

WOODSIDE PLANTATION

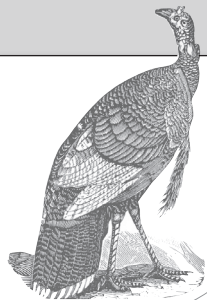
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- Ravine Study by Southern Partners
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- ARB
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Board Meeting Dates

- November 16
- December 21

All meetings are held on the third Monday at 3:00 p.m., at the Property Owners' Office (except where noted).



Happy
THANKSGIVING!

The POA office will be closed for business November 26th and 27th. We will resume normal business hours on Monday, November 30th.

President's Remarks

Larry Wittenmyer

As I write this, Susan & I are on a cruise headed for Monte Carlo and later, Barcelona, before we head home to Aiken. Being gone for a couple of weeks has been fun, but it's always good to return home. Several things have happened since we left, including the new look of our newsletter. After many years of the same format, we are updating the appearance. We hope you like the changes. Also, the WPPOA office has a new member. Adrienne Knowles has re-joined our staff after several years out of state. Among her other duties, Adrienne will be working on the monthly newsletter. Next time you're in the office, say "hi" to Adrienne.

The other change is the election of Aiken's new mayor in over 20 years. Although I don't know who won, I look forward to working together with the new mayor to build a stronger relationship between the City and Woodside.

The month of November is the time the Board will approve next year's budget. I'm sure Lynette Brumfield will be giving you more details later. One of the most important components of the

budget is planning for the updating and repair of our infrastructure, mainly our roads. Our recent study indicated that it will take over \$8 million during the next 20 years to resurface all of our roads. This works out to an average of \$ 400,000 per year! While we have a substantial reserve fund, it will not be enough to cover this kind of expenditure. Therefore, we will be putting a portion of this annual expense into our annual budget each year. Based on our calculations, we will be able to accomplish our goal of maintaining our roads without anything more than our average, annual assessment increase percentages. While this may not sound like good news, we all must look at it as an investment in to our property values. Maintaining our roads will assure that Woodside remains a premier community for future homeowners. The Board plans to hold a Town Hall meeting in the spring to present and explain the details of how this will impact each of us.

Now it's off to Monte Carlo to see if I can keep my shirt! **W**

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Common Area Landscaping | *Mary H. Shultz*

Deer population management survey results

Thank you to everyone who provided input to the survey. The Board felt very strongly that we needed to hear from as many property owners as possible, not just those that filed complaints on the deer.

We sent emails to 1,681 property owners requesting they respond to a survey regarding actions the Board should take regarding deer management. The survey was done in response to an escalation of complaints regarding deer damage to property. Prior to initiating the survey, the Board met with a representative from the SC Department of Natural Resources regarding applicable policies on urban deer management. Several companies specializing in urban deer management plans who had implemented plans in various SC communities, including coastal communities also provided their expertise. In addition, several residents who had experience in deer management met with the Board to share their knowledge. The survey questions were based on the collected knowledge. The charts (at right) summarize results from the 890 property owner who responded, representing a 52.9% response rate.

Based on the results, the Board will not pursue the deer count, nor will the Board take any action to cull the deer population. However, several property owners made some very positive suggestions that the Board will review and determine their feasibility. Those suggestions included the following:

1. Increase the height of the perimeter fence;
2. Fine individuals that feed the deer;
3. Educate the property owners on deer resistant plants.

I will pursue the latter suggestion, that of educating our residents on deer resistant plants, by placing some information on the website in the next month. Anyone wishing to review the full survey results may contact me directly. [W](#)

Have deer damaged your property?						
	Yes		No		No response	
	Responses	Percent	Responses	Percent	Abstain	Percent
Landscaping	511	58.27	366	41.73	13	1.50
Home	21	2.39	856	97.61	13	1.50
Vehicle	26	2.96	853	97.04	11	1.30

Has amount increased or decreased?					
Increased		Decreased		Remained same	
Responses	Percent	Responses	Percent	Responses	Percent
277	36.93	93	11.87	364	51.20

