

WPPOA NEWS

VOLUME 16, ISSUE 4

April 2013

PRESIDENT'S REMARKS

Bill Lykins

Board Meeting Dates

May 20, 2013
June 17, 2013
July 15, 2013
August 19, 2013
September 16, 2013
October 21, 2013
November 18, 2013
December 16, 2013

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

Time Change for May Board Meeting

Please note the
time has been
changed for the
May 20, 2013
Board of
Directors
meeting to
10 a.m.

What's Coming?

As spring arrives (maybe a little late) and outside activity picks up on the Plantation, the WPPOA will begin several projects. Listed below are a few of the items the WPPOA will be working on:

- A. Paving and repair of Eastgate Drive will begin this spring. The area affected is from the roundabout to the entrance gate area. Please see Bob Horne's report for more information.
- B. A survey of the Plantation perimeter fencing will be conducted. This will allow the WPPOA board to access needs and future cost to be planned for and included in future budgets.
- C. Nancy Hughes (Common Area Landscaping Director) will start the next phase of upgrading the common areas along Woodside Plantation Drive.
- D. Mike Sims and Dee Clark will be updating the Strategic Plan by reviewing long-range needs and potential expenses.
- E. Bob Christopher will be looking for new or additional ways of controlling excessive speeding and running of stop signs.
- F. Jerry Hughson will be continuing to explore ways and means of controlling unauthorized use of our lakes.
- G. The Woodside Development Company has indicated new home construction contracts are on the upswing. This will result in an increase of construction traffic. Watch out for the areas of new home construction and slow down when passing through construction areas.
- H. Last but not least, we will have three positions on the board to be filled in the election this September. We urge anyone interested in serving on the WPPOA board to contact Larry Wittenmyer. Larry is chairman of the nominating committee.

Property Owner Decal Renewal

Now Through May 31

Bring your current vehicle registration to the POA office to receive your new property owner decals. Office hours are Monday through Friday, 8 a.m. to noon and 1 p.m. to 5 p.m.

PRESRT-STD
U.S. POSTAGE
PAID
Augusta, GA
Permit No. 545

Woodside Plantation
Property Owners' Association
1411 Silver Bluff Road • Aiken, South Carolina 29803



C.E.E.C. (COVENANTS)

Mike Sims

My lovely wife and I were sitting at the breakfast table and she asked what I intended to “write about” in the April newsletter. Well, I said, “I have been contemplating an explanatory piece on the policy of the WPPOA as it applies to “Ferae Naturae” and the basis for that policy. To which she replied, “My Dear, be sure to include the “Solenopsis Invicta” as Ferae Naturae as they were introduced into the United States through the port of Mobile, Alabama in 1930. And so goes the table talk of those steeped in anthropogenic impact.

In A Much More Serious Vein

For us lay people, “Ferae Naturae” means in legal terms, wild animals. Within the Plantation there have been many sightings of armadillos, beavers, undomesticated cats, coyotes, deer, rabbits, raccoons, undomesticated dogs, solenopsis invicta (fire ants) and many varieties of poisonous and non- poisonous snakes.

All of these forms of wildlife (and more) do cause property damage and some may attack unsupervised pets and sometimes humans. Recently, several instances of wild animal destruction of life (pets) and property have occurred and questions of WPPOA policy in regard to protection of life and property from wildlife has recently surfaced from several residents and has been heatedly discussed at a couple of WPPOA board work sessions.

WPPOA policy as it relates to wildlife, currently is and has historically been, not to take an active role in trying to control wildlife when conflict occurs, but to encourage all residents to utilize the services of the Animal Control organizations of the City and County of Aiken, SC – organizations that are designed and equipped to deal humanely with wildlife when conflict does arise. WPPOA does however, from a policy perspective, attempt to communicate with residents when undesirable situations with wild animals occur and are reported so that residents can take precautionary actions.

