

WPPOA NEWS

VOLUME 18, ISSUE 10

October 2015

Board Meeting Dates

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.**



Emergency Contact Information

It is so important for the guards and the POA to have emergency contact information for our residents. Please call or email the POA to make sure we have someone to contact if we ever need to. These phone numbers are confidential to the Security and POA staff.

PRESIDENT'S REMARKS Larry Wittenmyer

As a follow-up to last month's remarks, I am pleased to report the following appointments for Board responsibilities for the coming year. In addition to the four officers, announced last month:

Mary Shultz - Director, Common Area Landscaping (Vice President)

Dan Franck - Director, Lakes & Dams (Secretary)

Greg Hoffman- Director, Security

Linda Rudd - Director, Covenants

John Rogers - Director, Roadways, Street Lights, Signs & Walking Paths

Dave Rodgers - Director, ARB

Greg Burkes - Director, Technology, Communications Facilities & Amenities

One of the important duties, of this new Board, is to establish and vote on the budget for the ensuing year. In October we will be reviewing all budget items and establishing the assessment numbers for the year. After discussions at several meetings, the Board will vote to implement next year's budget during the November Board meeting.

By the time you read this, the Ad Hoc EMS Committee will have had their meeting with John Klimm, Aiken City Manager in attendance. The purpose will be to explore ways to improve EMS response time in the community, including Woodside. I will report more next month. HAVE A GREAT FALL!

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SEPTEMBER 21ST, 2015 BOARD MEETING MINUTES



Meeting was called to order by Larry Wittenmyer at 3:03 pm at the Woodside POA office conference room and a quorum was established.

Attendees: Larry Wittenmyer, President
Mary Shultz, Vice President
Lynette Brumfield, treasurer
Dan Franck, member
Stephanie Wood, Association Manager
Dave Rodgers, member
John Rogers, member
Linda Rudd, member
Greg Hoffman, member

Absent: Greg Burkes, member

Property owners present: Coach Abshire, Mr. and Mrs. Barborek, Mr. Marc Bell

Approval of Minutes: There being no additions or corrections, the minutes of the August 17, 2015 board meeting stand approved as written.

Property Owner Comments:

Mr. and Mrs. Barborek spoke to the Board about the presence of work trailers and motor homes. The Board was receptive to their concerns and promised to discuss them further at the October 4, 2015 work session. Linda Rudd, who has in the past written letters to violators, assured the Barboreks that if they would notify her, Linda would investigate their complaint and take appropriate action.

President Comments:

Larry Wittenmyer updated the Board on areas of concern. First, he updated the Board on the four property areas that are being prepared for turnover to the WPPOA. Second, he announced new member Dan Franck would assume the responsibility of supervising lakes and dams. Third, with guards now working the Village Gate, he updated the Board on the proposed installation of a septic tank at that post.

Reports and motions:

Lynette Brumfield presented the treasurer's report. In her presentation she discussed which properties were delinquent in their assessments and which dwellings were in foreclosure. She also reminded Board members that their budget proposals were due by the October 5 meeting.

Linda Rudd updated us on pressure washing of street curbs and also the condition of sidewalks insofar as keeping them clean and navigable. She also brought up for discussion resident's concerns about the speed limit on East Gate Drive and whether a study needs to be done. Members emphasized the need for safety first.

Greg Hoffman discussed steps he has taken to prevent non-residents, who are not guests, from fishing at our lakes. In addition, the topic of vegetation obstructing street lights and the need to contact property owners to remedy it was

discussed. He updated those attending on ongoing discussions with local government agencies about EMS response times, and also the ongoing placement of speed sensors in areas where the speed limits are not observed.

John Rogers provided updates on his ongoing efforts to work with developers to make sure the new streets that come under WPPOA supervision are up to standards at developer cost before they are turned over. Excellent progress has been made on these matters through John's diligence.

Stephanie Wood then presented a guest speaker, Ron Simons, whose company maintains the gate system. Mr. Simons laid out in detail his investigation into gate malfunctions. The chief culprit could be a lack of bandwidth when both the gates and security cameras are operating at the same time. Discussions took place among the Board members as to possible remedies. The Board agreed to research the alternatives and find the most cost effective way to resolve this issue.

