

WPPOA NEWS

VOLUME 18, ISSUE 5

May 2015

Board Meeting Dates

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.**

Important Reminders from the POA

The Chukker Creek
(South) gate will
close for the
summer beginning
June 4, 2015.

The POA office
will be closed
Monday, May 25 in
observance of
Memorial Day. The
office will reopen
Tuesday, May 26
at 8 a.m.

PRESIDENT'S REMARKS Larry Wittenmyer

STORM:

Once again, we have been "blessed" with another storm! This time it was an F2 Tornado that did some significant damage in the Plantation. The brunt of the storm was felt in Hollow Creek and around the Juniper Lane area. Many trees were uprooted or snapped off, with some hitting homes causing damage. The Woodside Plantation CC golf courses were closed for a week to allow for clean-up. The Reserve Club courses were less affected, but they were closed for a couple of days, as well. The good news is that there were no injuries and most homeowners were without power for only a few hours. Our recovery was much faster than after last year's ice storm because the City responded quickly (within an hour) and removed downed trees from streets so traffic could get through. Once again, our residents jumped into action by cutting up and clearing out limbs and smaller trees, in their neighborhoods. Thanks to all who helped with our clean-up! I also want to give a big thank you to Mary Shultz, our Director of Common Area Landscaping for surveying the Plantation immediately following the storm and marshalling up the contractors to begin the clean-up process. Let's hope we have seen the last of these weather related problems, for a while.

Property Owner Decal Renewal Is Almost Over!

As a reminder, you have only a few days until the end of May when you will need to renew your vehicle decals for the New Year. You will need to bring your current registration or lease agreement to the WPPOA office to obtain your new decals. Help us to help you by not waiting until the last day (May 29th) to get your new decals. Thanks!

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Augusta, GA
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

Wooded Area Management: Once again the truism of "the best laid plans of mice and men oft' go awry" has evidenced itself. Because of the tornado on 4/19, significant damage was incurred to several areas of Woodside Plantation common areas. Areas along Woodside Plantation Drive in the vicinity of Juniper Lane, the island in Juniper Loop, various areas along our perimeter fence, Anderson Pond Gate area, and several other areas were severely damaged. Aiken city personnel were on site almost immediately, removing downed trees that blocked our streets and we also hired a tree service company to begin the clean up. This effort is continuing and will take precedence over the clean up of the remaining ice storm issues. As of May 6, Woodside Plantation Drive and Juniper Loop work has been completed. What remains are the efforts on Boxwood, Anderson Pond, Steeplechase at Reserve Park, and Sterling Grove Circle, all of which should be completed prior to the end of May. Currently, including the

remaining work, we will have spent approximately \$24,500 to remediate all work reported that is attributable to the tornado. A complete accounting of the costs will be reported in the next newsletter.

Grass Maintenance: Because of recent higher temperatures, the rye grass will begin to deteriorate. Therefore, our roadway grass may not look as healthy for awhile. In addition, the grass will be cut much shorter. After a few weeks, it should look just fine.

COMMON AREAS STILL USED FOR DUMPING: People still seem to think it is OK to place their yard debris on common areas. If we find debris on common areas next to your home, be advised you will be fined the amount it costs to remove the debris. After having cleaned up Woodside Plantation Drive, a service for which we had to pay, another pile of debris appeared. Please place your debris **ONLY** in front of your home. The City will not pick up debris along streets where there are no residences.

COMMUNICATION, TECHNOLOGY, ETC.

I want to thank the Residents that attended the recent Woodside POA Town Hall Meeting and the Fire Wise Presentation. The Board continues to try and improve communication with Residents and these are examples of that effort. The current intent of the Board is to have at least one Town Hall Meeting a year in addition to the Annual Meeting. Based on topics, interest and need, the Board may hold another Town Hall Meeting in the August timeframe.

In another effort to improve communication, the Board is in the process of redesigning the Woodside POA Web Page (found at www.wppoa.com). The intent is to give our current web page a more current and appealing look and feel. One additional element that will be added is a Residents only section. This section will be password protected. This section will contain information that the Board wants to share with Residents and not with the rest of the world. You will receive more information about this as we get closer to the web page launch.

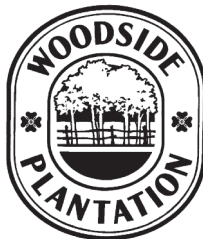
In closing, a key way we communicate with Residents regarding time sensitive information is through email. To update your email address, send a note to wppoa@wppoa.com

MEMORIAL DAY

We honor the men and women of the U.S.
Armed Forces who have fought for and
are currently defending the
freedom our country enjoys.



