

# WPPOA NEWS

VOLUME 18, ISSUE 3

March 2015

## *Board Meeting Dates*

**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.**

**Property Owner  
Decal Renewal  
Begins April 1  
Property owners  
may renew their  
decals**

**April 1- May 31.  
A current vehicle  
registration is  
required for each  
vehicle.**

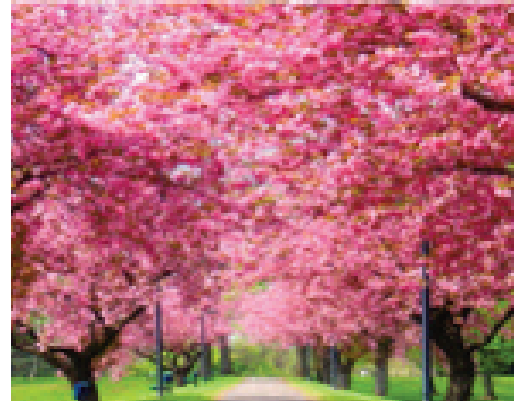
**For new cars that  
have not yet been  
registered, a bill of  
sale or a lease  
agreement is  
acceptable.**

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

As I sit here writing this, it's early March and the weather is cold, overcast and windy. Most of us have had enough winter and are looking forward to spring! I thought I would use this opportunity to mention a hodgepodge of subjects, while waiting for warmer weather.

In February, the Board held a Town Hall meeting to explain the Firewise® program. Director, Mary Shultz led the meeting, with guests from SC Forestry Division and Aiken City Fire Department. Their presentations were informative and stressed the need for Woodside to take active steps to become a Firewise® Community. Over the next few months, you will be hearing more about this important initiative from Mary. I urge all of you to become involved.

Speaking of Town Hall meetings, the Board is holding a general meeting March 24th to discuss several topics that were identified earlier from our survey of property owners. The top three topics will be Landscaping, Security & EMS access. Please plan to attend to receive updates and to ask questions about these important subjects. The meeting will be held at Woodside Plantation CC at 6:00PM.



With spring, comes the time for the annual renewal of vehicle decals. Beginning April 1st you may visit the WPPOA office to receive your new decals. You will need to bring your vehicle registration to complete the process. As always, if you have purchased or leased a new vehicle, you will also need to bring your Bill of Sale or Lease Agreement. Although the renewal period extends until the end of May, I suggest that you not wait until the last few days of May to obtain your new decals.

Finally, the SCDOT has contacted the WPPOA to begin the process of acquiring right of way for the Silver Bluff Road widening project. They will need to purchase a small sliver of our land (.189 acres) in front of the horse corral area,

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## PRESIDENT'S REMARKS CON'T

next to the road. Although the pavement will not encroach closer to our current property line, they will acquire this land for right of way. This will also include the need to move our fencing in toward the WPPOA office. Our negotiations will include the purchase price and the cost of relocating the fence. SCDOT expects to have all land acquisitions completed by years' end, with bids for the project going out in early 2016. Project completion is expected to be in 2017. By the time you read these remarks spring should be with us--it always comes each year. Let's all get out and enjoy the warmth!

## COMMON AREA LANDSCAPING

**Mary H Shultz**

### WHAT'S HAPPENING

**IRRIGATION TESTING:** Cold Creek will be performing irrigation system testing throughout the next few weeks. Therefore, the sprinklers will need to be on, despite all of the recent rain.

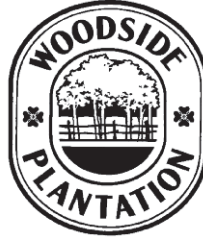
**EARTH DAY 4-18-15:** Several Woodside residents are actively involved in planning Aiken's inaugural festive celebration of Earth Day. The event is scheduled for Friday and Saturday April 17 - 18, 2015 from 9AM to 3 PM at the Newberry Street Festival Center. The theme of the event is "Preserving for tomorrow what we all enjoy today" and has the goal of engaging the community in an environmental awareness and education message reminding us of our responsibility to wisely use the Earth's resources. To promote energy savings, on Friday, April 17th from 6:30 to 9:30, several downtown restaurants will participate in a Lights Out evening featuring candlelit dinners. The festivities will include a 5k fun run obstacle race, exhibits, puppet shows, music, and food exhibits.