Stephanie also reported on the complaint system database as a efficient way for all concerns to be delivered and acknowledged, as well as the status of new leases at the Village.

Dave Rodgers updated the Board on areas of cooperation between the WPPOA ARB and the Development Company ARB in terms of assuring that all construction is performed with care and is of continuing high quality.

Dan Franck acknowledged the hard work of Jerry Hughson during Jerry's tenure in charge of lakes and dams. He was thankful for Jerry's help in helping him during this transition phase. Mr. Franck reported on efforts to bring the lakes up to optimal condition for October's Woodside fishing outing. He also mentioned that he is studying ways to protect wildlife but also to respond to concerns homeowners have about damage to vegetation caused by beavers.

Mary Shultz discussed the costs of doing a deer count and submitting this information to homeowners in the form of a survey so the residents of Woodside could give their input as to how the Board should proceed. She updated the Board on her plans for corner plantings in the seasons ahead that would be cost effective, while staying true to the beauty we all see as we walk and drive through Woodside.

The reports from all members were oral presentations. Important information will be communicated to residents in the WPPOA Newsletter.

The meeting was adjourned at 5:10 PM

Respectfully submitted,

Dan Franck, Secretary

COMMON AREA LANDSCAPING

Mary H. Shultz

WHAT'S HAPPENING:

Over Seeding: Preparation for over seeding began in earnest in September, with scalping of the grass in those areas that were to be over seeded. We reduced the areas that are to be over seeded this year, choosing not to over seed areas along Steeplechase Road (except for the first block extending from The Reserve Club). Over seeding will only occur along Woodside Plantation Drive, East Gate Drive, the Main Entrance, and the Village Gate entrance. Following scalping, aeration of the soil and seeding will be accomplished.

Fall Flower Plantings: With the end of summer having just occurred, the summer flowers will be removed and our flower beds will be redone with pansies. I always look forward to seeing pansies with their smiling faces! They always bring a smile to my face ! I hope you enjoy them similarly.

Firewise Program: Perhaps you have seen the Firewise signs posted at the Main Gate and East Gate entrances. Woodside Plantation was officially certified as a Firewise Community and the South Carolina Forest Commission officially presented us a certificate at our annual meeting. This makes us eligible for grants to continue the work of removing excess fuels from our forested areas. John Carman submitted an application for a 2016 grant request for \$3,500 to pay for debris pick up by the city, as well as the use of contractors to clear under growth and removal of downed trees and branches that are too large for our volunteer group. We will know the amount of the awarded grant later this year.

Tent Caterpillars: Once again, we are seeing those nasty looking, heavy duty webbing nests in the trees. They are probably tent caterpillars or fall webworms that have spun their silk webs to provide a communal home for themselves. According to Doug Walker of Cold Creek Nurseries, although they are very unsightly, they rarely ever kill or seriously injure the tree, as they usually are not present in great enough numbers to do much serious long-term damage. If you can reach their tents, just cut that part of the tree off and physically remove them. A second way to deal with them is to poke a hole in their web. This will let in parasitic wasps that will kill them for you. Tents high up in a tree present the biggest problem, since typically we cannot reach them. Spraying would be the last option, as it is not usually very effective because the tents protect the caterpillars from the environment and especially from things like insecticides.

Perennial Plantings: We are currently identifying intersections that have flowerbeds in which seasonal flowers are planted twice per year. By changing these flowerbeds to perennial plantings, savings can be achieved. The concept involves planting the perennial plants in the spring; after that, only maintenance would be involved. No additional cost would be incurred, and savings would begin to accrue in the fall. We will further define these areas in our next newsletter.

Damage to Center Island: There is an island in the center of Woodside Plantation Drive as one drives from the main gate to The Reserve Club on Woodside Plantation Drive, which sustained damage when a cement truck ran into it during the middle of the night. (The vendor was authorized to enter The Plantation at that time of day.) The vendor called the POA office and explained what happened and offered to pay for the repair. We will do some minimal repairs to the bushes in the island. We plan to remove this island when repaving occurs on this segment of Woodside Plantation Drive.

TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES **Greg Burkes**

As I have mentioned earlier, the WPPOA has contracted with Alive Media of Augusta to refresh the WPPOA Web Page. The Web Page will have a Residents Only section that will include items the WPPOA does not want to be accessible to the general public, like financial reports, Board Meeting Minutes and Agendas and the WPPOA Newsletter. The Residents only section will facilitate future automation of WPPOA services like online guest passes, complaint forms and ARB requests. The new Web Page will also be Mobile enabled and will be viewable on your smart phone or tablet.

The updated Web Page has been developed and the WPPOA Board and Staff are in the final stages of testing and making refinements. Within the very near future, the new Web Page will be up and running.

OFFICER OF THE MONTH

Michael Ansley



Our Officer of the Month is Michael Ansley. You can see him at the Main Gate, Monday through Friday, 6am to 2pm. Originally from Augusta, Officer Ansley moved to Aiken in 1991. He is a graduate of Richmond Academy in Augusta. When away from our gates, he enjoys fishing and bowling. Officer Ansley has been at The Plantation since July of 2014.

SUMMARY OF COMPLAINTS

September, 2015

- Debris – 2
- Dumping - 3
- Pet - 1
- Referred – 14
- Unightly Conditions – 2
- Vehicles - 3

Total Complaints - 25

Referred Complaints

- ARB – 2
- Common Area – 6
- Lakes & Dams - 1
- Roads & Walking Paths - 2
- RV - 1
- Security – 1
- Woodside Club - 1

Total Referred Complaints - 14

ARB Activity September, 2015

- Building and Environmental Inspections – 35
- Homeowner Issues - 5
- Improvements – 15
- Landscape Plans – 5
- Landscape Improvements - 4
- New Construction - 3
- Satellite Dish Location Requests - 4
- Tree Removal Requests – 24

The Blotter September 2015

Alarms	0
Decal/Pass Violation	2
Emergency Vehicles/Public Safety	69
Fishing	0
Gate Maintenance	8
Landscaping	1
Light Maintenance	2
Animal Nuisance	0
Parking	0
Suspicious Condition/Person	0
Traffic violations	3**
Vandalism	1

***This does not include the numerous citations issued by Aiken Department of Public Safety*

ARB**Dave Rodgers****Don't Let Bad Landscaping Happen to You:**

One of the reasons my wife and I picked Woodside as our home was the obvious pride and pleasure that many homeowners took in ensuring their properties have an attractive "curb appeal". Yet, many of us know how easy it is to make planting or maintenance mistakes that result in clumsy (or neglected, hodgepodge landscaping) that detracts from our home's "curb appeal". The following are some simple tips I've found on avoiding landscaping mistakes that drag down, rather than boost a home's curb appeal.

Planting Without a Plan: Some landscaping choices, such as a line of zinnias, will last a season. Others, like trees, can last a lifetime. So, take time to plan and plot a yard that promises to give you maximum enjoyment and "curb appeal". For the design challenged (or if you're new to the south) landscape professionals or local Master Gardener groups can give you unbiased and knowledgeable elevations (some free) of your current and future yard. As well as provide plant lists that you may be able to install at your pace and budget.

Too Much "Togetherness": Looking around, it's easy to agree that planting in clusters looks way better than installing single plants "soldier-like" throughout a yard. Just make sure your groups of perennials, shrubs and trees have plenty of room to spread or they'll eventually look choked and overgrown. Your plan should be based upon how high and wide the mature plant will be. Remember: First year it sleeps, second it creeps, third it leaps.

Know Your Zone: Try not to be seduced by catalog plants that look gorgeous on paper but aren't suited to Aiken's hardiness zone. If your plants aren't suited for USDA Zones 7b to 8a, they could wind up dying prematurely, needing winter covers, daily watering and other intensive efforts to keep them alive and well.

More and More and More of the Same: It's just too easy to carpet-bomb your yard with your favorite plant or shrub. This not only can create a boring, monochromatic landscape, but your yard will look great when those fave flowers bloom, then it will look drab the rest of the year. Mix things up and strive for four-season color. Try combining spring-blooming azaleas with summer-blooming roses, and autumn-blazing shrubs.

Refusing to Bury Your Dead: We know rows of dead/dying plants are an eyesore, but we are slow (or reluctant) to remove our dearly departed landscaping from our yards. Just do it!!

