

# WPPOA NEWS

VOLUME 16, ISSUE 7

July 2013

## *Board Meeting Dates*

**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.**

## **Renewal for annual guest decals**

*The renewal period for annual guest decals is August 1 – 31 each year. The annual guest decal program is designed to allow access to the Plantation for relatives or close friends who visit frequently. The resident must pay \$60 for each decal they wish to sponsor and guests must present their current vehicle registration. Annual decals are not to be used for the purpose of accessing other parts of Aiken or Chukker Creek School. Residents who currently sponsor guest decals will receive a renewal notice in the mail. Please remind current decal holders that access will be denied if the new decals are not on their vehicles by September 1.*

## **PRESIDENT'S REMARKS**

**Bill Lykins**

### **Official Communication**

Although many of our residents realize the monthly newsletter is the "official communication" vehicle of the Woodside Plantation Property Owners' Association, it is also apparent that a lot of people do not read the reports of the various board members.

Any updates, revisions or changes to any of our governing documents or policies are made known to our residents through this vehicle. The newsletter is our official means of notifying our residents of changes to rules or operating procedures.

As you read further in this edition, you will see an example about which I am speaking – happy reading!



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



## C.E.E.C. (COVENANTS)

Mike Sims

### Board Candidates

Just as I did last year, I encourage you to spend some time reviewing the backgrounds and qualifications of the candidates who have graciously agreed to run for a position on the Woodside Plantation Board of Directors – we will elect three new board members this September as none of the outgoing incumbents are seeking re-election – I personally thank each of these candidates for their willingness to contribute their time and efforts to the betterment of our community.

### Proposed Leasing Amendment

The number of residences which are being leased is still steadily increasing on a year-to-year basis as are the number of complaints received on leased properties. To insure (a) that lessees are properly advised of and abide by the Covenants, Building Guidelines and WPPOA policies, and (b) that a mechanism is in place to insure that property values are not diminished, a set of rules and guidelines covering the leasing of residences should be included in our Covenants.

In July 2013, the WPPOA Board of Directors approved a revised leasing amendment and approved it's being placed on the agenda for a homeowners' vote at the Annual Meeting. The proposed leasing amendment basically applies to the rent or lease of a residence to persons who do not intend to become property owners within Woodside Plantation.

The main provisions of the proposed leasing amendment covering the lease or rental of a dwelling for residential purposes are that the lease:

- (i) is for not less than the entire dwelling and all the improvements thereon,
- (ii) is for a term of at least six (6) months,
- (iii) is for single family occupancy including unmarried couples and
- (iv) excludes use of the RV facility and the garden area.

The proposed leasing amendment **WILL NOT** apply to: (a) Masters' Week Rentals; (b) dwellings occupied by a family member(s); (c) a lease that results from a sale by a property owner of his property and an immediate "lease back" from the new owner; (d) dwellings leased prior to the date of this Amendment subject to such reasonable conditions as WPPOA may by rule and regulation impose; or (e) Cottonwood Creek rentals. In addition, the proposed leasing amendment **WILL NOT** apply to developer lease backs and short term rentals resulting from property sales and/or new home construction or to short term rentals (by a resident) to a third party who is in the process of purchasing or constructing a home within Woodside Plantation.

I strongly recommend that you closely examine the proposed leasing amendment when you receive it and if you concur with the objectives being sought that you **vote in favor** of passing it. Your board supports the approval of the proposed amendment.

See ya' next month!

### Deja vu all over again

We need to reiterate our current policy regarding personal vegetable gardens. They are not allowed on private residential lots with or without a home site. We appreciate your conformance to this regulation.

## JUNE 17, 2013 BOARD MEETING MINUTES



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

Approval of minutes:

Mr. Lykins: There being no additions or corrections, the minutes of May 20, 2013, stand approved as written.

Attendees: Bill Lykins, president  
Nancy Hughes, vice-president  
Bob Horne, secretary  
Pat Shippey, treasurer  
Diana Peters (DC)  
Jerry Hughson, member  
Mike Sims, member  
Trisha Leveille, POA  
Larry Wittenmyer, member

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

Meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Absent: Dee Clark, Bob Christopher,  
Melanie Brock

Bob Horne  
Secretary

Guests: John Abshire, Bob & Marva Lee  
Downing, Ed Glaxton, Mike Jula,  
Art Letts, Bob & Rita Malloy

## SECURITY

**Bob Christopher**

### Skateboarding

Summertime is a season where there is increased outside activity. Skateboarding is one activity that has been observed and encountered by residents. In a response to our inquiry, Capt. David Turno of the Aiken Department of Public Safety (ADPS) replied, "No person shall ride a bicycle, skateboard or similar device or use roller skates on any sidewalk within the city..."

