



# WPPOA NEWS

VOLUME 16, ISSUE 12

December 2013

### *Board Meeting Dates*

- January 13, 2014
- February 17, 2014
- March 17, 2014
- April 21, 2014
- May 19, 2014
- June 16, 2014
- July 21, 2014
- August 18, 2014
- September 15, 2014
- October 29, 2014
- November 17, 2014
- December 15, 2014

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

## Happy Holidays

Please note the  
POA office will  
be closed  
December 24th  
and 25th  
Also on  
December 31st  
and January 1st  
In Observance of  
the holidays

## PRESIDENT'S REMARKS

**Nancy Hughes**



### *Happy Holidays*

About this time every year, residents are asked to pay their annual assessment. If you have not already received your notification letter, you will be receiving it shortly. The 2014 assessment will be \$746 for a dwelling and \$373 for a lot. This is a 3% increase over last year's assessment – less than \$2 a month. This allows us to continue to manage our security, landscaping, roads and walking paths, lakes and dams and overall premier quality. It also allows us to keep our reserve account adequately funded by putting 12% of our total assessments into our reserve fund. The reserve fund is our proactive insurance against catastrophe and/or significant maintenance needs. We never want to be caught short and we NEVER want to require a special assessment. The good news is that our

annual assessment is still well below other communities in the southeast (even non-gated communities). We truly are fortunate to live here. Please see Pat Shippey's Treasurer's Report for more details regarding our 2014 annual assessment.

Good news from the Woodside Development Company. They expect to expand their marketing efforts – more print advertising, revamping their website. Also, if the housing market holds up, they expect to finish two more holes on the Hollow Creek course in 2014.

I wish you and your families a healthy, happy and safe holiday season and the same for 2014.

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Property Owners' Association  
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## SECURITY

**Larry Wittenmyer**

Most of you are aware that ADPS routinely patrols Woodside, when time permits. These are not as frequent as you may have heard and they rarely involve stationary patrol with radar surveillance. Officers traveling through Woodside can't be as effective, for speeding, as a stationary patrol. Back in 2010, the Board initiated a program of hiring off duty ADPS officers to provide additional patrols within the Plantation, with emphasis on certain areas where speeding seems to be a serious problem. Our annual budget, for this activity is \$10,000 which is 6/10ths of a percent (.006) of the WPPOA annual budget. This practice has the effect of temporarily reducing speeding but the Board feels we need to do more.

To that end, the Board has recently agreed to purchase a new, more sophisticated, speed monitoring device which will allow us to gather data about speeding including location, time of day, number of vehicles, etc. This information will allow us to pinpoint areas that need "targeted enforcement" by ADPS. This device will also give us the capability to take pictures of the offending vehicles, so we can determine how many violators are residents, visitors or vendors. There has always been the contention that the majority of speeding is done by "outsiders" and that the residents shouldn't be punished for someone else's violation. This device will give us data to support or refute that contention.

The Board would prefer not having to hire off duty police officers, but we also feel we need to do what we can to make Woodside Plantation safe for us all. Our goal is that through the implementation of our new monitoring device, targeted enforcement and education of the residents and vendors we will someday soon get to a point where hiring additional patrols will be a thing of the past. With everyone's cooperation we will achieve that goal.

I want to personally wish all of you happy and safe Holidays!

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## TREASURER'S REPORT

**Pat Shippey**

The Board of Directors adopted the 2014 budget at the November meeting. The budget requires an assessment increase of 3% to \$746 for a dwelling and \$373 for a lot. The budget includes \$30,000 for Phase IV of the landscaping strategic plan and a 12% contribution to the Reserves, an increase of 1% over last year.

Assessment notices and invoices will be mailed on December 13, 2013 with payment due by March 3, 2014 without penalty. If you do not receive your assessment notice soon after, please contact the POA office to request a duplicate. A copy of the 2014 budget will be included with the notice.

As you will see, expenses for Landscaping and Security comprise two-thirds of the budget with Administration the third most costly at 16%. A frequently asked question is "What is included in Administration?" Well, in addition to staff salaries and payroll taxes, the category includes the cost of the annual audit and the preparation of the federal and state income tax returns, legal expenses, office equipment and supplies, computer supplies and support, printing and mailing the newsletter and the resident directory, insurance (directors' liability, common areas, worker's comp) and common area property taxes. The revenue from business card advertising in the newsletter reduces the actual Administration expenses by about \$50,000.