Should the POA do a deer count?						
	Yes		No		No response	
	Responses	Percent	Responses	Percent	Abstain	Percent
Conduct initial deer count	322	37.7	532	62.30	36	4
Spend \$3000 for Initial Deer Count	265	31.62	573	68.38	52	5.8
Spend \$1500 for Annual Updates	222	26.71	609	73.29	59	6.30
Spend \$150 to \$200 per Deer to Cull Herd	272	32.61	562	67.39	56	6.30

No action		Use professionals to cull		Use residents to cull	
Responses	Percent	Responses	Percent	Responses	Percent
434	54.18	312	58.95	144	17.98

Ravine Study by Southern Partners | *Mary H. Shultz*

In several past editions of this newsletter, I have mentioned the issues associated with a ravine that begins behind Shagbark Court, crosses #11 on The Woodside Plantation Country Club golf course, continues on between Sugarberry and Silver Maple, crosses under Woodside Plantation Drive, and then passes between Scarlett Oak Drive and Highberry before emptying into Oakman Lake. The main issues center on the severe erosion of the ravine, especially the area between Woodside Plantation Drive and the lake. We engaged Southern Partners, the same company that did the original survey of Woodside Plantation, to do a topological survey of the ravine. That survey was recently completed. Several Board members toured the ravine with me to obtain firsthand knowledge of the extent of the erosion. Based on those tours, we have now requested Southern Partners to proceed with the second part of the project to review the ravine and determine our options. Southern Partners will calculate the water flow in the ditch; evaluate methods to improve channel stability; estimate the construction costs for each alternative; and generate a report of the findings that will also provide the pros and cons of each alternative.

The cost of the full remediation project is unknown. However, it will be significant. Erosion has removed the soil from multiple trees beneath their roots; numerous trees have fallen into the ravine and had to be removed; the water has begun to hollow out small caves at the base of the ravine in multiple areas; the depth has increased; and rock dams have

been obliterated. Homes are very close to the edge of this ravine. Over the past several months, we have conferred with The Army Corps of Engineers, the City Planning Commission, and the City Engineering office. Once the study is complete, I will share the results with our property owners.

General Items

Tree Pruning: Winter is an excellent time to prune your trees and remove any damaged limbs that may still be hanging on by their vascular system. At some point, that vascular system will completely dry, and the branch may injure someone as it falls.

Bush Pruning: Most bushes should be pruned in January and February when they are dormant; the exceptions are those plants that blossom in the spring. Bushes that blossom in the spring should not be pruned until they have completed flowering. Remember to make sure that your bushes do not obstruct street name signs or traffic signs. Two sources for pruning calendars that provide the best time to prune shrubs by month and by the name of the plant were developed by Walter Reeves of *The Georgia Gardener* and Clemson Extension Service. They can be obtained from the following websites: <http://www.walterreeves.com/uploads/WRshrubpruning.pdf> and <http://www.clemson.edu/extension/hgic/plants/landscape/shrubs/hgic1053.html>.

Lost and Found: If you lost a nature watching stand from a tree on the common property located near the gardens, please contact the WPPOA office.

ARB Activity | *October, 2015*

Building and Environmental Inspections.....	39	New Construction.....	2
Homeowner Issues.....	1	Policy.....	4
Improvements.....	15	Satellite Dish Location Requests.....	2
Landscape Plans.....	5	Tree Removal Requests.....	12
Landscape Improvements.....	3	Variance.....	1