**RED TIP REMOVAL ALONG WOODSIDE PLANTATION DRIVE:** The red tips located on either side of Juniper Lane along Woodside Plantation Drive have been removed and replaced with ligustrum and tea olives. Unfortunately, the red tips had succumbed to a fungus and were dying. A drip irrigation system was installed to ensure healthy growth of the plants.

**FIRE WISE COMMUNITY EFFORT:** A group of well over 100 individuals came to the town hall held at the end February to hear the results of the fire hazard assessment completed by the SC Fire Commission. A Firewise council has been formed under the Common Area Landscaping Committee. Our plan to roll out the Firewise program is as follows:

1. Divide prioritized areas into neighborhoods.
2. Choose top 3 areas to act as pilots. We have areas that have volunteered.
  - Firewise Council to survey the chosen areas – take 'before' pictures. Determine the number of days needed for each clean up area.
  - Identify lots that require clean up. Reach out to lot owners to define the initiative and get their approval to pull dead wood off their property. Provide owner with indication of need to remove hangers, dead standing trees, excess leaf debris. Owners will be contacted via letter sent by the WPPOA.
  - Identify common areas that need work
  - Have a neighborhood meeting of residents for the purpose of education and solicitation of neighborhood volunteers. Identify the clean-up date(s).
  - Send reminder to residents of the area of clean up dates.
  - Execute the clean-up day(s). Take 'after' pictures
3. Council to meet and review the clean-up efforts and determine if there are better ways to do things. The plan will be altered to incorporate the improved approaches.

## FEBRUARY 16, 2015 BOARD MEETING MINUTES



Meeting was called to order by President Larry Wittenmyer at 2:55PM 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  
Greg Hoffman, member  
Dave Rodgers, member  
Greg Burkes, member  
Linda Rudd, member  
Stephanie Wood, Association Manager

**Absent:** Diana Peters  
(Woodside Development Company)

Property owners present: Rob Vadja, John & Pat Abshire

### **Approval of Minutes:**

Minutes were previously distributed to all board members. There being no additions or corrections, the minutes of the January 19, 2015 board meeting stand approved as written.

### **Reports and motions:**

President Larry Wittenmyer presented the final version of the WPPOA five year strategic plan, and moved to adopt the plan. Mary Shultz seconded the motion. The motion passed. The Strategic Plan will be posted to the WPPOA web site in the near future.

President Larry Wittenmyer also led a discussion on the Development Company's proposal to "turnover" several areas to the WPPOA, specifically the Enclave (Phase III),

Ridge Oak Heights (Phase IV), Twin Ponds (Phase IV), and Pine Glen (Phase IV). A joint inspection of the areas to be turned over will be scheduled in the near future.

Treasurer Pat Shippey reported that auditors will present the audit report to the Board at the next work session on March 2, 2015.

Linda Rudd will serve as chairwoman of the Nominating Committee to fill vacant board member positions. Elections will be held during the September Annual meeting. Reports on nominating progress will be disseminated via the WPPOA Newsletter.

Greg Burkes, Director of Technology and Communications, reported the date of the next Town Meeting will be Tuesday, March 24th, at 6:00PM at the Woodside Plantation Country Club (WPCC). Topics will be varied.

Mary Shultz, Director for Landscaping, reported the date of the presentation by the S.C. Forestry Commission on their "Firewise" program will be on Tuesday, February 24th at 6:00PM at the Woodside Plantation Country Club (WPCC).

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



The WPPOA office will be closed  
Good Friday, 4/3/2015

**ARB****Dave Rodgers**

Hooray!! Spring is here and if yours is like our neighborhood, we all look like bears coming out of winter hibernation, nosing around, pulling down dead stock, and turning things over in our yards. Nursery and seed catalogues are getting a close once over, DIY websites are being surfed, and we are trying to get some "good" pricing on pine straw by combining many small orders into one large one.

As you do your planning for both planting and/or improvements remember to plan far enough in advance, especially if your plans need to be reviewed by the POA ARB or if there may be a fee required.

*Approvals:* In my January Newsletter I provided a simple checklist of projects that showed whether ARB review and approval was required. You can find prior month newsletters at the bottom of the front page of the WPPOA web site.