Good news. Income through November has reached our budgeted expectation for the year and operating expenses are under budget.

Merry Christmas to all and best wishes for continued enjoyment of living in our wonderful community of Woodside Plantation.

# NOVEMBER 18, 2013 BOARD MEETING MINUTES



Meeting was called to order by Nancy Hughes at 3:20 p.m. at the Woodside POA office conference room and a quorum was established.

Attendees: Nancy Hughes, President  
 Larry Wittenmyer, Vice-president  
 Pat Shippey, Treasurer  
 Dee Clark, Secretary  
 Melanie Brock, Association Manager  
 Jerry Hughson, Director  
 John Rogers, Director  
 Bill Lykins, Director  
 Mary Shultz, Director  
 Greg Burkes, Director

Diana Peters – (DC)

Guests: John Abshire  
 Mike Jula

#### Approval of Minutes:

Ms. Hughes: There being no additions or corrections, the minutes of October 21, 2013 stand approved as written.

#### Business:

Motion: Jerry Hughson moved to adopt the 2014 budget as presented. The budget requires a 3.04% increase in annual assessments to \$746 for dwellings and \$373 for unimproved lots and includes a 12% contribution to the Designated Reserve account.

Motion seconded by Dee Clark.  
 Approved.

Motion: Larry Wittenmyer moved that the WPPOA issue a purchase order to All Traffic Solutions to purchase a Model-12 Shield Speed Display, including mounting base and Traffic Suite software per their quotation #11027, dated 10/28/2013. Total not to exceed \$5000.

Motion seconded by John Rogers.  
 Approved.

#### Report Topics:

- Strategic Plan Updates
- WPPOA Quarterly Meeting with Development Company
- New Hires
- Chukker Creek Gate Repair
- Streetlight Improvements
- Technology Update Plans
- Royal Lake Drain Review
- Dam Inspection Quotes
- Further Digitization of Records
- Bradford Pear Removal at Main Gate
- Eagles Nest Fencing Replacement
- Review of Paved Walking Paths

Meeting adjourned at 4:15 p.m.

Respectfully submitted,

Dee Clark

**The Blotter  
NOVEMBER 2013**

Alarms	0
Decal/Pass Violation	0
Emergency Vehicles/Public Safety	15
Fire	1
Fishing	0
Gate Maintenance	0
Landscaping	0
Litter	1
Light Maintenance	0
Animal Nuisance	2
Other	0
People Nuisance	0
Property Damage	0
Resident Assistance	1
Routine Safety Patrol	61*
Speeding/Reckless driving*	0
Suspicious Condition/Person	0
Vandalism	0
Theft	0
Trespassing	0
Traffic Violation	3**
Vehicle Accident	2

*\*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**

**November, 2013**

Pet – 1  
 Referred – 7  
 Unsightly Conditions – 3  
 Yard Debris – 4  
 Vehicle - 1  
**Total Complaints - 16**

***Referred Complaints***

Common Area - 5  
 Roads - 1  
 Security - 1  
**Total Referred Complaints - 7**

**C.E.E.C. (COVENANTS)**

**John Rogers**

**All That Stuff**

Now that the holidays are upon us the question is what to do with all that stuff. No, not the gifts but all the other stuff ... So here is a roadmap.

Wednesday curbside pickup:

Recyclables (blue container) wrapping paper, cardboard (please flatten), catalogs, gift boxes, cereal boxes (remove inner plastic/wax packaging), and the adult beverage containers formerly filled with holiday “cheer”. Of course the usual suspects – milk jugs, detergent bottles, glass bottles and jars are all recyclable, even in the new year.

Non-recyclables (green container) styrofoam packing, aerosol cans, plastic bags, waxed cardboard (such as frozen food boxes), light bulbs, dishes, mirrors, windowpanes (keep the golf ball), plastic caps to bottles and jugs, and anything that previously contained hazardous household waste all go in with the garbage.