Furthermore, skateboarding is prohibited on the streets, walking trails and cart paths within Woodside Plantation because of the potential danger to pedestrians, drivers and skateboarders.

For skateboarders, there is an alternative to the streets and paths of Woodside. The City maintains a skate park at Odell Weeks Park on Whiskey Road. The hours of operation are Monday through Friday from 3:30 p.m. to 8:30 p.m., Saturday from 9 a.m. to 5 p.m. and Sunday from 1 p.m. to 5 p.m. Information is available at the Weeks Center or you may call 642-7631.

**The Blotter  
JUNE 2013**

Alarms	1
Decal/Pass Violation	2
Emergency Vehicles/Public Safety	11
Fire	0
Fishing	5
Gate Maintenance	0
Landscaping	1
Light Maintenance	0
Animal Nuisance	2
Other	4
People Nuisance	2
Property Damage	2
Resident Assistance	9
Routine Safety Patrol	52*
Speeding/Reckless driving*	1
Suspicious Condition/Person	2
Vandalism	0
Theft	0
Trespassing	0
Traffic Violation	0**
Vehicle Accident	0

*\*Public safety vehicles entering without lights or sirens activated, previously classified as 'emergency vehicle'  
\*\*This does not include citations issued by Aiken*

**SUMMARY OF COMPLAINTS**

**JUNE 2013**

Nuisance – 1  
 Referred – 19  
 Trash - 1  
 Unsightly Conditions – 9  
 Vehicle - 2  
**Total Complaints - 32**

**Referred Complaints**

ARB - 1  
 Common Area - 4  
 DC – 1  
 Lake & Dams - 1  
 Maintenance – 3  
 Roads - 3  
 Security - 6  
**Total Referred Complaints - 19**

**ARCHITECTURAL REVIEW BOARD**

**Dee Clark**

**Colors For Painting And Exterior Finishes**

This month your ARB article will clarify some issues regarding painting, finishes, color applications and changes to exteriors on your property. Alterations, including painting, are not allowed until the homeowner receives written approval by the appropriate ARB.

As a general rule, exterior finishes should blend with the environment. These finishes and colors apply to such things as decks, driveways, shutters and, of course, homes themselves. Color samples are important when applying for approval because of the necessity of matching existing materials and the look and feel they provide, e.g. glossy vs. satin finish.

In addition, Section 3.8 of the Building and Landscape Guidelines, For Walk & Driveway Coloring, states that “deviations from a concrete color must be approved.”

Deck color should be specified at the time of home plan approval. While it is generally assumed that decks will be natural in finish, this must be specified and any change must be submitted to the ARB.

Lastly, your POA office provides approved mailbox post paint free of charge to help us maintain our posts.

If you are considering repainting any exterior, please contact the POA office for guidance and appropriate forms.

**June 2013 ARB Activity**

Building and Environmental Inspections - 23  
 Improvements – 13  
 Landscape Plans – 3  
 Satellite Dish Location Requests - 8  
 Tree Removal Requests – 18  
 Variance - 1

## COMMON AREA LANDSCAPING

Nancy Hughes

### Hooray for Our Resident Volunteers!

We have lots of resident volunteers who take it upon themselves to use their skills and knowledge to help make Woodside a beautiful and wonderful place to live. Some help with plantation management activities. Some help with administrative tasks. Others help with ARB, walking trail or landscaping activities. I could go on and on, but I think you get the idea. All these resident volunteers are needed and very much appreciated.

I'd like to celebrate one resident as a shining example of what our neighbors do for us. **Ron Jones** has been working with the Walking Trail group. Because of the harsh weather we've been having, the Creek Walk and Oakman Lake trails needed attention. A number of trees had fallen across the Creek Walk and Ron used his chain saw to remove



them. In addition he removed the small saplings and the like that had sprung up on the trail and cut back overhanging branches. Then, Ron moved on to the Oakman Lake trail and renewed the paint blazes and removed some dead trees that had fallen across that trail. Along with other Walking Trail group members, he spent hours removing debris from the stairs and digging out a trench that had been installed a couple of years ago to divert water away from the stairs. Thanks to the tireless efforts of Ron Jones (and others) these trails are now in great shape. I encourage you go for a walk and enjoy them.