Treasurer's Report | November, 2015 | Lynette Brumfield

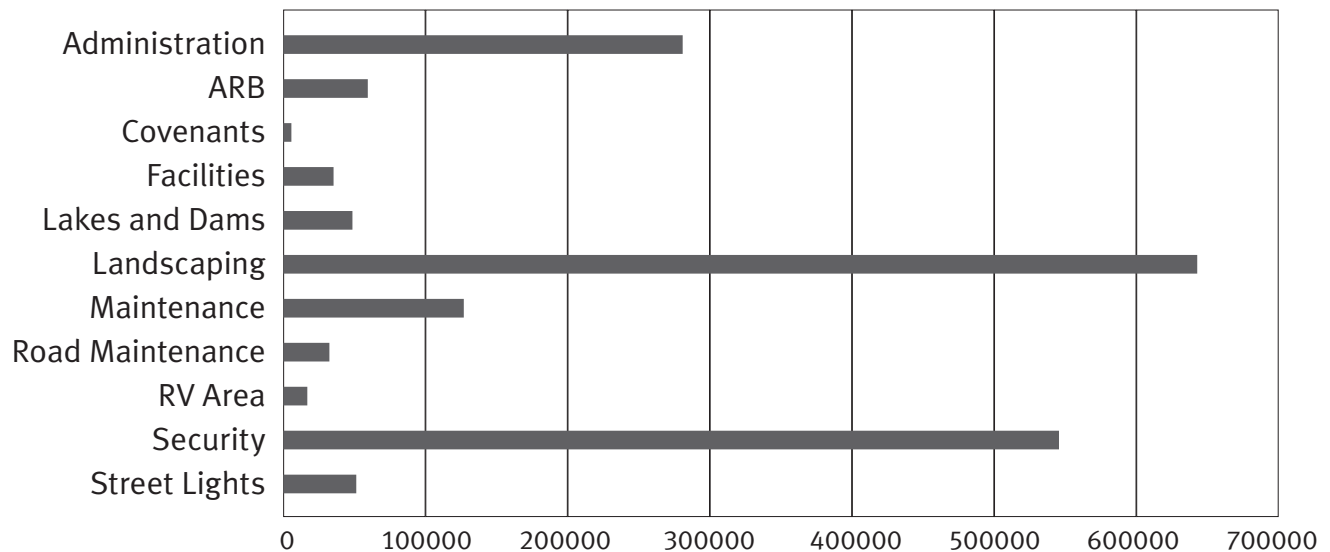
The final changes and updates to the 2016 budget will be completed this month and submitted to the board for approval. Assessment notices will be mailed to all property owners in December with payments due by March 1, 2016.

We had unforeseen expenditures this year that had to be absorbed within the existing budget, such as; but not limited to:

- The tornado clean up
- Surveying the issues surrounding the ravine that runs from behind Shagbark Ct., between Sugarberry Rd. and Silver Maple Ct.

As we look at the 2015 budget, we can see how the expenses were allocated:

The aesthetic beauty of the Plantation is in addition to the sense of security you feel as you pass through the gates.



The 2016 budget will be apportioned generally in the same manner. One may ask, why? The budget corresponds to what we see and sense, as we visit and drive around the Plantation. Remember your feeling of excitement and awe as you drove around Woodside Plantation Drive and saw the lovely green grass, tall flowering trees and the fragrant aroma of the flowers and shrubs for the first time? This was in addition to the obvious pride the homeowners take in their property with their own plantings and landscaping. Not only did you experience a sense of calm, but I am sure you expect to have a similar sensation every time you drive around the complex. The aesthetic beauty of the Plantation is in addition to the sense of security you feel as you pass through the gates.

No one likes paying taxes or assessments, but they are necessary to maintain the status quo of what we have come to expect.


Security | *Greg Hoffman*

Island on Woodside Plantation Drive: As many have already seen, we have placed new reflective signs on the island that bisects Woodside Plantation drive at a point approximately halfway between the Reserve Club and the Main Gate. This is in response to the incidents of unintentional contact between vehicles and the island.

Village Gate Hours: As was stated in the newsletter when it was decided to man the Village Gate, we continue to assess the security posture and impact of the daily hours that were initially chosen to man the gate. As a result, we have expanded the weekday guard hours to end at 5 PM instead of 2 PM. Hours on Sunday were reduced in order to compensate

and mitigate financial impact.

Security Improvement Review: At one of the gates, we are currently evaluating (on a trial basis) an improved camera system that has the fidelity to capture license plate numbers in addition to our current capability. When the trial is complete, results and/or recommendations for future capability will be made to the board.

Perimeter Fences: Much of the perimeter fence will be inspected by POA personnel in the coming weeks to insure proper integrity. Any issues that residents have can be reported to the POA office. 

When the trial is complete, results and/or recommendations for future capability will be made to the board.

Welcome new residents!