APRIL 20, 2015 BOARD MEETING MINUTES



Meeting was called to order by President Larry Wittenmyer at 3:01PM 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
Gregg Hoffman, member
Stephanie Wood, Association Manager
Diana Peters (DC)

Absent: None

Property owners present: Coach and Patti Abshire,
Marc Bell

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

Property Owner Comments: None

Reports and motions:

President Larry Wittenmyer reported to the board items from his quarterly meeting with the Development Company. Expansion of the Reserve Club will commence soon, with 99 new parking spots to be added.

President Larry presented to the board the offer from the S.C. DOT for two small "slivers" of land (.189 acre) required to commence the widening of Silver Bluff Rd. The offer from the DOT was \$24,500, which was accepted by the board.

Treasurer Pat Shippey reported only 41 delinquent accounts for annual assessments equating to 1.9%, which is very low. Expenses for March were nominal.

Greg Burkes (Communications and Technology) made a motion to enter into a contract with "Alive Media" to design, program, and setup the new WPPOA web site, which will include a "resident only" area requiring password to access. Linda Rudd seconded the motion, which subsequently passed.

Dave Rodgers stated that, because of the extensive tornado damage, tree removal requests for removing storm damaged trees will be suspended for two weeks, and residents may put trees and branches out early. The Association Manager will send a mass E-Mail to residents.

Mary Shultz (Landscaping) reported on damage from the tornadoes and plans have already begun to begin cleanup on common areas.

Diana Peters (Development Company) reported that Kisner Construction is a new authorized builder for phases IV areas. Kisner Construction will be associated with Carolina Signature Homes.

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

The meeting was adjourned at 4:29PM

Respectfully submitted,

Jerry Hughson, Secretary

ARB**Dave Rodgers****Help Us Help You This Project Season**

Spring is always a busy time in Woodside as we enjoy the warmer weather and start watching our wonderful landscaping come to life again. As I'm writing this newsletter, I'm sitting on our deck in the sun with dirt under my fingernails from planting some new Azaleas – it was a tough winter on a few of them. As I was planting I noticed that our neighbors had some stone steps at the back of their yard and I thought something similar would look great in ours. And that means I have to put a project request into the ARB and wait for approval before starting.

Woodside is the first community we've lived in with an ARB Office to review homeowner modifications to the exterior of their homes or landscapes and it has taken a little bit to get used to it. But it didn't take long to appreciate it! The ARB exists to review proposed building, remodeling and/or alteration activity, and to encourage quality design and characteristics that will maintain and complement the natural beauty and attractiveness of our community. No small task! Spring is a busy review time at the ARB office and the current ARB Board, comprised of an elected Director and five resident volunteers, do their best to review and approve your plan requests as quickly as possible so not to delay the start of projects.

So, what can you do to help us help you get through the approval process?

The ARB meets on the 2nd and 4th Monday of each month and you should try to have your requests into the office one week before the meetings. The staff will look them over and identify if there are outstanding items prior to Board review.

When you pick up your request forms, ask the staff what really needs to be included for review. If during review, the Board cannot understand the project or you haven't provided required data, it will need to be submitted again and will cause an unnecessary delay.

Review Section 2 and subsection 2.2 of the Building Guidelines (they are on our website) to better understand what you need to do when submitting a request.

Determine if colors, finishes, set back information, site plans, or material samples are required and supply them.

If your project is truly involved or complex, please invite yourself to the meeting so that you can address questions in person and help the Board help you move forward with your project.

Have a wonderful Spring in Woodside and good luck with your projects!

PS: Makes me proud to say I live in Woodside after seeing how everyone pitched in to help each other and clean up after the tornados!!

**NO
OVERNIGHT
PARKING**

Overnight parking is a violation of safety code and the Covenants & Restrictions of Woodside. Please note that Overnight parking is NOT allowed. You will be ticketed and the information will be turned into the POA office. After numerous incidents, you will receive a letter as a warning. Repeat offenses will be subjected to a fine and/or towing as directed in the Covenants. Having streets clear will enable us to have all Woodside roadways open for emergency vehicles throughout the night.

LAKES AND DAMS

I am pleased to report that the French drains on Holley, Burden, Royal, and Magnolia Lakes have been successfully cleaned by our vendor, the "Drain Surgeon" (isn't that catchy?) from Augusta, GA. A 3,000 psi "sewer jet" device was used in each drain, followed by a camera inserted to check the line. This completes another recommendation by Schnabel Engineering in their report from last year. There are only two other minor items to accomplish from their report.

Following is the report from Granite Ridge Aquatic Services for April. GRAS is now visiting Woodside twice a month for the summer.

April 22

1. Treated Holley Lake for floating hearts and other noxious aquatic weeds and algae.
2. Treated Burden Lake for floating hearts and water primrose.
3. Added dye to Winged Elm.
4. Checked Magnolia Lake - needs to be sprayed next visit.
5. Royal Lake beginning to show some algae and alligator weed.