Christmas trees are picked up curbside (does not mean in the middle of the road) with any other yard debris.

Other items: Electronics – i.e. computer, TV, etc., old batteries such as Lithium Ion from cell phones and computers, or motor oil from the lawnmower. These can be picked up curbside also BUT... BUT... you must call first at (803) 642-7613 to arrange it.

Place all this at curbside for Wednesday collections, but NOT before Tuesday noon!

PLEASE NOTE: (The collections for Christmas and New Year’s weeks will be delayed one day to Thursdays, so NOT before Wednesday noon.)

For the ambitious, or people who plan to travel, you can bring your “stuff” to a recycle center. There are three nearby but the closest (12 miles) is at 214 Bettis Academy Road in Graniteville.

Now that you have all this well organized, you can enjoy a Merry Christmas and Happy New Year. Safe travels to all.

## ARCHITECTURAL REVIEW BOARD

**Dee Clark**

One of the challenges of the Property Owners' Association and the Architectural Review Board is to communicate effectively with property owners and tenants of Woodside. Our "official" voice is the monthly newsletter that is "snail mailed" to us. It is the ARB's policy to post changes to the Building and Landscape Guidelines in the monthly newsletter.

One of our more valuable but less frequently utilized means of communication is our POA Website: [wppoa.com](http://wppoa.com). This site contains a generous amount of information pertaining to residents, including a PDF of the Woodside Plantation Building and Landscape Guidelines. This publication has been revised and updated over the years and the most current version is available on our website under the Architectural Review Board heading.

Also available on the site is a downloadable "Improvement Review Form." This is the document used by property owners to request changes to the exterior of their properties.

The website also contains the ARB Fee and Deposit Schedule. Deposits are required for certain types of construction that utilize dumpsters and concrete trucks. Fees are required when permanent structural changes are made to properties.

Also available on line are copies of our recent newsletters. Whatever your plans for a home improvement project our website [wppoa.com](http://wppoa.com), contains relevant and up to date information for you.

### **November 2013 ARB Activity**

Building and Environmental Inspections – 29

Homeowner issues - 5

Improvements – 10

Landscape Plans – 8

Satellite Dish Location Requests - 3

Tree Removal Requests – 10

### **Stay Alert & Observant**

During this season many people are stressed with multiple work deadlines, social functions, family obligations, holiday shopping, etc. As a result they are often hurried and distracted, and fail to be attentive to their surroundings. Criminals are well aware of this trend, and will take advantage of individuals at home, in the workplace and in public places. Whether in the office or shopping, staying alert is probably the most important thing you can do to keep from becoming a victim of theft during the holiday season. It is also important that employers and building managers ensure their employees and tenants are well informed regarding the need for extra precautions during the holidays.

When in shopping malls or other crowded public places, take the following precautions:

- Don't park in isolated or dark areas, such as behind a dumpster, next to bushes or large vehicles, etc.
- If you are by yourself, get an escort to your vehicle after dark. Thoroughly survey the area and your vehicle before getting inside.
- Keep packages, purses and electronics locked in your trunk, not inside your car where they can be a visible enticement for thieves.
- In any type of a crowd scenario, be cognizant of the people around you, their behaviors and any type of suspicious behavior. Always know where exits are located, and be prepared to make a safe exit should any type of disturbance or violence arise.

These measures are all important and should be considered year round; however, they are especially critical during the holidays. Whether on post, or participating in holiday activities on your personal time, stay aware and report any suspicious activity; this precaution can help to substantially reduce the risk and occurrence of holiday related crimes.



## LAKES AND DAMS

**Jerry Hughson**

Well, as he always does, Old Man Winter has paid us a visit (let's hope he leaves soon!), so visits by our contactor, Granite Ridge Aquatic Services (GRAS), will drop to once a month during the winter months. GRAS has told us Holley Lake treatment for floating hearts, etc., will not be needed until spring, but they will treat Magnolia and Burden one more time this year.

We are in the process of reviewing a proposal from an Engineering firm in Columbia to perform a detailed inspection of our dams and associated areas after the first of the year. I will keep you posted on the results of the inspection, but we do not expect any significant issues. Safety is our primary concern, as always.

