

WPPOA NEWS

VOLUME 16, ISSUE 6

June 2013

Board Meeting Dates

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.

A Few Reminders

Decal renewals for
vehicles parked in the
RV area are due by July
31, 2013.

The POA office will be
closed Thursday, July 4
in observance of
Independence Day.
Regular hours will
resume on
Friday, July 5, 2013.

It is a good idea to locate
the main shut-off valve
to your home in case of a
water line break.

PRESIDENT'S REMARKS

Bill Lykins

Plantation Updates

Before the rumors start of how the WPPOA repaired and resurfaced East Gate Drive only to have it fall apart begins: yes, that's what happened. The repair and paving went as planned and resulted in a good finished product. Not long after the project was completed an irrigation pipe that parallels the roadway broke. This caused the roadway base and subgrade to erode. For safety reasons it was necessary to block off a portion of the pavement. By the time you read this, hopefully the damage will be repaired.

Bob Christopher, board director for security, is in the process of evaluating and identifying our perimeter fencing. Bob's research shows we presently have 12 miles of fencing. He will prepare a long-range plan for the repair or replacement of the fencing. He will also prepare an estimated cost. This will allow the board to set up reserves to cover the funding as the need arises.

Larry Wittenmyer, board director for streetlights and signs, RV and garden areas and POA facilities, is evaluating the condition of the walking paths. He will prepare a long-range plan for upgrades of the paths. This will be an expensive and lengthy project and will probably be done over multiple years.

In Memory

It is with great sadness that we inform you that on Wednesday, June 5, 2013 we lost a friend, neighbor, colleague and former POA President, Al Berry. Al served as POA-BOD President for 8 years and his dedication and contributions to the Woodside community were endless. Al's leadership and vision created the framework for how the POA operates today and will be his legacy. To those of us who had the pleasure of working with Al or calling him friend, we will forever remember his kindness, humor and wit.

*We will miss Al and forever be appreciative of his service and friendship.
May he rest in peace.*

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C.E.E.C. (COVENANTS)

Mike Sims

The Second Time Around

As I informed you in last year’s November newsletter, the proposed amendment to our Covenants to implement a limited control over lease/rental agreements failed to pass by 1.3% of the votes cast. I also informed you that if the board could be convinced to do so, a proposed Lease/Rental Amendment to our Covenants would be on the 2013 Annual Meeting agenda.

As I stated in my prior newsletter, the intent of the failed amendment was to protect the aesthetic and economic interests of the community at large and specifically, to protect the property owners surrounding a residence which is in constant violation of the Covenants by giving the POA another avenue for protecting those property owners’ interests.

On June 17, 2013, the POA board will vote on whether to propose a revised leasing amendment to our Covenants at the Annual Meeting in September, 2013. Basically what is being proposed in the revised amendment is to insure that with the exception of

rentals to family, rentals related to sale of residences, Masters Week Rentals and Cottonwood Creek unit rentals that:

1. Lease/Rental agreements are to be for a period not less than 6 months
2. Only one family can occupy a lease /rental property
3. The lessor must provide the lessee with a copy of our Covenants
4. When the lessor fails to resolve a Covenant violation, the POA would have the authority to seek resolution directly with the tenant.

In all cases, the POA board would have had the authority to exercise discretion in those cases where conditions/events might impose an undue burden on the lessor.

More after the board’s vote in June. See y’all next month!

NOMINATING COMMITTEE

Larry Wittenmyer

Board Candidate update

The nominating committee has done a fine job of identifying candidates and I’m happy to report we have five highly qualified individuals who have agreed to run for the three open board positions this fall. We will be publishing the candidate’s biographical profiles and photos in next month’s newsletter.



No Fireworks...

Are allowed in Woodside Plantation. Please be observant of this policy.

MAY 20, 2013 BOARD MEETING MINUTES



Meeting was called to order by Bill Lykins at 10:00 a.m. at the Woodside POA office conference room and a quorum was established.

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

Absent: Diana Peters (DC)

Guests: Dana Baker, Mike Jula,
Steve Powell and Mary Shultz

Approval of minutes:
Mr. Lykins: There being no additions or corrections, the minutes of April 15, 2013, stand approved as written.