As background, the tenets of this policy are based on three underlying factors:

- First, our Covenants - which state under Part II, Article III that:

“It is the further intent and purpose of these restrictions and covenants to protect the lakes, streams, creeks and wetlands to maintain and enhance the conservation of natural and scenic resources, to promote the conservation of soils, wetlands, wildlife, game and migratory birds.... ”

- Second, the sheer size of the Plantation and the fact that it is controlled by multiple ownerships - the Development Company owns a nature preserve, two golf courses with water features, two lakes and several hundred acres of undeveloped land; Club Corp of America owns three golf courses with water features; WPPOA owns five lakes, a number of retention ponds and acres of common property. With all of the lakes, ponds, streams and semi and undeveloped land, an abundance of both desirable and undesirable wildlife flourishes within the Plantation – a feature most of us find desirable – but a feature virtually impossible to control.

- And lastly, legal obligation – in general, the law does not require a land owner (in this case, the WPPOA) to anticipate or guard against harm from wild animals unless the land owner has introduced into the area, wild animals that are not indigenous to the locality.

So in summary, our Covenants, the vast expanse of land coupled with mixed ownership and the laws of our state, set the framework for the policy which WPPOA currently follows.

However, please remember that you, as a homeowner, in addition to having access to Animal Control organizations do have the right to take any lawful initiative to control wildlife that is endangering property or persons.

See y’all next month!

IS YOUR MAILBOX LOOKING WORN?

Here is the current pricing for mailboxes, lettering, posts, etc.

Mailbox	\$ 40.00
Mailbox platform	\$ 5.00
Installation	\$ 10.00
Post Installation	\$ 30.00
New Resident Install.	\$170.00
Charles Towne Place	\$200.00
Post	\$ 90.00
Post Paint	FREE
Letters	\$ 10.00
(includes address, front & side #'s)	

Black spray paint for your existing mailbox - \$5.00.

Standard paint for your mailbox post may be obtained at the POA office at no charge.

For more information, stop by the Property Owners’ Office or call 641-9663.

MARCH 18, 2013 BOARD MEETING MINUTES



Meeting was called to order by Mr. Lykins at 3:00 p.m. at the Woodside POA office conference room and a quorum was established.

Attendees: Bill Lykins, president
 Nancy Hughes, vice-president
 Pat Shippey, treasurer
 Bob Horne, secretary
 Melanie Brock, Association Manager
 Dee Clark, member
 Jerry Hughson, member
 Mike Sims, member
 Larry Wittenmyer, member
 Bob Christopher, member
 Diana Peters (DC)

Guests: Mr. and Mrs. John Abshire

Approval of Minutes:
 Mr. Lykins: There being no additions or corrections, the minutes of February 18, 2013 stand approved as written.

New Business:

Pat Shippey moved to accept the audit report as amended and presented by Michael Putich of Robinson Grant & Co., P.A. at the March 4, 2013 board work session. The motion was seconded by Larry Wittenmyer. The vote to accept the motion was unanimous.

Reports:

The financial report was given and the ARB report was submitted to board members prior to the meeting. Submitted reports are maintained in Association records.

The meeting was adjourned at 4:30 p.m.

Respectfully submitted,

Bob Horne, secretary

FEBRUARY 18, 2013 BOARD MEETING MINUTES

Meeting was called to order by Nancy Hughes at 3:00 p.m. at the Woodside POA office conference room and a quorum was established.

Attendees: Bill Lykins, president
 Nancy Hughes, vice-president
 Pat Shippey, treasurer
 Bob Horne, secretary
 Dee Clark, member
 Jerry Hughson, member
 Mike Sims, member
 Larry Wittenmyer, member
 Bob Christopher, member
 Melanie Brock, Association Manager

 Diana Peters (DC)

Approval of minutes:
 Mr. Lykins: There being no additions or corrections, the minutes of January 21, 2013 stand approved as written.

New Business:

Pat Shippey moved to authorize Bill Lykins, Nancy Hughes, Patricia Shippey and Melanie Brock to open deposit accounts with Bank of America. Any withdrawals from the accounts would require two of their signatures. Jerry Hughson seconded the motion. The vote to approve was unanimous.

Jerry Hughson moved to adopt a new Architectural Review Board (ARB) appeal procedure. Larry Wittenmyer seconded the motion. The vote to approve was unanimous.

The financial report was given and the ARB report was submitted to board members prior to the meeting. Submitted reports are maintained in permanent Association records.