*Fees:* Fees (non-refundable) are charged to offset the cost of clerical and other resources in the ARB offices which allows for changes in and retention of plans on file in the POA office. You can find the ARB Fee Schedule on the front page of the WPPOA web site. The fee schedule is subject to change. Additional fees may be assessed for extension of approvals for both new construction and improvements at the discretion of the ARB.

All projects requiring approval or a fee cannot be initiated until approval is granted and if needed, the fee is received.

**COMMUNICATION AND TECHNOLOGY****Greg Burkes**

By the time you read this, the WPPOA will have held its second Town Hall Meeting at the Woodside Plantation Country Club. The topics discussed were Emergency Management Services, Security and Common Area Landscaping. The discussion included the financial aspects of Security and Landscaping. The WPPOA Board hopes that you find these meetings useful and informative. The WPPOA intends to hold at least one Town Hall Meeting a year to discuss topics of interest to the Residents.

I also want to remind everyone that the WPPOA has a web page that has a great deal of information about the operations of the WPPOA. The web page can be found at [www.wppoa.com](http://www.wppoa.com). In the very near future, the WPPOA is going to post the new Woodside Plantation Strategic Plan on the web page. The WPPOA is also working to post a searchable copy of the Covenants on the web page for the use of Residents. This year, we are also going to be redesigning the web page to give it a more current look.

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

Well, it's that time of year again ..... no, not the Masters .... potholes, and we have a few in Woodside. Within the next few weeks they will be repaired. In two instances, there is road damage in the area of the potholes, which will require large patches.

The most noticeable repair will be at the "four way" intersection at the Holly Lake, Woodside and East Gate. The repair will result in a partial blockage of this intersection at the time, but the repair should not take more than a day or two. Keep your fingers crossed regarding the weather.

This spring we will be surveying all the roads in Woodside to determine their condition in order to develop and prioritize plans for future repairs.

We are all thankful to be living in the South and not have to worry about breaking the budget for snow removal costs, as did our neighbors to the North this year. As cool and rainy as this winter has been, there is a lot to be said in its favor.



## LAKES AND DAMS

Hopefully, as you read this, Spring will be here! Winter lasted too long this year!

Here is the report from Granite Ridge Aquatic Services (GRAS) for the month of February. Beginning next month (April), they will visit Woodside twice a month to treat our lakes for noxious weeds, etc.

Magnolia Lake - we installed (55) 10-16" Triploid Grass Carp to help control submersed aquatic weeds in the upper end and along homeowner lake frontage, where the water is fairly shallow.

Holley Lake - picked up trash along the water's edge at the dam.

Burden Lake - some Floating Hearts still visible from last season. We will begin to treat in March.

Royal Lake - very little evidence of noxious aquatic weeds. Picked up trash along the dam.

Winged Elm Retention Pond - applied two containers of dye. Installed (10) 10-16" Triploid Grass Carp for weed control.

End of GRAS Report

Last month, I thought our work on Magnolia Lake to remove trees on the downside of the dam would be completed by the end of February, but the weather (cold and rain!) has delayed the work until the ground dries out a bit (the biggest issue is getting heavy equipment in without damaging the ground). Work will hopefully begin no later than the middle of March.

In addition, as soon as the ground dries out, we will be cleaning out the French Drains as I reported in the last newsletter. I hope to have both of these projects completed now by the end of March.

Issues or questions? Call me!

Jerry

## Jerry Hughson

### FISHING NEWS

#### MARCH AND THE GREAT FISHING IT BRINGS

If you like to fish, March is the start of the best fishing of the year. The water starts warming and all fish become more active. Fish that spent their winter in the deeper parts of a lake start moving to the shallows making them easier for us fishermen to catch from the shore. As fish, especially bass move into a pre-spawn phase, it will greatly increase their appetites. This is also the time of the year when most of the largest and heaviest fish are caught. And, this great fishing will last for at least a few more months.