May 2

1. Treated Royal Lake for algae and alligator weed around the perimeter.
2. Added more dye to Winged Elm.
3. Checked to see how effective our last treatment of Holley Lake was - positive results.
4. Checked Burden Lake to see how effective the last treatment was - positive results.
5. Magnolia Lake was to be treated, but swirling winds made it too risky.

End of GRAS report

See you next month!

Jerry

Jerry Hughson

FISHING NEWS

POSSIBLY THE GREATEST FISHING PHOTO OF ALL TIME



Anyone that reads my monthly input on Fishing to the POA Newsletter knows that last month I described how 7 year old Benjamin Garrison out fished 15 other young anglers to capture the \$100 Ben Franklin that goes to the 16 and under angler that catches the longest bass at

Woodside's Spring and Fall Fishing Outings. The story is special because Benjamin did it with a "CARS" movie plastic fishing rod and reel. That's a great story, BUT it is better told by the photo of Benjamin that was taken by Jack Royalty after he received his prize. NOW, that is a fishing photo. While your eyes are drawn to the Ben Franklin, the smile and joy on the face of a 7 year old very quickly takes over the photo. And, finally the Superman muscle shirt makes it very clear that this young man was in charge of the Spring outing. I'm jealous of Jack Royalty's ability to capture this great photo. If I had the camera, it would have been a standard fishing photo of Benjamin holding his fish with his arm extended far forward to make the fish look larger in the camera. When Benjamin is grown and has his own family, I hope he has this photo framed in his house.

With respect to the current state of fishing on our lakes, it is absolutely fantastic. A large number of bass are being caught however no one has surpassed Keith Crawley's 20 inch bass in the Big Bass competition. With respect to Colossal Crappie, my brother, Tony, has entered a 14 1/8 inch crappie and currently holds the lead. He caught the crappie on a minnow fishing on Holley Lake on April 13. While I love my brother, I have been taking out other fishermen in the hope of toppling him from the lead.

If you would like to schedule a KIDS FISHING OUTING, please contact Frank Shallow or myself. We already have some dates reserved in May and June.

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

TREASURER'S REPORT

Pat Shippey

In early May the delinquent accounts had an outstanding balance of \$21,063, excluding late fees. At this time last year the outstanding balance was \$13,067. All assessments must be paid by May 29th in order for you to renew vehicle decals and keep barcodes activated. All delinquent accounts continue to accrue monthly late fees and after May 31st a barcode reactivation fee will also be added. The list of unpaid accounts as of June 1st will be published in the June newsletter and will also be forwarded to our attorney to begin the lien process.

Working Capital fees were received from the sale of six lots that closed in April. Our ordinary expenses through April were under budget.

So far we have spent \$7,500 for clean-up as a result of the tornados that touched down in the Juniper Loop and Boxwood areas. The high winds uprooted trees in other areas of the Plantation and there was some minor damage to our perimeter fencing.

COVENANTS

Linda Rudd

With this beautiful spring weather the complaints and concerns about yard care and maintenance have greatly increased. Some concerns about the condition of yards are just a matter of taste but most are based on the home owner just not keeping their yard or lots mowed, trimmed and looking cared for. This time of year, the grass grows faster and needs more frequent mowing. Rental property and vacant homes are still the responsibility of the property owner and when the POA receives complaints, we contact the owner of record requesting they do the required maintenance. In cases where the proper maintenance is not taken care of, we can have it done and bill the property owner. In addition, pots or yard ornaments in a front yard must be part of a good yard design and statues that are over three feet in height need approval from the ARB. If you have a question about your design and additions to your yard, call the POA and find out. A well maintained and designed yard adds to the value of the neighborhood and community but a yard or lot that is overgrown or not kept up detracts from the overall appearance we all want in our neighborhood. Let us know if we can help.

DEVELOPMENT COMPANY

Diana Peters

Steve Kisner Joins Carolina Signature Homes



Carolina Signature Homes is pleased to announce that Steve Kisner has joined its team of quality homebuilders to form a new custom home division – Carolina Signature Homes by Steve Kisner. Steve has built over 250 beautifully created and quality constructed homes in Aiken County over the last 25 years, many of them in Woodside Plantation. He is a Certified Green Builder and was Voted Best Home Builder in 2013 and 2014 by the readers of Aiken Standard. Steve's first showcase home in The Reserve will be underway soon adjacent to Woodside's newest park, the beautiful Summer Hill Park.

Many Woodside residents know Steve and his family – his wife, Christy and 3 children – so, when you see Steve, please say 'hello' and congratulate him on his new affiliation with Carolina Signature Homes!