New Business:
Bob Horne moved to appropriate up to \$95,000 from the reserve fund for the purpose of repaving East Gate Drive from Tall Pine Drive to the traffic circle, the restriping associated

with that activity, the repainting of selected stop bars throughout the Plantation, the installation of a speed bump at the Main Gate and the replacement of missing mid-road reflectors. Payment will be made to Harper Line Striping and Beam's Paving. Motion was seconded by Larry Wittenmyer.

Motion was unanimously approved.

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 10:45 a.m.

Respectfully submitted,
Bob Horne
Secretary

ARCHITECTURAL REVIEW BOARD

Dee Clark

Our Property Owners Are Doing A Great Job

Your ARB would like to say “thank you” to all property owners and residents who make the Plantation such a beautiful place to live. Thanks to the overwhelming majority of you adhering to our Building Guidelines we are able to maintain the look and feel of the Plantation as was originally planned.

In all actuality, we seldom refuse requests for improvement and change to properties. We do appreciate the vast majority of you who initiate your requests in a timely manner and complete the necessary forms that include sketches, material samples, color samples and other needed information that aids us in making our decisions.

As our community ages existing structures require a certain amount of repair and maintenance and as homeowners we often desire to make structural changes and enhancements to better facilitate and accommodate our lifestyles. Submitting a request to the ARB for these improvements enables us to monitor these changes.

Keep up the good work and thanks again for your cooperation.

April 2013 ARB Activity

Building and Environmental Inspections - 25

Homeowner Issues – 8

Improvements – 26

Landscape Plans – 8

Satellite Dish Location Requests - 6

Tree Removal Requests – 23

DEVELOPMENT COMPANY

Diana Peters

Celebrate Independence Day at The Village!

Bring your family and beach chairs or blankets and enjoy a ***Beach Blast at The Village at Woodside*** to celebrate Independence Day. The festivities will begin at 5:00 p.m. on Thursday, July 4 on the event field directly in front of The Village Center and The Village Health & Wellness Center. This fun-filled family event is a fundraiser for the Aiken-Augusta Wounded Warriors, a local non-profit that provides assistance to our local wounded warriors. The event features live music by ***Tony Williams & the Blues Express*** and sand for dancing – the Carolina Shag comes to mind - beach volleyball, Frisbees, inflatables, Bruster’s Real Ice Cream, and hotdogs and hamburgers will be available compliments of Brand Mortgage with a donation for the Aiken-Augusta Wounded Warriors. There will also be patriotic presentations by the Aiken-Augusta Wounded Warriors and a fundraising raffle with numerous prizes donated by local businesses. A donation of \$5 per vehicle will be collected, but please feel free to donate more to support our local warriors! Come out with your friends and family and enjoy an old-fashioned, family-oriented Independence Day and an opportunity to say “thank you” to those who sacrifice to maintain our independence! No glass, please!

COMMON AREA LANDSCAPING

Nancy Hughes

2013 Landscaping Plan

You may have noticed that the islands on Woodside Plantation Drive across from Woodside Plantation Country Club and Club Villas are pretty torn up. Our landscapers are redoing the irrigation system, before they redo the plantings in the islands. They are trying to keep the traffic disruption to a minimum. Thanks for your patience.

Playground???

Would you like to be able to hop onto a walking path in Woodside and venture to a community playground for an afternoon or evening of fun with your children or grandchildren? Several families in Woodside are looking into the feasibility (costs, liability, city ordinances, location, etc.) of creating a playground in Woodside with the intent of presenting a proposal for the WPPOA Board to consider. One of the key factors that the board would be considering is how much resident interest there is in having a playground in Woodside. If you think this is a good idea and something your family would use, please sign the petition to show your support. Contact Jill Erford by calling her at 803-522-4852 or send her an email at jmerford@gmail.com.