As a board member but even more importantly, as a Woodside resident, I would like to take this opportunity to say thank you to Ron Jones and all the other resident volunteers. Woodside would be nothing without you. It truly does take a village.

## LAKES & DAMS

Jerry Hughson

### Treatment of Lakes

Welcome to the "monsoon" season in Aiken! Yikes! Look at it this way.....we golfers are getting a lot more exercise with "cart path only," and a lot of folks are saving money on irrigation!

Granite Ridge Aquatic Services made two visits to Woodside's lakes in June. Here is a summary of their visits:

Magnolia Lake: treated for "floating hearts"

Winged Elm retention pond: applied dye.

Holley Lake: treated for "alligator weed", and "water primrose"

Holley Lake, retention pond above the lake: added dye.

Royal Lake: spot treated for "alligator weed"

Oakman Lake: checked shallow end, but required no treatment.

Burden Lake was inspected and will be treated on their next visit.

As always, if you have concerns about any of our lake and dams, sent an e-mail to [wppoa@wppoa.com](mailto:wppoa@wppoa.com), and the office will forward your e-mail to me. See you next month!

### Fishing News

The June 22 "Woodside Fishing Give-Away" was a great success with 18 residents participating and over \$1,000 in fishing lures, plastics, books and

various fishing paraphernalia given away. Fishermen are like all other hobbyists in that they collect massive amounts of stuff, which must be disposed of on a regular basis to avoid being candidates for the popular TV show "Hoarding – Buried Alive." The giveaway allowed some fishermen to clean out their stocks while others picked up tackle and equipment to try out new techniques. This was truly a win-win event.

The most asked question by "new" Woodside fishermen at the give-away was "How do I get my children or grandchildren started in fishing?" In response, I've decided to conduct a seminar in the coming months. Please check the August POA newsletter for added details. Also, please send me an e-mail if you would like to attend or have specific questions.

A 24 ½" inch bass continues to lead the Big Bass competition and a 14 ½" inch crappie leads the Colossal Crappie entries for this year. There are bigger fish in our lakes so please continue to try to take over the lead. While many fishermen give-up during the hot summer days, some of the largest fish of the year are caught during July and August. My longest bass ever was 26+ inches and was caught in three feet of water in Holley Lake in August. Ken Ziomek (649-9842, [ziomekk@bellsouth.net](mailto:ziomekk@bellsouth.net))

## TREASURER'S REPORT

**Pat Shippey**

### Budget Update

Income for the first six months of the year is consistent with budget projections with only a 0.49% delinquency in assessment collections. The properties that were still delinquent at the end of June are listed below. Four new lot sales were recorded this month for a total of eleven so far this year. Expenses remain consistent with budget projections.

Preliminary work on the 2014 budget begins in July. The contribution to the reserve account will increase to 12% of assessments in 2014. The reserve monies are needed to maintain the seven+ miles of roads, 12+ miles of perimeter fencing, and miles of walking paths within our community.

Eight (8) accounts remain delinquent in the payment of the annual assessment as of June 30, 2013. Of the eight accounts, two are in foreclosure and two have liens that were placed last year.

Delinquent property owners were not permitted to renew entry decals and their barcodes were deactivated on June 3, 2013. A reactivation fee will be charged when assessments are paid. The properties still delinquent are listed below.

Lot 606 Phase IV - 1006 Anderson Mill Road  
Lots 739 & 741 Phase I - 10 & 30 Chinkapin Court  
Lot 7-43 Phase III - 158 Enclave Drive  
243 Forest Pines Road

Lots 20 & 21 Phase III - 155 & 157 Foxhound Run  
Lot 12-25 Phase III - 281 Golden Oak Drive  
Lot 14-13 Phase III - 202 Silver Meadow Court  
420 Spalding Lake Circle

## STREETLIGHTS, SIGNS, POA FACILITIES Larry Wittenmyer

### Street Signs

It seems that every year when school is out, we get the usual rash of vandalism in the form of lawn turving and egg throwing. This year is no different! Several speed limit and stop signs have been damaged by eggs. The stop signs take the brunt of this, as the red paint reacts with the acid in the eggs causing stains that can't be removed. Our policy is to clean all the signs the best we can and replace the heavily damaged ones after school begins in the fall. This is an expensive problem as each new stop sign costs \$60.00. Please be observant and report any such activity to security and the POA office.