- **Gertrude Capozzi and James Gregory**
211 Summer Winds Circle
- **Gary and Paulette Carbaugh**
110 Eagle's Nest Lane
- **Bert and Lindy Crandell**
175 Balfour Court

- **Jack and Rika Johnson**
205 Club Villa Drive West
- **Kenneth and Constance McCorkle**
162 Mockernut Circle
- **Robert Rogers and Braxton Sisco**
106 Wax Myrtle Court

Summary of Complaints

October, 2015

Offensive activity	1
Pet	1
Referred	13
Unsightly conditions	9
Vehicles	1
Wildlife	1
Total complaints	26
Common area	8
Roads and walking paths	3
Security	2
Total referred complaints	13

The Blotter | *October, 2015*

Alarms.....	0	Animal Nuisance	1
Decal/Pass Violation.....	1	Parking	7
Emergency Vehicles/ Public Safety	59	Suspicious Condition/ Person	2
Fishing	0	Traffic violations	0**
Gate Maintenance	1	Vandalism.....	2
Landscaping.....	1		
Light Maintenance.....	5		

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

Roads, Streetlights, Signs, and Walking Paths | *John Rogers*

With the shorter fall and winter daylight hours, the POA endeavors to have the streetlights in good working order due to the extended darkness. Although we monitor the streetlights, if you see a streetlight that is “out” please report it promptly to the POA office so it can be repaired. Most of the time this can be done in a day or so but in some cases we must obtain equipment to reach the light, especially if it is in a challenging location such as uneven ground. Infrequently the problem is due to a wayward sensor or ballast and that “fix” may take slightly longer.

Speaking of streetlights, we have a proactive program to replace the “glass” lenses of our street lights as

they begin to fog over due to the sun’s UV effect on the plastic lenses. The new lenses have an improved UV factor so they will not fog over as quickly.

Occasionally we receive a complaint that a streetlight is too bright or not bright enough, however, our streetlights are governed by standards requiring a certain brightness for pedestrian and traffic safety.

Residents with streetlights nearby need to keep their trees trimmed so as not to interfere with the streetlight.

Maintaining the streetlights is a POA function and our maintenance crew does an excellent in responding to your needs and in keeping the lights burning.

ARB | *Dave Rodgers*

At Steeplechase this past weekend, my wife, Denise, and I had a chance to meet and talk with several couples who are very close to making Woodside their new home. While their primary focus was on picking out a builder for a house plan on a lot that would best meet their current and long term needs, they also wanted to know more about Woodside, its’ residents, and the city of Aiken. They were also aware that a purchase in Woodside obligated them to join our POA and to pay annual Association fees.

Thinking back six years ago to when we were going through the same purchase decisions, I was not surprised to find that they were as unsure as we had been as to what the annual fees covered or what the main covenants and rules were that we would be obligated to follow. With so many other decisions to make, it’s easy for people to like what they see in the community, like the people they interact with, like the historic city, and really like the weather. It is not surprising that prospective residents (like we were) do not

read the thick packet of POA covenants and rules and instead, assume they are simply there to keep everything inside the gates just like it is. And let’s admit it, it’s not hard to be pretty happy with and proud of the community we chose to make home.

Even after we bought, moved in, got rid of the too many cardboard boxes, and finally could park the cars in the garage, we still left all the detailed POA materials tucked away, unread, in the home file. So how did we finally learn the ‘rules’?

- We looked around and copied what our neighbors were doing .
- We asked our neighbors to explain the rules to us (blind leading the blind).
- We skimmed the monthly POA newsletter articles.
- Some of us finally tried to read the packet of materials we got at the POA office when we got our vehicle stickers.
- Some of us (OK, I) made mistakes about what actually needed POA approval before we did it.

After serving a year on the POA Board and overseeing the ARB function, I now know:

- What I first called Restrictive Covenants are really Protective Covenants.
- The current Covenant and Guideline materials are not easy to read. There are lots of viewpoints/interpretations on what the rules really are.
- Some think the rules are too strong — some want the rules to be stronger.
- Some think the rules apply to everyone else but themselves.

You’re probably wondering where I’m going with this article. Linda Rudd (Covenants Director) and I are seriously looking at how the ‘rules’ are written, who receives the information, when they get it, and how it is delivered (paper, on-line, e-mail, etc). Our goal is to make the information more accessible, easier to read, more consistent, more timely, and less ambiguous. We’d love to hear your insights, ideas, beefs, or bouquets, so please don’t hesitate to drop us a note. We’ll keep you current as we learn. **W**

Covenants | *Linda Rudd*

First of all, I'd like to thank everyone for the overwhelming response to the POA survey on our Plantation Deer. I have never seen a survey that had this high of a response rate. Mary Shultz is the lead on the survey and is reporting on the survey results. But while I'm on that subject, I need to make a request regarding feeding stations for deer. I just received a complaint on that subject.