The Blotter MAY 2013

Alarms	2
Decal/Pass Violation	0
Emergency Vehicles/Public Safety	28
Fire	0
Fishing	2
Gate Maintenance	1
Landscaping	0
Light Maintenance	2
Animal Nuisance	0
Other	7
People Nuisance	2
Parking	2
Resident Assistance	4
Routine Safety Patrol	41*
Speeding/Reckless driving**	1
Suspicious Condition/Person	2
Vandalism	3
Theft	0
Trespassing	1
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*

Department of Public Safety

SUMMARY OF COMPLAINTS MAY 2013

Referred – 4

POA Requirements - 3

Trash - 1

Unsightly Conditions – 18

Vehicle - 2

Total Complaints - 28

Referred Complaints

Common Area - 1

DC – 2

Security - 1

Total Referred Complaints - 4

TREASURER'S REPORT

Pat Shippey

Budget Update

Operating revenues through May, excluding assessments, are comparable to operating revenues at this time last year. Operating expenses remain within budget projections. There were three (3) new housing starts in May and two (2) lot sales closed. More property owners are participating in the vacant lot mowing program than in past years and business card advertising continues to cover the cost of printing and mailing the newsletter.

Nine (9) accounts remain delinquent in the payment of the annual assessment as of May 31, 2013, the same as last year. Of the nine 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
 126 Hemlock Drive
 Lot 14-13 Phase III - 202 Silver Meadow Court
 420 Spalding Lake Circle

SECURITY

Bob Christopher

Protecting Your Home From Break-Ins

Summer is a time for vacation, relaxation and enjoyment. It should not be a time to worry about the contents of your home when you're away from it. Here are a few ways to prevent your home from being a target:

- Leave your vacation address and telephone number with a trusted neighbor, friend or relative so you may be reached in an emergency.
- Stop all deliveries and arrange for someone to pick up your mail, newspaper and packages.
- Arrange to have someone mow your lawn, rake leaves, etc., to maintain a "lived-in" look.
- Have a neighbor place garbage cans at the curb on the normal pick-up day – and put them back after trash pick-up is completed.
- Use light timers to turn lights and a radio or television on and off at appropriate times.
- Don't announce your absence on your answering machine or social media pages such as Twitter or Facebook.
- Close and lock your garage door and all windows; have good locks on all doors and windows –and use them. Don't hide a spare key anywhere remotely obvious.
- If you leave your car at home, park it as you normally would and ensure it is locked. Vehicles parked outside should occasionally be moved to appear they've been used. If you take your car, ask a neighbor to park in your driveway occasionally.
- Move valuables so they cannot be seen from porches or windows. It is a good idea to have a home inventory record prepared.
- Use the 3/6 rule: trim shrubs in front of the house to no higher than three feet from the ground, and trim trees so that the lowest branches are at least 6 feet above the ground (less hiding room for burglars).
- Test your smoke and burglar alarms before you leave.
- Lock up ladders and tools that could be used to break in.
- Cover garage windows so that no-one can see if there is a car inside.
- Hide valuables in a hollowed-out book or fake wall outlet and bolt down safes so they cannot be picked up and carried off.
- Place safety film over windows near door handles to make glass harder to break.

Our security patrol officers drive throughout the Plantation nightly and, if you notify the POA office of the dates you'll be away, your home will be added to their patrol checklist. The Aiken Department of Public Safety (ADPS) has a similar service. Before you leave, notify them of your departure and return dates and give them the name/number of a trusted friend. Your house will be placed on the House Check list and patrol officers periodically check your home.

LAKES & DAMS

Lake Treatments and Mailboxes

Granite Ridge Aquatic Services is our contractor for ensuring the Woodside Lakes are treated during the year for weeds such as alligator weed and floating hearts, which are more prevalent in the summer months. Granite Ridge made two visits to Woodside in May, and treated Burden Lake for floating hearts, and Royal Lake for alligator weed. Burden Lake, Holly Lake, and Oakman Lake were also inspected and will be treated in June.

Speaking of “inspections”, a short note about a “non-lakes and dams” subject: MAILBOXES. Please “Inspect” your mailbox and mailbox post, and if it needs painting or repairs, I encourage you to stop by the POA office and pick up FREE (yes, that’s FREE) paint for your mailbox post. The POA also offers maintenance services for replacing rusty mailboxes (and there are a lot of them around Woodside!). A menu of services was listed in last month’s newsletter (available on the WPPOA website). Check it out!

See you next month!

Fishing News

Congratulations to Mark Behl who won both the Royal Lake and Burden Lake fishing events during May. The events demonstrated that the population of

Jerry Hughson

bass in Royal are back up, and though the bass are small, it’s a great lake for children’s fishing. Also, we found out that Burden Lake has a population of crappie of which most fishermen including myself were not aware.