On a personal note, I wish a blessed Holiday for all of you, and your families. We live in a wonderful community, and I am thankful every day. Be safe in your travels!

Jerry

## FISHING NEWS

### MERRY CHRISTMAS AND HAPPY HANUKKAH TO WOODSIDE'S FISHERMEN AND "WANNABE" FISHERMEN

By the time that you read this, we will have most of Woodside's shorelines cleaned. I really appreciated the excellent turnout that we are getting this year. It's a far cry from the days when Jack Royalty and I would pick up trash on all of the lakes by ourselves.

If you are considering a fishing gift for Christmas and are confused by the myriad of products, PLEASE call me or one of the other fishermen for advice. Nothing is worse than showing up for a fishing outing only to find out that you have mismatched equipment.

While many of Woodside's fishermen will be away for the holidays, we will try to accommodate as many requests as we can for children or grandchildren in our WOODSIDE KIDS FISHING FUN program. December is not a great month for fishing but we still catch some nice fish at the end of the year. We will do our best to hook your child or grandchild on this great pastime.

Lastly, this is the time of the year for you to start planning your fishing for 2014. I caught my largest bass ever, 9 pounds and 9 ounces during February and Jack Royalty and I have caught multiple 8 pounders during February and March. Don't waste another late winter and early spring and the fishing that it brings.

Ken Ziomek  
649-9842  
ziomekk@bellsouth.net



## COMMON AREA LANDSCAPING

Mary Shultz

### PROJECTS UNDER CONSIDERATION

Last month I mentioned some projects that are under consideration. That generated some questions from some residents. Some residents felt the level of detail provided in the article was minimal. The level of detail we have at this point in time was adequate for developing budgetary input but certainly not for any detailed plans. The species of plants have not been finalized. As the projects move to the planning phase, additional details will be developed.

Another question centered on why we are not replacing the Bradford pear trees being removed from the main entrance with Bradford pear trees. There are multiple economic and ecological reasons. From an economic perspective, Bradford pears require consistent pruning to avoid wind damage. The trees grow at an extremely fast rate; thus residents and vendors who have large vehicles have a difficult time maneuvering under the branches. From an ecological perspective, the replacement trees are native to this area while Bradford pear trees are not native. Studies indicate that native trees do much more to host native bird and butterfly populations.

### STRATEGIC PLANNING

In 2014, we will have completed the last phase of the existing common area landscaping strategic plan. We plan to develop another multi-year plan. To that extent, the Landscape Committee will be surveying Woodside Plantation to determine what areas are potential projects for remediation or augmentation. This listing will then be prioritized into the “must-do’s” and the “nice-to-do’s”. Every effort will be made to balance maintaining the beauty of Woodside Plantation with fiscal responsibility. If you have ideas, send them to me at [shultzim@att.net](mailto:shultzim@att.net).

### SOME USEFUL INFORMATION

December has arrived (already); lawns are in dormancy and bushes are trying to be dormant although the temperatures are creating growth spurts where bushes have recently been pruned. Several residents have asked about the best time to prune. Considering the temperatures, it is probably best to wait till January and February to do major shrub and tree pruning. New growth may be damaged when freezing temperatures arrive. Of course, any shrubs that blossom in the spring, such as azaleas, should not be pruned until after they complete their flowering. An excellent source for a pruning calendar has been developed by Walter Reeves, who has several radio shows on gardening and can be accessed and downloaded at <http://www.walterreeves.com/uploads/WRshrubpruning.pdf>.

In closing, I wish each of our residents a very peaceful and safe holiday season.

## TECHNOLOGY, COMMUNICATIONS, FACILITIES & AMENITIES Greg Burkes

In the area of Technology and Communication, the Board is continuing to explore ways to improve our communication with Residents. If you have any suggestions, please let me know.

In the last newsletter, I mentioned that we are forming a Technology and Communication Committee to discuss ways we can improve our technology use and communicate with residents. Opportunities are still available for interested Residents to help on this committee. If you are interested, please contact the WPPQA Office or me.

With the growth of computer and smartphone use, more people use email as a communication means and the Board is continuing to explore ways to use email to communicate. If your email address has changed or you don't think the WPPQA has it, please send your preferred email address to [wppqa@wppqa.com](mailto:wppqa@wppqa.com). We will not share your email address with anyone outside of the WPPQA Staff and Board Members.