The meeting was adjourned at 4:30 p.m.

Respectfully submitted,
 Bob Horne, secretary

ARCHITECTURAL REVIEW BOARD

Dee Clark

Frequently Asked Questions

Do I need approval for an invisible dog fence?

- While a homeowner is not required to obtain approval for an invisible dog fence, we do require that the fence flags stay up no longer than one month. Reminder letters will be sent to homeowners that do not comply with this policy.

What screening is required for installing a satellite dish?

- Dish antennas must be properly screened from view with buffer plantings if a ground pole mounted placement is used. Spreading evergreen plantings are an excellent choice to minimize the impact of a dish's pole.

What is our current flag policy?

- Free standing flagpoles may not exceed (21) feet in height and require ARB approval.
- One American flag may always be displayed following US Flag Protocols.
- The flag may be displayed either on a free standing flagpole or a pole attached to a home or deck. The home or deck pole should not exceed (6) feet.
- Flag display on a tree is not permitted.
- The flag must be in good condition.
- One additional flag may be displayed concurrently e.g. sports, school. The flag must not be offensive, and not be religious or political in nature.
- Banners may be displayed for a short period of time, e.g. Independence Day, Memorial Day. They must not exceed (2) feet in height and be confined to decking.

March 2013 ARB Activity

Building and Environmental Inspections - 23

Homeowner Issues – 2

Improvements – 16

Landscape Plans – 16

Satellite Dish Location Requests - 5

Tree Removal Requests – 21

Variance - 1

NOMINATING COMMITTEE

Larry Wittenmyer

WPPOA Board Nominations

Here's your opportunity to get involved! The Woodside Plantation Board of Directors will have three open positions for the upcoming election in September. Woodside is a wonderful place to live and we need strong leaders, committed to help us continue the 26-year traditions of our development. Please consider joining the Board. It's your opportunity to voice your ideas, be a decision maker and shape the future of your home.

The nominating committee of Melanie Brock, Mike Sims, Larry McHale, Jerry Hughson and myself have been speaking with potential candidates. We are continuing to search for homeowners who have an interest in running for office. If you would be interested in serving on the WPPOA Board of Directors, or would like to know more about the duties of the board, we would like to speak with you. Contact any of the nominating committee members, current board members or call the WPPOA office to learn more or arrange to attend a board meeting. These meetings are a great opportunity to meet the board members and get a feel for the business of the Plantation. Board meetings are held the third Monday of each month at 3:00 PM, in the WPPOA conference room. I encourage you to step forward and become a part of our leadership team!

GARDEN AREA, POA FACILITIES

Larry Wittenmyer

Community Garden Center

The recent warmer weather and rains have made things begin to come alive in the Garden Center! Already there are onions, cabbage, carrots, peas, etc. growing. This year WPPOA has donated one of the plots to be used for charity. ACTS will benefit from the crops grown in this plot, along with any excess from the other rented plots in the garden. If you would like to utilize the facility, please contact the WPPOA office to rent one of the remaining plots. You'll have fun and probably learn more about southern growing techniques, from some of your fellow gardeners.

Horses

As announced, last month, we now have two horses in our barn and many residents have commented positively about their arrival. We all enjoy Curious Indy and Robert Redford, but we ask our residents and guests to please not pet or feed the horses. Thank you for your cooperation and understanding.



The Blotter MARCH 2013

Alarms	0
Decal/Pass Violation	1
Emergency Vehicles/Public Safety	25
Fire	0
Fishing	0
Gate Maintenance	1
Landscaping	0
Light Maintenance	0
Animal Nuisance	0
Other	14
People Nuisance	0
Parking	2
Resident Assistance	3
Routine Safety Patrol	70*
Speeding/Reckless driving**	3
Suspicious Condition/Person	1
Vandalism	0
Theft	0
Trespassing	2
Traffic Violation**	0
Vehicle Accident	1