The deer are wild animals and as wildlife experts state, they are healthier and safer if they are not encouraged to come into developed property for deliberately provided feed. As we all know, Woodside has a population of deer that come onto developed property in various areas to feed on whatever vegetation they can find. Encouraging the deer to come onto property is unnecessary and even if you don't mind, could be detrimental to your neighbors' property as well as to the deer themselves. Anytime wild animals are regularly fed, they come to rely on that feed to be provided for them rather than foraging which is nature's way. For these reasons, please do not purposely feed the deer.

The theme this month seems to be animals and the most common domestic animal the POA hears about are dogs. Dogs running free, dogs barking, and dogs relieving themselves on someone else's property which owners do not clean up. The rules, of course, are clear: don't let them run free at all or bark for long periods and please do pick up after them. However, I am told there may be need for clarification regarding

approved fences both physical and electronic. The 8th Amendment states: "The Owner of an animal (dog) will not allow it to roam unattended, it being the responsibility of each pet owner to leash their dogs at any time during which the animal is unconfined". Both a physical and an electronic fence are intended to confine

The theme this month seems to be animals and the most common domestic animal the POA hears about are dogs.

the dog. Therefore, if the animal does not bark for long periods and is controlled by the fence, there is no reason for the owner to leash the dog or remain with them at all times on their own property. However, please do not leave your dog in the fenced yard when you are not at home. The barking complaint we had this month revealed the owner was not at home, or even if at home, did not take any action to control the dog. Dogs are wonderful companions and usually enrich the lives of the owners more than they can imagine. But when a dog is allowed to become a nuisance, the pain caused can overshadow the value.

I will close with a plug for the Women of Woodside Holiday Home Tour and Raffle which is on December 7th at the Woodside Club. Be sure to buy your tickets and start the holiday season in style! We have some beautiful homes to tour, wonderful goodies to nibble at the tea and many interesting items to compete for in the Raffle! Leave your pets and deer at home but you can bring your DEAR. See you there! 

Lakes and Dams

Dan Franck, Secretary

I am excited to be a part of the Woodside Property Owners' Association Board of Directors. I appreciate the support from members of our community. I pledge to carry out my responsibilities intelligently and efficiently with respect for the concerns of our residents. I would like to thank Jerry Hughson for his assistance in my transition. He has served our community in a admirable fashion and we all should be thankful for his diligence in overseeing our lakes and dams.

I would like to thank Jerry Hughson for his assistance in my transition.

As I am learning, the forces of man and nature can affect the environment of our lakes, ponds, dams, and surrounding areas in ways that are foreseeable and in the case of a sudden climate change, unforeseeable. We have proven and cost-effective programs in place to deal with many of the issues of concern to our homeowners. However, I also promise to be vigilant in maintaining our resources at a high quality level so they can be both a source of enjoyment and a source of pride for our community.

If you have concerns, complaints, and/or questions please contact me. I look forward to being of service to each and every one of you.



WOODSIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC. Board Meeting

October 19th, 2015

Meeting was called to order by Mary Shultz at 3:01 pm at the Woodside POA office conference room and a quorum was established.

Attendees:

Mary Shultz, *Vice president*
Lynette Brumfield, *member*
Greg Burkes, *member*
Dan Franck, *member*

Dave Rodgers, *member*
John Rogers, *member*
Linda Rudd, *member*
Stephanie Wood, *association manager*

Absent:

Larry Wittenmyer, *President*
Greg Hoffman, *member*

Guest: Mr. Marc Bell

Approval of Minutes:

There being no additions or corrections, the minutes of the September 21st, 2015 board meeting stand approved as written.

President's Comments:

Mary Shultz, on behalf of President Larry Wittenmyer, made a presentation to the Board on five areas of interest.

- First, she updated the Board on the status of properties to be turned over to Woodside.
- Second, an update about the placement of the septic tank at the Village gate guard facility. This will allow the gate to be efficiently staffed. The cost will be covered by the developer.
- Third, she talked about the status of new restaurants in the Village.
- Fourth, she made an announcement of 33 new lots that will open in the spring at the vicinity of Anderson Pond Gate.
- Finally, she told the Board about ongoing efforts by Larry and other Board members to improve EMS response times, the average now is 11 minutes, with more work to be done on this matter.