**WOODSIDE PLANTATION**

1411 Silver Bluff Road  
Aiken, SC 29803

Phone: 803.641.9663  
Fax: 803.641.1831  
Email: [wppoa@wppoa.com](mailto:wppoa@wppoa.com)  
[www.wppoa.com](http://www.wppoa.com)

**WPOOA OFFICE**

Melanie Brock, Association Manager  
June Carlson                      Wayne Brock  
Trisha Leveille                  George Hughes  
Michelle Yonce

**WPOOA BOARD OF DIRECTORS**

**PRESIDENT**  
Nancy Hughes

**VICE-PRESIDENT AND SECURITY**  
Larry Wittenmyer

**SECRETARY AND ARB**  
Dee Clark

**TREASURER**  
Pat Shippey

**COMMON-AREA LANDSCAPING:**  
MARY SHULTZ

**COVENANTS**  
JOHN ROGERS

**LAKES AND DAMS**  
JERRY HUGHSON

**ROADWAYS, STREET LIGHTS/SIGNS, WALKING PATHS**  
BILL LYKINS

**TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES**  
GREG BURKES

*Welcome To Our New Residents*

Dallas Stephens  
361 Forest Pines Road

Dianne and Edwin Bruce  
204 Crane Court

Les and Lisa Hall  
351 Forest Pines Road  
Moved from Washington Courthouse OH

Ron And Karen Hudson  
167 Sea Grass Lane  
From St Simons Island

Charles and Connie Dennis  
140 Pinyon Pine Loop  
Moved From Antioch IL

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Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.  
December 2013.



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**WOODSIDE PROPERTY OWNERS CLASSIFIED ADS**

227 Commonwealth \$99,500



**GOLF LOT ON CUL-DE-SAC**

194 Bellewood Drive \$389,000



209 Hackberry Lane \$349,500



140 White Cedar Way \$79,900



**GOLF-COURSE LOT!**

216 Boxelder Drive \$439,000



169 Glen Haven Circle \$29,500



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



**WOODSIDE PROPERTY OWNERS CLASSIFIED ADS**



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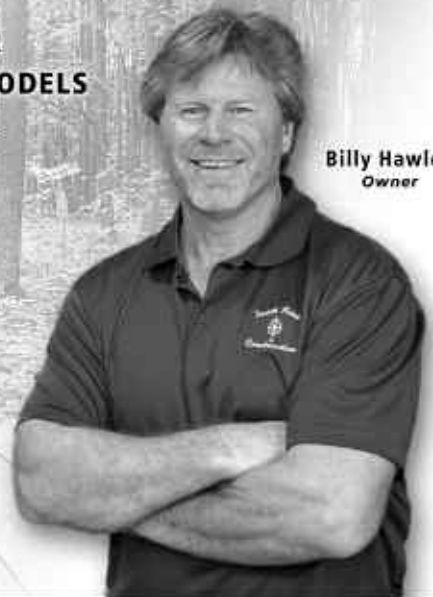
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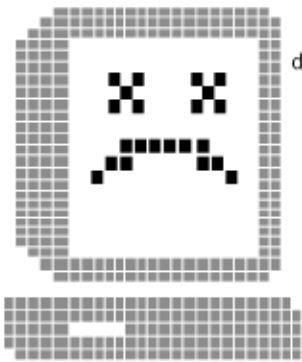


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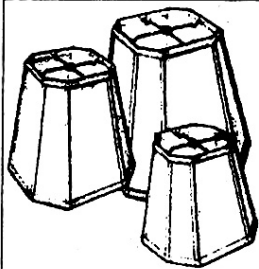
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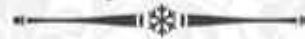
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Dec 2013 Update

12/2/2013

Hello! Not a lot to report this month. We have finished picking field corn. The deer and raccoons have really been getting their belly full of what's left in field. Rick Catts started retailing Christmas trees the week of Thanksgiving. I have yet to start over-seeding the vegetable plots with a cover crop of winter peas, rye, and wheat.

Bud and Dan are doing great.

Thanks!!!

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