**Public safety vehicles entering without lights or sirens activated, previously classified as 'emergency vehicle'*

***This does not include citations issued by Aiken*

Department of Public Safety

SUMMARY OF COMPLAINTS MARCH 2013

Referred - 7

Unightly Conditions - 8

Total Complaints - 15

Referred Complaints

ARB - 2

Cold Creek - 1

Common Area Landscape - 2

Lake & Dams - 1

Security - 1

Total Referred Complaints - 7

TREASURER'S REPORT

Pat Shippey

Assessment Update

At the end of March only 37 accounts out of over 2300 remained unpaid for a total delinquency of \$27,948 or 1.8% of the total assessment. In 2012 at this time 2.2% of the amount billed was outstanding. Late fees will continue to accrue each month until paid. Second late notices were mailed the week of April 1st. Please remember that the annual assessment must be paid in order to obtain renewal decals for your vehicle(s). The new decals are now available at the POA office.

March expenses were in line with the budget. The employee insurance premium increased 4.5%, the first increase in two years.

At the March 18, 2013 board meeting, the directors voted to accept the audit report prepared by Robinson Grant & Co. A copy of the report will be on file in the POA office if you would like to read it. Warning: bring lots of caffeine!

COMMON AREA LANDSCAPING

Nancy Hughes

Something is amiss! This is the time of year – right before the Masters, as spring is approaching – that we get the most landscaping related complaints and criticisms. This year, our unsolicited feedback has been extremely positive. Residents and guests have been going out of their way to comment on how lovely Woodside looks – a sentiment with which I heartily agree. A great deal of work from a lot of people goes into making Woodside the beautiful place that we all call home. On behalf of all those who are working hard every day on Woodside's landscaping, **I THANK YOU** for noticing.

DEVELOPMENT COMPANY

Diana Peters

From the Developer...

At the risk of being too optimistic, too soon, have you read or heard the news lately? An article in the March 31, 2013 issue of the Augusta Chronicle called the local real estate market (as well as most of the nation) a "seller's market." For the first time in several years, real estate agents and developers are experiencing several buyers bidding on homes. In fact, Woodside Development has already experienced several similar situations this year. Many of the new homes in Woodside that are still under construction and were available for purchase are already under contract. Woodside Development is already clearing home sites and beginning construction on several new model and feature homes. And, indications are the market will continue to improve, making now the best time to buy in Woodside. Booked appointments for prospective purchasers visiting Woodside are increasing with this year's reservations better than they've been in several years. News outlets including MSN Money, CNBC, The Wall Street Journal, CNN and more continue to report that home prices are increasing, inventory is being absorbed and new home starts are up. With consumer confidence improving, interest rates still near record lows, developer stability and continued investment in the community by both Woodside Development and WPPOA, Woodside continues to be a desirable community perfectly positioned for ongoing success!

Village Health & Wellness Center News & Events!

Spring is here and beach season is approaching fast. Don't get caught flat-footed, sign up now for Carolina Shag lessons and be ready for sun, sand and summer! The Village Health & Wellness Center is offering Carolina Shag lessons beginning on Saturday, April 20. This 4 week series guarantees you'll be the one heating up the dance floor! Call 803-617-0876 today for details and to reserve your space. You don't have to be a member to participate – just have the desire to be a "Carolina Girl" ... or guy!

LAKES & DAMS

Jerry Hughson

Granite Ridge Aquatic Services performed their inspection on March 29th and treated "floating hearts" and algae in both Magnolia and Burden Lakes. As the weather warms up, they will be here more often than in winter to ensure our lakes are in good shape.

The entrance to Magnolia Lake now has a chain across it with a lock, just like Oakman and Royal Lakes. The chains do not prevent you from walking to the lakes, but if you wish to take your vehicle down to any of these three lakes, you must stop at the Main Gate and pick up the key.

There have been reports that occasionally someone who signs out the key does not return it on the same day. Also, someone dropped the key in the WPPOA "drop box" by the Main Gate instead of signing it back in with the gate guard. So I would like to put a few policies in place for all of us to abide by:

1. You must go to the Main Gate to sign out a key. Be sure to fill in all blocks on the sign-out sheet.
2. You must return the key on the same day you sign it out. Please do not wait until the last minute to bring the key back to the Main Gate. If you are finished fishing at noon, please bring the key back at that time. Someone else might want to use it!
3. You can only sign out a key for one lake at a time.
4. You must return the key to the Main Gate guard and ensure the time is noted on the sheet.
5. Please be careful about driving to any of our lakes if we have had recent rainfall. If we have had a lot of rainfall, please do not go where you might damage the ground (or someone else's property!). The POA may, from time to time, limit access. If the gate guard says you cannot access a lake by vehicle and will not sign out the key, it is because the POA has called and instructed them to not sign out the key. Please do not argue with them. If you have a problem, call me.