If you would ever like to get your name on the Big Bass and Colossal Crappie plaques that are at the WPPOA offices, March starts the time when you should be spending time on the water. If you are new to Woodside and not familiar with our Big Bass and Colossal Crappie plaques, those two awards provide annual recognition for the Woodside residents who manage to catch the longest fish of those two species. The rules are simple. The fish must be caught on either, Oakman, Holley, Magnolia, Royal, or Burden waters. Because there is no access on either Spaulding or Cuning, entries from those lakes are not accepted. After you catch your fish, you should take a photo of the fish next to a tape measure or yardstick that will clearly show the length of the fish. The entire fish must be in the photo. E-mail the photo to me and you are entered.

Thus far for 2015, we have no Crappie entries, but Keith Crawley entered a 20 inch bass that he caught on a cold and windy February 10 on Holley Lake. Once again, now is the time to be on the water.

Ken Ziomek

ziomekk@bellsouth.net



## TREASURER'S REPORT

**Pat Shippey**

The 2015 annual assessment was due on March 2, 2015. Late notices will be mailed out the week of March 9. As of the due date, 5.4% of the assessments were delinquent. The delinquency rate at this time last year was 6.7%. Only one property remained delinquent at the end of the year. A lien was placed on it and we expect to receive the fee once the property is sold.

In February 15% of the billed assessment amount was transferred to the Designated Reserve Fund in accordance with the approved 2015 budget. This contribution of \$255,659 brings the total to \$1,007,028 in the Reserve Fund for the repair and maintenance of our roads, bridges, fencing, walking paths, common areas and facilities.

The auditor presented the draft audit to Board members at its March work session. Once the audit is finalized, it will be available in the POA office for owners to review. The WPPOA membership voted at the Annual Meeting last September to use the IRS revenue ruling 70-604 in the preparation of the 2014 tax returns. This ruling permits the carryover of excess funds by Associations tax-free. As a result, we expect to pay no federal or state taxes.

It's important to keep in mind that the operating budget is no more than an estimate based on the previous year expenses and input from our contractors. As a result, there are some years when there is a budget deficit at year end and sometimes there is an excess of funds. The WPPOA has been fortunate in that the overall net of deficit years and excess years has been positive and we have been able to maintain our operating funds at a high enough level to handle budgetary swings. This year, due to the ice storm, we experienced a budget deficit for the year. However, by monitoring other expenses closely the net deficit was limited to \$200,000 and our operating fund was able to cover this budget deficit with sufficient funds remaining to cover anticipated expenses in the future.

In 2014 we transferred \$196,608 to the Reserve Fund. Of that amount \$147,585 was spent for repairs to the walking paths, perimeter fencing, and dams and also for ice storm clean-up in the common areas. Adding interest earned, the net increase to the Reserve Fund was \$51,400.

If you have not paid your 2015 assessment, please do so as soon as possible to avoid further late fee charges. Thank you.

## COVENANTS

**Linda Rudd**

Everyone I've met living in Woodside Plantation moved here for a variety of reasons, among them are the quality of construction, the quality of common areas and the controls applied to all property owners that are intended to maintain our property values as much as the economy will allow. In order to help with that common goal, the covenants and building guidelines were put in place along with a process to fairly administer them. The purpose of my submission this month is to describe the process we use to address the concerns and complaints the POA receives that touch the Covenants. When the POA receives the complaint, Keena Adams records the accurate owner and lot information then scans and sends it to me. I then research the allegation by observing when possible and/or talking to the concerned property owner and comparing what I learn to the appropriate covenant. My next step is to write an informational letter to the property owner stating what the problem may be and what and why we are asking them to take an action to correct a situation. My intention is to inform and educate regarding the expectations for being good neighbors and investors in Woodside life. My philosophy is to request and inform and not to threaten. We all have a vested interest in keeping Woodside a beautiful, comfortable and pleasant place to live. My role is to assist in that goal whenever possible. If a requested action is not taken, I may need to be a little more forceful, but that will never be my first step. I never reveal who complained. One last comment, even though people who rent a home in Woodside cannot vote in our elections, their observations and concerns are important to me. The POA is aware of 95 homes that are rented. Often, these residents are making a decision whether to buy here and their experience with renting may make that decision more positive for Woodside. I am very interested in a renter's concerns or opinions on how to make Woodside a nicer place to live. As always, call me anytime.