### RV Park

July is the month to renew leases for spaces in the RV park. At the present time, the park is full. However, some of our current renters may not renew their spaces or may wish to change the size of the space they're renting. If you want to rent a space and you're not currently in the park, please contact the POA office and ask to be put on the waiting list. We have several different sizes of spaces, so be sure to indicate what type and size vehicle or boat you would like to store. The deadline for renewal is July 31.

### Nominating Committee

The committee has selected five candidates to run for the WPPOA board this fall. You will find their biographies in this month's newsletter. Ballots will be mailed in mid-August. We have five excellent candidates and you will be voting for three of them to fill open positions. Please remember our by-laws allow for cumulative voting which means you may cast one vote for each open position or you may cast multiple votes for a single candidate up to the maximum of three total votes.

## 2013 BOARD NOMINEES



### GREG BURKES

Greg Burkes has been a Woodside resident since 1989 and is employed at Savannah River Nuclear Solutions. In his 24 year career there, he has experience in Supply Chain Management, Financial Operations, Business Systems and is a Lean Six Sigma Black Belt. An Army veteran, he has a BS in History and Political Science and a MS in Management. Married to Lynn for 29 years, they have three children, all Clemson students. Greg has been an Elder at South Aiken Presbyterian Church and Vice Chair of the Aiken Annexation Study Committee. He has volunteered for the Aiken Kidney Benefit, Project Graduation and has performed in community theater in Aiken. Greg wants the board to continue to keep

Woodside the great place to live that it is.



### JOE GAWLIK

Joe and his wife Gini moved to Woodside from northern Virginia last year after extensive investigation of numerous gated gold communities in the south. Originally from Chicago, Joe graduated from the University of Dayton with a BS in biology but, due to the Vietnam war, he signed up for the U.S. Navy Aviation Officer Candidate School and was commissioned as a Combat Air Intelligence Officer. He retired after a 20-year career in Naval intelligence that began with service in Vietnam and ended with him being a major program manager responsible for acquisition and installation of intelligence systems aboard aircraft carriers and large amphibious ships. He received a Master's

degree in National Security Affairs (Middle East) from the U.S. Naval Post Graduate School and is a board-certified Weapons Systems Acquisition professional. He spent his next 21 years as a contractor supporting the national intelligence community. In industry, he served in senior and executive management positions for several small businesses which were subsequently acquired by larger businesses including General Dynamics and Northrop Grumman. His expertise is in strategic and tactical business development with the intelligence community, specifically in reconnaissance and surveillance systems. Joe's people skills and business acumen ensured his successful industry career from which he retired last year. Joe seeks board involvement so he can assure that the values he found in choosing Woodside remain in place. Moreover, he also wants a voice in addressing the many issues facing our community: property values, bang for buck vis-à-vis POA assessment, security and traffic, attracting new residents and the overall community ambience of Woodside.



### JIM HANSEN

Jim graduated from Purdue University with a BS in Metallurgical Engineering and later from Ohio State University with an MBA in Finance. He served in the U.S. Navy aboard ship during the Vietnam conflict and then spent 32 years in the glass industry with Owens Corning, including a short period in Aiken in the 1960's. Jim held a number of positions in research and development, manufacturing and distribution which included senior management responsibilities. He has served on community, church and volunteer boards in several cities and, for two years was the chairman of the Kansas City United Way board of directors. Jim and his wife Joan

moved to Woodside six years ago. They have four children and 11 grandchildren in Missouri and North Carolina and are members of St. John's United Methodist Church. Jim would actively support efforts to insure a functional and safe infrastructure, and high standards of property maintenance, both common and private, to insure the continued value and marketability of Woodside.



### JOHN ROGERS

John received his BS degree from The College of the Holy Cross. He received an MBA degree from Northeastern University and is a graduate of the executive education program at the Harvard Business School. His career in finance spanned 40 years. Early in his career he was a CPA for Price Waterhouse & Co. (PWC) and later had responsibilities as the CFO for companies in the Northeast. John was active in his community as an officer with the Lions Club, and as Chairman of the Town Finance Committee.

John and Nancy moved to Woodside three years ago from Massachusetts to enjoy this vibrant community and the areas many

attractions. He is currently an active volunteer with Aiken's SCORE chapter where he counsels start-up businesses.

