckner, who are credited with bringing the sport to Aiken, gathered the crowd for a brief lesson. Warren Marinaccio, an experienced player, explained that Pickleball is simple to learn but can be challenging to master. It can be played soft or it can be played aggressively, depending on the skill level of the players. It is a sport that is enjoyed by all ages, but is very popular with people that have previously played tennis and are perhaps ready for a sport that is a little easier on the joints! The crowd enjoyed a rousing demonstration match with Lorretta Beckner and Warren Marinaccio playing against Grace Vance and Mike Beckner. Mo Garcia acted as the official, making line calls and calling out the score so that the audience would understand how the game is scored. Although it



was a friendly demonstration, the crowd witnessed some very skilled moves and competitive play that kept one and all enthralled.

Members and their guests were then invited to try the game on one of the three beautiful new courts. It was fun to watch as new players tried to get the feel of the game that is described as a combination of tennis, badminton and ping pong.

On Thursdays, there will be a clinic for players new to the game from 12:00-1:00, with open play to follow. The Reserve Club features

several accomplished players that will be on hand to assist new players in learning the game.



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

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Linda Rudd

ROADWAYS, STREET LIGHTS/ SIGNS, WALKING PATHS

John Rogers

ARB

Dave Rodgers

TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES

Greg Burkes

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS

186 Foxhound Run \$479,873



209 Boxelder Drive \$439,000



229 Winged Elm \$249,000



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

January 2015.

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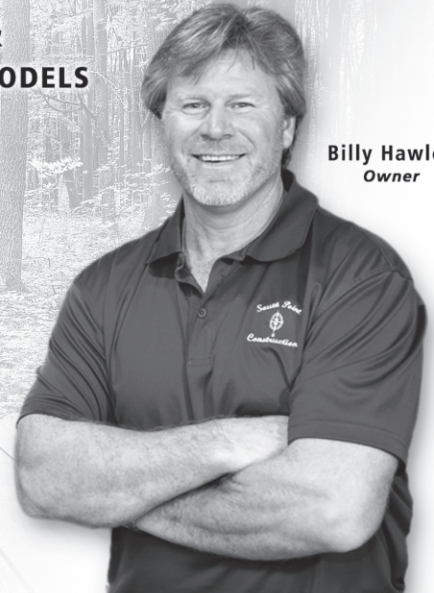
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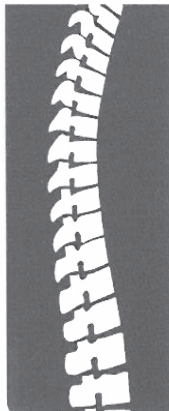
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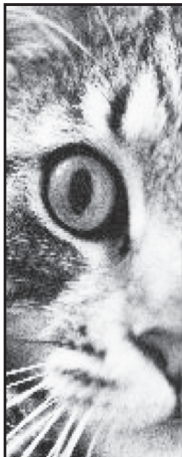
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Mowing, edging, weed eating, tree & shrub pruning, tree cutting, mulching flower beds, pinestraw, and much more.

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