## *Masters Week 2015*

The Masters Tournament will be held April 6-12, 2015 at the Augusta National Golf Club. For information on renting your home, you may call the POA office at (803) 641-9663 and talk with Keena or send an e-mail to: keena@wppoa.com

So that we may help to make renting during this event and enjoyable experience for your guests and work toward ensuring the security of your home, please let us know if you are planning to rent your home for all or any part of the week.



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

Referred - 6  
Unsightly Conditions – 2

**Total Complaints - 8**

### **Referred Complaints**

ARB – 3  
Common Area – 1  
Development Company - 1  
Facilities - 1

**Total Referred Complaints - 6**

### **ARB Activity February, 2015**

Building and Environmental Inspections – 30  
Homeowner issues - 5  
Improvements – 14  
Landscape Plans – 3  
New Construction – 1  
Policy Review - 4  
Satellite Dish Location Requests - 1  
Tree Removal Requests – 17



**PLEASE DO NOT PUT YARD DEBRIS AND TRASH CANS ON THE STREET CURB UNTIL TUESDAY AFTERNOON**

It continues to be brought to our attention at the POA office that residents are placing yard debris at curbside on days other than appropriate. PLEASE...all trash, garbage and yard debris should not be put out until Tuesday afternoon at the earliest on the curb of your property. Please do not put the debris on common property or adjacent vacant lots. Also, if you hire a contractor, they are responsible for debris removal.



**WOODSIDE PLANTATION**

1411 Silver Bluff Road  
Aiken, SC 29803

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

**VICE-PRESIDENT & COMMON AREA LANDSCAPING**  
Mary Shultz

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Jerry Hughson

**TREASURER**  
Pat Shippey

**SECURITY**  
Greg Hoffman

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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*

Jim & Kathleen Bennett  
455 Steeplechase Road  
Moved from Chicago

Bill & Linda Valliant  
176 Red Cedar Road  
Moved from Martinez, GA

Kenneth & Mildred Judd  
50 Bridle Lane  
Moved from Easton, MD

Jerome & Phyllis Slaba  
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Moved from Arizona





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

March 2015.



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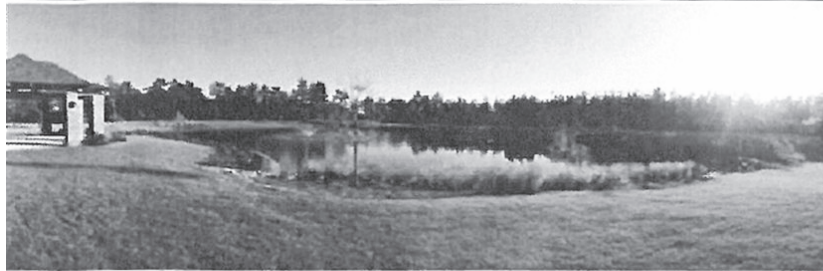
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**SUNROOMS &  
ROOM ADDITIONS**

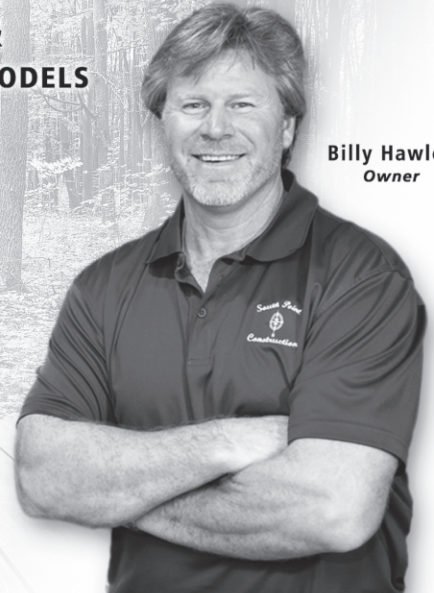
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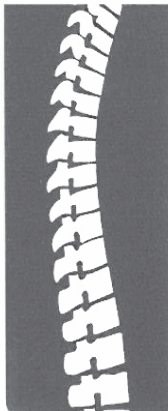
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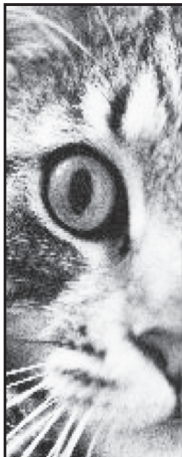


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