Reports and Motions:

Lynette Brumfield our Treasurer updated the Board on the 2016 budget, reminding members that the budget will be up for approval at the next Board meeting in November. She also discussed with members of the Board potential cost savings.

Linda Rudd opened her discussion with the matter of residents feeding our deer population and whether a policy needed to be in place. Also she discussed empty lots where trees had blown down and the form of notice to be sent to lot owners.

John Rogers updated the Board on road repairs and the effect runoff from yards can have on a road surface.

Stephanie Wood discussed the schedule for the newly manned Village Gate. She mentioned the status of the test cameras for a license plate reader at the Anderson Pond Gate. Stephanie also updated the Board on the complaint system database.

Dave Rodgers updated the Board as to the status of a vacancy on the ARB Board. He also mentioned ongoing discussions regarding vendors and how they should park their work vehicles.

Dan Franck reported on his survey of the lakes following the heavy but less severe than expected rainfall in mid-September. He met with Cold Creek to evaluate the conditions. Improvements to the drainage areas on Burton Lake are under discussion. Finally, he mentioned he was aware of the appearance of sandbars and he is having discussions with various entities regarding options as to what strategies, if any are available.

Greg Burkes under his banner of technology updated those present as to the large and passionate response by Woodside residents to our deer survey. Results are not known yet but the Board is appreciative both of the size of the response and helpful comments from our residents.

Mary Shultz presented to the Board the cost of the study to seek out resolutions to the ongoing erosion problem that flows into the ravine between Sugarberry and Highberry. She had previously invited the Board members to tour the area effected and welcomed their comments. The cost of the study to be done by Southern Partners is \$4,330.00. She moved that excess 2015 operating money be used for the study and the Board approved.