He would like to ensure that the POA Board is preparing for the future, while not forgetting that the residents are the most important part of this community. His goal is to see that we remain a vibrant neighborhood for all residents and believes his background and experience will be a strong resource for the board.



### MARY SHULTZ

Mary's career encompassed 23 years of increasing responsibilities in finance and contract management for Lockheed Martin and Verizon Corporations. During this time she held various executive management positions with budget accountability. Her proven contract negotiating skills on outsourcing and software licensing agreements resulted in significant cost reductions. Prior to her corporate experience, she was the dean of a private college preparatory school and also worked in Italy for several years for a publishing company. Her education includes a B.S. in Physics from Elizabethtown College and an M.Ed. degree from Pennsylvania State

University with additional graduate courses in finance. Mary and her husband Bob moved from Alexandria, Virginia in December 2011 following her retirement from Verizon. While in Italy she developed a passion for cooking, a hobby she pursues today. Since moving here she has become a master gardener through Clemson University; is an active volunteer for the First Tee of Aiken as both a level one coach and a member of their board of directors; and she has led the Women of Woodside's Holiday Home Tour, raising funds for their charitable missions. She is also an active golfer and participates in the women's golf association. She firmly believes in giving back to the community and will work diligently for Woodside. Mary's commitment and contract management experience will benefit the board in addressing what she sees as their primary concerns. Those include maintaining the beauty of the environment while balancing costs; ensuring the safety and security of residents; and planning in an adequate and knowledgeable way for future reserves to cover infrastructure repairs and maintenance. Mary looks forward to serving the community if elected.



**WOODSIDE PLANTATION**

1411 Silver Bluff Road  
Aiken, SC 29803

Phone: 803.641.9663  
Fax: 803.641.1831  
Email: [wpboa@wpboa.com](mailto:wpboa@wpboa.com)

**WPPOA OFFICE**

Melanie Brock, Association Manager

<b>Sandi Buchanan</b>	<b>Wayne Brock</b>
<b>June Carlson</b>	<b>George Hughes</b>
<b>Trisha Leveille</b>	<b>Michelle Yonce</b>

**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*

Sean & Samantha Alexander  
234 Boxwood Road  
Moved from: Atlanta, GA

Henry & Suzanne Hatchell  
128 Sweetbay Drive  
Moved from: Greenwood, SC

Jay and Kimberly Peterson  
256 White Cedar Way  
Moved from: Nashville, TN

Mike Calhoun & Betty Taylor  
225 Magnolia Lake Road  
Moved from: Grayslake, IL

Jan & Kathryn Mastrangelo  
132 River Birch Road  
Moved from: Savannah, GA

Daniel & Jennifer Regelski  
212 Crane Court  
Moved from: Smyrna, DE

Tom & Pat DeLanzo  
196 Bellewood Drive  
Moved from: Destin, FL

Subhose Bathina & Jaya  
Merugu  
116 Sweet Gum Court  
Moved from: Aiken

Stephen & Deborah Senard  
146 Silver Meadow Court  
Moved from: Maumee, OH

Ronan & Carrie Dillard  
175 Rock Maple Court  
Moved from: Knoxville, MD

Beau & Cori O'Steen  
157 Sweetbay Drive  
Moved from: Alta Loma, CA





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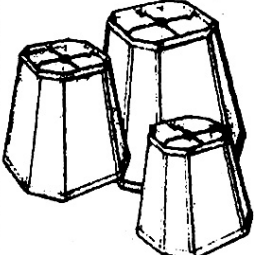


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# DABB Farms

June 2013 Update  
7/01/2013

Hello! Things are looking great in the orchards and in the garden. We started picking Harvester peaches(our first free-stone of the season!) on June 30. With all the rain, the peaches are a little bigger this year but unfortunately, not quite as sweet. The fruit has really started to mature in the last week. We will begin picking sweet corn on July 2. Bud opened his stand on Monday, June 14.

Please come by either stand and get a sample of boiled peanuts. I convinced a lady originally from the New England area to try one and she enjoyed them. I just wish I would have had some fried okra on hand for her to try also!

Please keep my family in your thoughts as my wife is recovering from major surgery at MCG.

Thanks!!!

Tim Bledsoe  
(803) 480-2978

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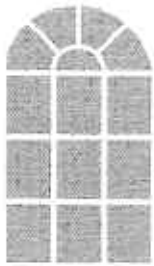
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