ARB Activity February, 2015

- Building and Environmental Inspections – 27
- Homeowner issues - 8
- Improvements – 22
- Landscape Plans – 14
- Policy Development - 1
- Satellite Dish Location Requests - 3
- Tree Removal Requests – 27
- Variance - 2



SUMMARY OF COMPLAINTS
April, 2015

- Neighbor – Neighbor - 1
- Pet - 1
- Referred – 8
- Trash Receptacles - 1
- Unsightly Conditions – 8
- Yard Debris - 1

Total Complaints - 20

Referred Complaints

- Common Area – 1
- Lakes & Dams - 1
- Roads – 3
- Security – 1

Total Referred Complaints - 8

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.

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 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





WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

Phone: 803.641.9663
Fax: 803.641.1831
Email: wpboa@wpboa.com
www.wpboa.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

PRESIDENT
Larry Wittenmyer

VICE-PRESIDENT & COMMON AREA LANDSCAPING
Mary Shultz

SECRETARY, LAKES & DAMS
Jerry Hughson

TREASURER
Pat Shippey

SECURITY
Greg Hoffman

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

Michael & Heather Pisano
158 Highland Reserve Court
Moved from Clinton, NJ

Joseph & Suzanne Elseman
304 Huntington Court
Moved from North Augusta, SC

David & Carolyn Crabb
193 Bellewood Road
Moved from Indiana

Nevin & Janet Gilbert
120 Sweet Gum Lane
Moved from Aiken, SC

Rodney & Kay Hawk
129 Glen Haven Circle
Moved from Savannah, GA

Nita Martin
213 Hackberry Lane

Ashley Toole
407 Forest Ridge Drive

Rick & Martha Funk
209 Birch Tree Circle
Moved from Ohio

Michael & Mary Ann Wennemer
157 Pinyon Pine Loop



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

May2015.

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May 2015.

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May 2015.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



The POA is searching for Board Candidates for the Fall Elections. If you are interested, please call the POA office or Linda Rudd.



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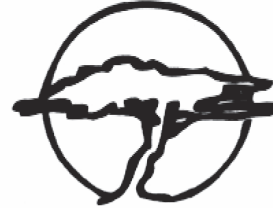
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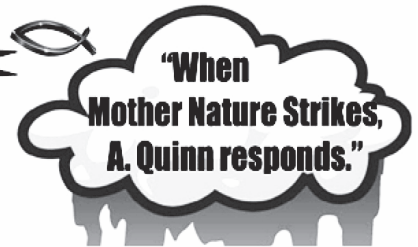
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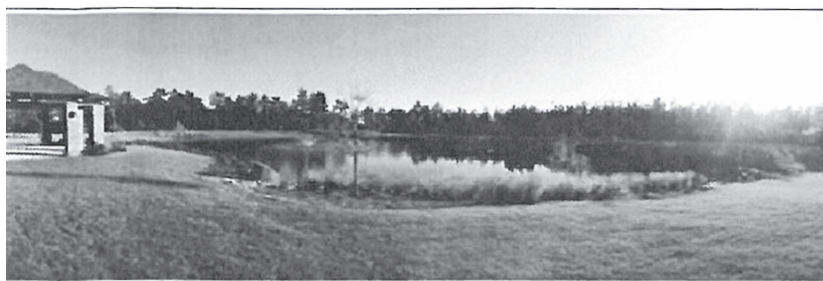
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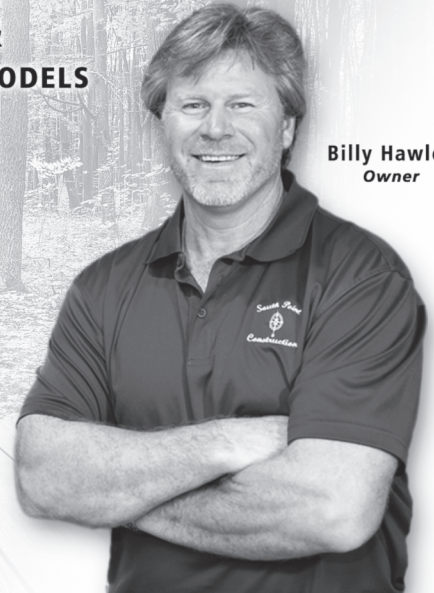
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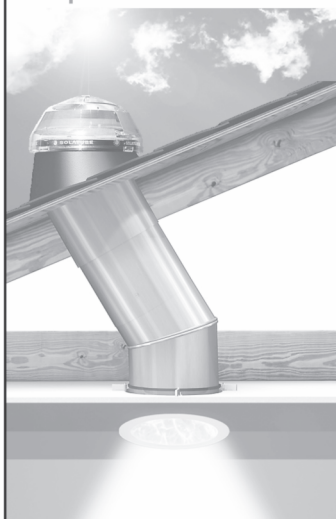


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