Weeds Gone Wild: Weeds not only wreck the look of your landscaping, they compete with your expensive new plants for water and food and can shorten the life of brick, stone, and pavers by growing in mortar cracks. If you can't stop them from growing, at least get rid of weeds before they flower and send a zillion weed seeds throughout your and your neighbors' yards.

Happy landscape planning!

TREASURER'S REPORT

First of all, I would like to give my thanks to all of those who supported me through this successful endeavor. I also want to thank Pat Shippey for her knowledge, insight and guidance; and especially for her dedication to the community for the past six years.

Now for the updates:

Work continues on the 2016 budget draft. The Directors were asked that all changes and updates to be reflected in the new budget be submitted to me by October 3rd. The schedule calls for final approval of the 2016 budget

Lynette Brumfield

and assessment rates to occur by the November 16th Board meeting.

Currently, delinquent 2015 property assessments include 3 dwellings and 1 vacant lot. There are also 2 dwellings in foreclosure. Liens will be filed on 4 delinquent properties this month.

Vendor decal sales are up, due to the ongoing construction.

Operating expenses continue to be under budget.

CEEC

I was led to the subject of this October's newsletter through the Women of Woodside sponsored Garden Club meeting today and as usual, I was struggling to come up with a message that would be worth reading and relevant to what is going on in the plantation this fall season. While we were waiting for the speaker to arrive, the President of the Garden Club, Lynn Wheat, asked if anyone had any garden issues they would like to bring up. Well, it's fall and as I mentioned last month, our plants are beginning to die back and start their journey into winter sleep. So, the subject of pests came up. What is the biggest and most frustrating pest many of us suffer with? Deer, of course! Predictably, the room was filled with diverse opinions ranging from "leave cute little Bambi alone" to "those animals are ruining my life". This was timely because the POA Board has prepared a survey for property owners to gather information on the effect of the deer on our lives and property. In general, the online survey will help us determine the extent of the damage caused by the deer, where it is occurring, and property owners' willingness to commit resources to deer control, as well as other related questions which should assist us in taking the appropriate action. This survey link may have already been sent in an email.

Linda Rudd

Please respond to it as soon as possible. Partially related to the deer issue, is the subject of overgrown lots. Covenant complaints regarding lots with dead trees and hanging limbs and other combustible material have been common this month. Lot owners are required to keep the lot mowed ten feet from the curb. But when limbs and whole trees die or have hanging limbs and other debris, the lot becomes "unsightly" and even hazardous to the surrounding properties. This topic came up today in the discussion because it is evident that deer take shelter in dense undergrowth which, if cleared out better, would address both of these issues.

So, I bet you were wondering how I was going to tie the deer issue to covenants?

If you have a lot, please take a look at it and clear out the dead, flammable trees, limbs and under growth. Encourage your neighbors to do the same and let the POA know if we need to address this issue with other lot owners. Our Firewise program also addresses this problem.

So, enjoy the cooler fall temperatures!

ROADS, STREETLIGHTS, SIGNS AND WALKING PATHS

John Rogers

Woodside Plantation continues to grow and we will soon have several more roads turned over to the POA from the Developer. Meanwhile, growth in The Reserve area continues strong with a new park and a pond, a new road (still owned by the Development Company) and many new residents.

To keep pace with these continuing changes we recently inspected all roads in Woodside to determine their condition and update our road database. We have now grown to over 40 miles of roads and a population of roughly 5,000 residents.

As an aside, with a Woodside population of 5,000 residents it places us at 60th in size relative to cities in South Carolina (there are over 200 cities with a population of 350 or more). As a city we would be slightly smaller than Barnwell or Batesburg-Leesville, and slightly larger than Edgefield. However, located within the city of Aiken we have a considerable positive economic impact on the city.

In inspecting the roads we prioritized each road for future repair and estimated the probable cost of these repairs. The cost is \$8,000,000 in today's dollars and since the POA, not the City, owns these roads we are responsible for their repair. Assuming the roads last for

20 years, then we need to "fund" about \$400,000 per year. However, this year we funded the maximum allowed by the covenants and that amount was only \$255,000. So we need to step up our funding as well as work with the covenants to make this happen. In the short term we are OK because we have just over a million dollars in the capital reserve fund for this and other emergency purposes. But funding capital repairs is a significant issue we need to deal with now for the long term.