I appreciate everyone helping us out on this. If you have questions, or further suggestions, let me know.

See you next month!

Jerry

FISHING REPORT by Ken Ziomek

Woodside Fishing Questions

Over the past few months, I've met with a number of new and prospective Woodside residents to talk about Woodside's angling opportunities. In those meetings, the same fishing questions keep coming up again and again. I've listed three of the most frequently asked, along with answers, for other Woodside residents who may have the same queries.

1- Do you need a fishing license to fish at Woodside?

No, you do not need a license to fish Woodside lakes. If you are a senior citizen, the State of South Carolina offers a lifetime Fishing and Hunting License for a small processing fee. I believe I paid \$10. This covers me if I decide to fish other waters.

2- Is the fishing at Woodside "catch and release"?

While the vast majority of Woodside's anglers do practice "catch and release", some fisherman do keep their catch and claim the fish are delicious. I kept and cooked fish that were caught by some of my grandchildren and can attest to that. Please remember that if you are going to keep your catch, be reasonable in what you take to ensure good fishing in the future.

3- What is the process for obtaining the key to those lakes with a locked access?

Oakman, Royal, and Magnolia lakes have a locked chain or gate at the access point. Any resident who wishes to fish those lakes can sign out the key from the guard at Woodside's Main Gate. Once you have entered the lake, you should lock the gate behind you and then lock it as you leave. After fishing, the key should be returned to the Main Gate. Once you sign out the key, you are responsible for that key. It should not be given to others.

The 2013 Big Bass award is currently led by a 24 1/2 inch bass. While the weight is not required for an entry, that fish weighed 9 lbs. and 2 oz. The Colossal Crappie leader is 14 1/2 inches. With fishing just starting to get really good, there is plenty of time to surpass these two entries.

ROADS AND UTILITIES

Bob Horne

A vendor has been selected to repave East Gate Dr. from Eagle Nest Ln/Tall Pine Dr. to the traffic circle. This is the portion of East Gate Dr. that was not resurfaced two years ago, and has for many years carried heavy construction traffic, before that traffic was rerouted to the Anderson Pond Rd. Gate.

This work will necessitate the rerouting at times of traffic entering and exiting through the East Gate. Every attempt will be made to keep the disruptions to a minimum. Cones will be in place to clearly mark the route to be taken, and flag men will be used when necessary.

We expect the work to begin in mid-May and to last for about one week. We apologize for any inconvenience this activity may cause.



WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

Phone: 803.641.9663
Fax: 803.641.1831
Email: wppoa@wppoa.com

WPPOA OFFICE

Melanie Brock, Association Manager

Sandi Buchanan
June Carlson
Trisha Leveille

Wayne Brock
George Hughes
Michelle Yonce

WPPOA BOARD OF DIRECTORS

PRESIDENT
Bill Lykins

VICE-PRESIDENT/Common Area Landscaping
Nancy Hughes

ARB
Dee Clark

TREASURER
Pat Shippey

COVENANTS (CEEC)
Mike Sims

STREETLIGHTS, SIGNS, RV & GARDEN AREAS, POA FACILITIES
Larry Wittenmyer

SECURITY
Bob Christopher

SECRETARY/ROADS & UTILITIES
Bob Horne

LAKES & DAMS
Jerry Hughson

Welcome To Our New Residents

Bill & Sue Garner
173 Silver Meadow Court
Moved from: Virginia

Cedric Scott
146 Boxwood Road
Moved from: Aiken

Jed & Stephanie Grossman
104 River Birch Road
Moved from: Aiken

James & Monie Skinner
135 Quiet Oak Court
Moved from: Williamsville, NY

Allan & Linda Knox
118 Sea Grass Lane
Moved from: San Diego, CA

Lauren Wylie
121 Live Oak Court
Moved from: Baton Rouge, LA

Linda McCray
164 Cottonwood Creek Lane

Michael Messina and Sarah Stone-Franz
193 Boxwood Road
Moved from: Virginia



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By agreeing to display business ads, the WPPPOA is not endorsing or recommending the use of any advertiser. The decision on which businesses to use is left entirely to the homeowners. To place an ad, call Woodside Property Owners' Association 641-9663, and ask for Sandi Buchanan or e-mail sandi@wppoa.com
Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.
April 2013.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