Recently, a Woodside fisherman, who wishes to remain anonymous, donated a substantial amount of fishing tackle and supplies to our fishing program. Other fishermen have added their extras and we have decided to have a Christmas in June fishing give-away. On June 22 at Magnolia Lake, starting at 8:00 AM Woodside residents are invited to pick through the dozens of lures, plastics, spinners, jigs, terminal tackle, and books and take what they want. The event will also include classes and demonstrations on fishing with zoom flukes and wacky worms, two of the most popular fishing techniques at Woodside.

The leader in the Big Bass competition continues to be a 24 1/2 inch bass and the Colossal Crappie leader is 14 1/2 inches. Please contact me on 649-9842 or ziomekk@bellsouth.net for added information on fishing opportunities at Woodside. Ken Ziomek

GARDEN AREA, POA FACILITIES

Larry Wittenmyer

Horses

Some of you may have noticed that our resident horses were missing this past month. Well, they were attending training school. One of them has returned, but Robbie Redford was “held back” and will return later. In the meantime, the owners acquired a third horse named Beau Jest. He is a four year old gray gelding and is taking to his new home very well! Thanks to those of you who asked where the other two were---seems we all missed them!

Community Garden

The growing season is well underway and the gardeners are making an impressive commitment to donating produce to ACTS. They have made four weekly donations, to date. Jim Burke (resident blue bird expert) assisted the gardeners with the establishment of a blue bird box on one of the plots. I’m sure it will see a lot of

use over the years! The community gardeners are considering the establishment of a supervised, children’s garden plot for the future. Anyone interested in assisting with this initiative, please contact Denny McGurer at dmcgurer@mcgurer.com or Don McChesney emcches@yahoo.com Stop by and take a look at the various plots—over 400 sweet onions were harvested last week.





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

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Nancy Hughes

ARB
Dee Clark

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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

Alvin & Rebecca Arguello
205 Birch Tree Circle
Moved from: North Charleston, SC

Anthony Kay & Laurie Hickok Chase
155 East Pleasant Colony
Moved from: Bloomfield Hills, MI

Barbara Bryson
113 Glen Haven Circle
Moved from: Bluffton, SC

Richard & Nancy Schmalz
223 White Cedar Way
Moved from: Maryland

Charles & Julie Coleman
533 Holley Lake Road
Moved from: Aiken

Nicholas & Amber Walls
19 Butternut Court
Moved from: St. Charles, IL

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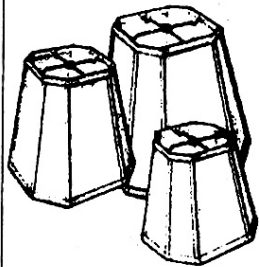
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June 2013 Update
6/03/2013

Hello! Things are looking great in the orchards and in the garden. We started picking Flavor Rich on May 28. Last year, we started picking that same variety on May 16. The peach season is kind of like a the Kentucky Derby: it's almost impossible to accurately predict the end result half way through, let alone at the very beginning. The fruit has really started to mature in the last week. We opened on Tuesday, May 28 and almost sold out every day. We may be picking corn before July 4. Bud plans to open his stand on Monday, June 10.

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 this past Thursday and she enjoyed them. I just wish I would have had some fried okra on hand for her to try also!

Thanks!!!

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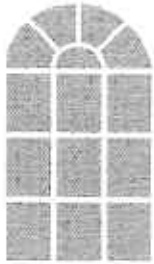
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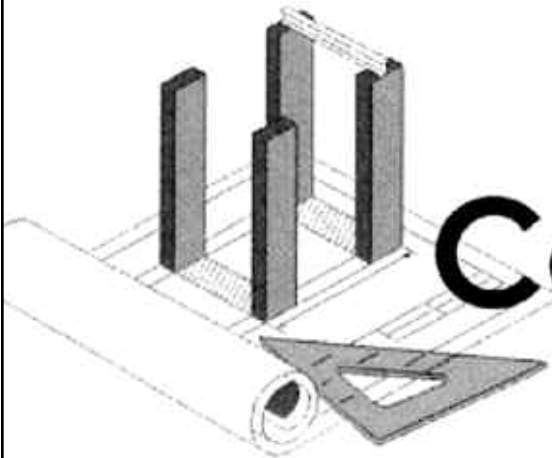
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