To address this concern the Board is planning to develop solutions and discuss these at a town meeting with the residents this winter. There will be more about this in future newsletters as our meeting plans firm up.

The conclusion to our road inspection is the roads are in generally good condition, although some will need attention soon. Furthermore, we have developed a repair schedule to address our future road needs to ensure Woodside remains a premier community.



WOODSIDE PLANTATION

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Fax: 803.641.1831
Email: wppoa@wppoa.com
www.wppoa.com

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ARB
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TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES
Greg Burkes

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October 2015.

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September 2015.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS

198 Pink Dogwood Circle **\$305,900**



138 Tall Pine Drive **\$269,000**



206 Pink Dogwood Circle **\$309,000**



209 Boxelder Drive **\$439,000**



110 Eagles Nest Lane **\$209,900**



110 Boxwood Road **\$239,900**



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Photo courtesy of Dave Rodgers



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October 2015.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



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Aiken, SC 29803

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Photo courtesy of Dave Rodgers



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owner

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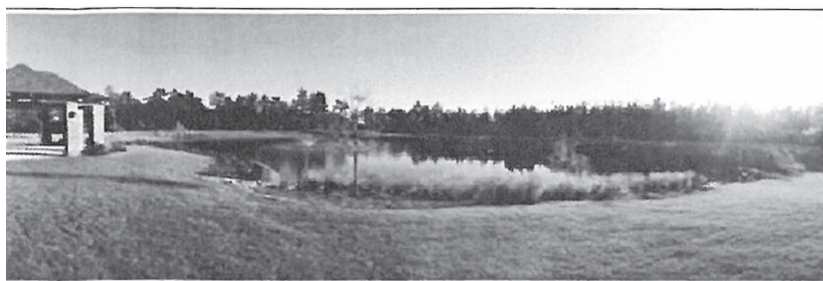
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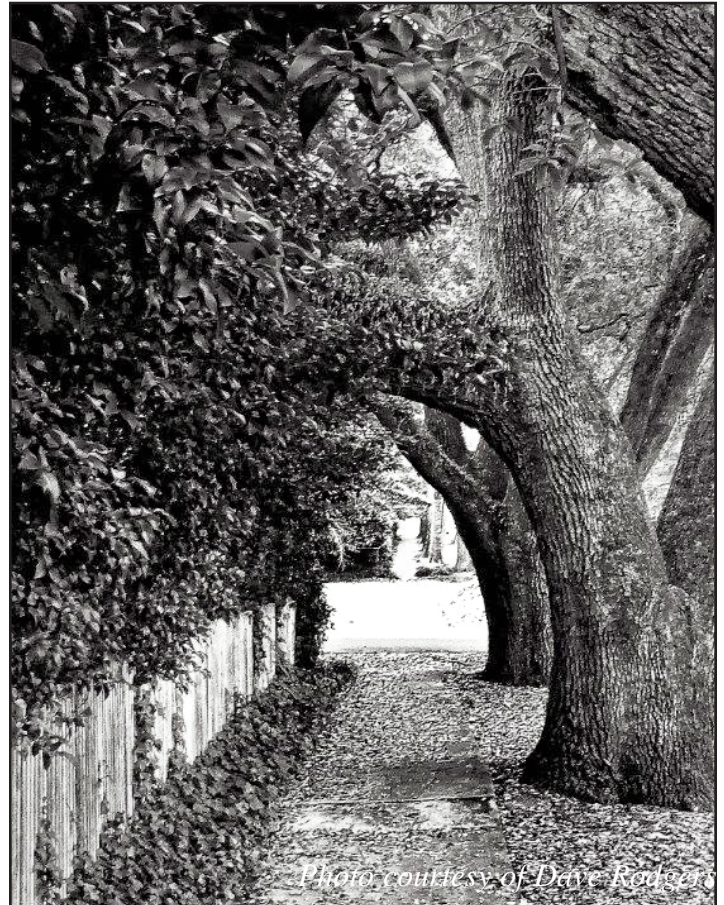


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September 2015.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



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