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

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~Proudly Serving Aiken Since 1964~

*Authorized dealer for all **Hunter Douglas** products like the popular **Duette®** shades, **Silhouette®** shadings, **Country Woods®** blinds, **Design Studio™** Roman Shades, and many more!

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April 2013.

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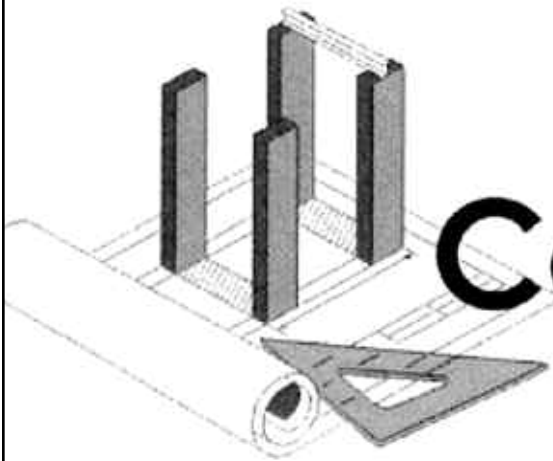


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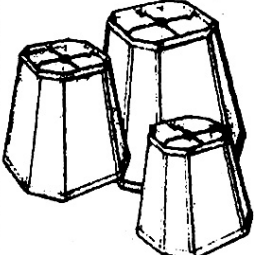


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April 25, 2013

Guest Speakers:

**Eric Cox; Atlantic Coastal Advisory Group
Buzz Rich; Attorney at Law**

**Location: Woodside Country Club
6:00 p.m. Complimentary Dinner
7:00 p.m. Seminar**

Our seminar on Strategies for Generating Retirement Income conducted on February 28th was such a success that I decided to follow it up with another seminar focusing on a different set of retirement issues. Like ING, AVIVA is another one of the fine companies that that Atlantic Coast Advisory Group has affiliation.

Please register early for dinner planning purposes by calling Dick Marshall, ACAG of Aiken at (803) 642 6545

DABB Farms

April 2013 Update
3/28/2013

The peach trees are blooming! The peach trees are blooming! By the time this is printed and mailed, most trees in the "Ridge" area of SC (between Trenton, SC and Gilbert, SC) should be in full bloom. If you want to go "bloom watching," I suggest SC 19 from Aiken to Trenton, SC to start your journey. From Trenton take SC 121 North to Johnston, SC. From Johnston, turn on Hwy 23 and go eastward toward Leesville, SC. From there you can pick up Hwy US 1 and travel back to Aiken. (Disclaimer: Please don't use my instructions as your sole source of directions; use a map or GPS.)

We were able to plant potatoes three weeks ago, but nothing else. It has always been local lore that you don't plant your vegetable garden until Good Friday, which is tomorrow. It looks like we will be able to plant some sweet corn over the next few days. I still have a good many peach trees to transplant.

I am really getting excited about working in the orchard and in the garden. Hopefully the cold weather is mostly behind us.

Thanks!!!

Tim Bledsoe
(803) 480-2978

Dan's Peach Stand
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Re-opening May 2013

Bud's Peach Stand
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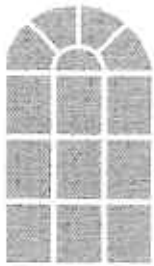
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"Right at Home" owners Celeste Hoffman and Kathy Crist introduce therapy dog Snickers to Mrs. Margaret Lista. Photo by Todd Lista.

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Special thanks to the following satisfied homeowners for February:

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- 392 West Pleasant Colony
- 113 Bald Cypress
- 109 Mulberry Court

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FREE QUOTES