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

The meeting was adjourned at 4:12 PM

Respectfully submitted,

Dan Franck, Secretary

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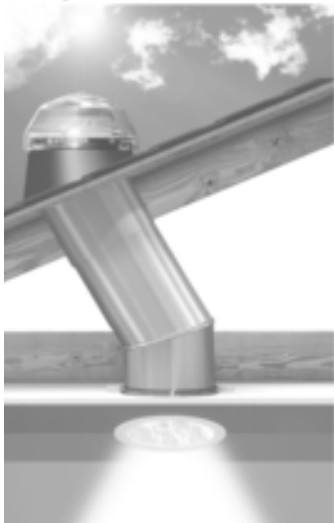
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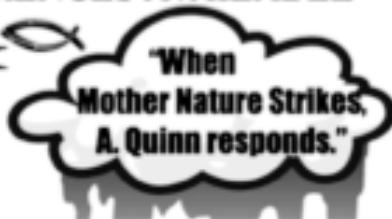
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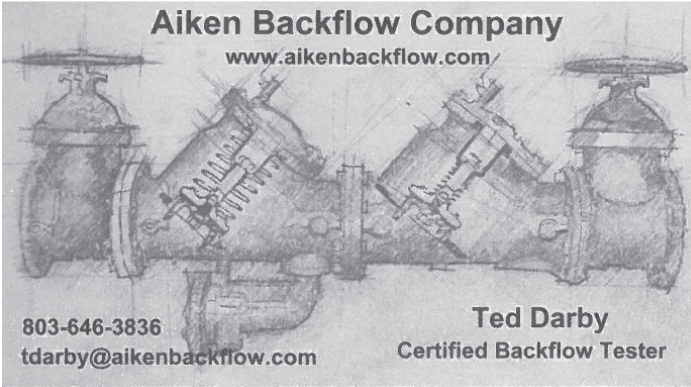
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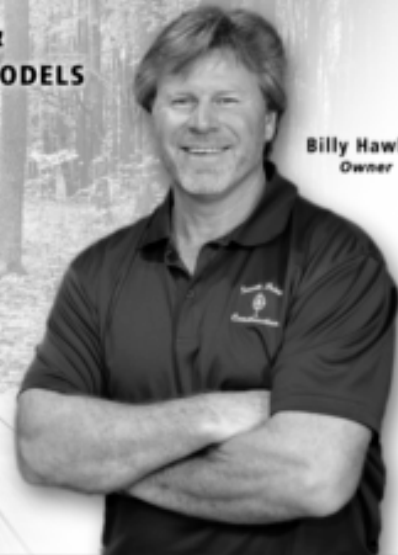
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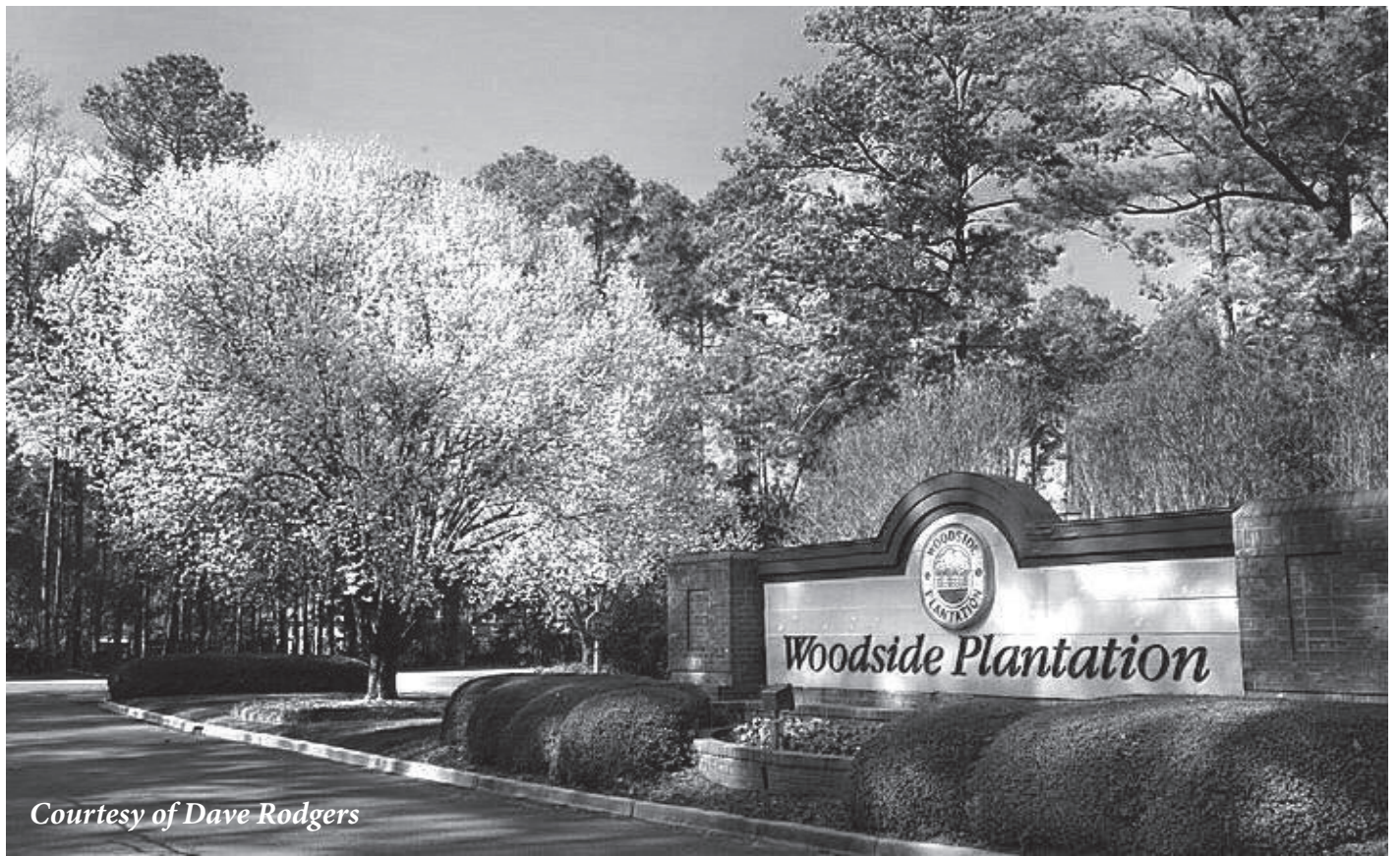
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