

WPPOA NEWS

VOLUME 17, ISSUE 4

April 2014

Board Meeting Dates

May 19, 2014

June 16, 2014

July 21, 2014

August 18, 2014

September 15, 2014

October 20, 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.

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,
8a.m. to noon and
w.d. 5 to 1p.m.**

PRESIDENT'S REMARKS

Nancy Hughes

As we all can see there has been a great deal of activity in Woodside, related to the ice storm cleanup. The City has been focusing on cleaning up debris in front of resident properties. The WPPOA hired Weiss Tree Service and Cold Creek to address common area cleanup which focused on clearing streets of downed trees and debris, pruning damaged trees and removing trees that were too damaged to repair from the roadside through the first 10 feet into the natural area. Nearly 5,000 trees have been affected.

We chose Weiss Tree Service to address our immediate cleanup and tree repair work for several reasons:

- ClubCorp ran a competitive bid for work that was required on the Woodside Plantation Country Club golf courses. Weiss won that bid based on their price and quality.
- Weiss had the technically qualified staff and extensive equipment to handle our needs.
- Local companies were unavailable. They were completely booked with local work.
- We asked one of our usual and trusted local tree services to review the bids we received from Weiss. The cost and scope were found reasonable

To date, we have paid close to \$370,000 for the common area clean up. Fortunately, the WPPOA has had a series of fiscally responsible Boards. We have been able to cover this cost without seriously impacting our reserve fund and without requiring a special assessment.

Woodside has suffered significant damage as a result of the ice storm. We are coping and much of the damage has been handled. However, we're not done. As we move into the summer months, we will have a much better idea of what landscaping survived and what needs to be replaced. Also, we will be heading further into our natural areas to address thinning out the landscaping as a preventative measure. Since we have not seriously impacted our reserve fund we hope to be able to cover these costs, also without requiring a special assessment. In addition, we are pursuing the possibility of receiving FEMA or City of Aiken financial assistance. Honestly, chances of success in this area are very slim. Our research indicates that we are not eligible. However, we are pursuing every avenue.

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TREASURER'S REPORT

Pat Shippey

The POA Board voted to accept the audit report prepared by Robinson Grant & Co. at the March 17, 2014 Board meeting. A copy of the report is on file in the POA office if you would like to read it. Warning: Bring lots of caffeine!

At the end of March there were 53 accounts of over 2,300 that remain unpaid for a total delinquency of \$34,718 or 2.1% of the total assessment. In 2013 at this time 1.8% of the amount billed was outstanding. Two delinquent lot assessments from 2013 were received in March, leaving only 2 lot assessments delinquent for 2013. Late fees continue to accrue each month until the assessment is paid. Second late notices were mailed the first week of April. 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.

The normal March expenses were in line with the budget. The state unemployment insurance premium increased due to new legislation that established a new 20 tier benefit ratio ranking system. Last year at this time the premium was \$617. This year it was \$2,343. We have paid \$345,345 so far to clean up the ice storm damage with a couple more bills expected in April. There was one Reserve expense this month of \$36,765 for the walking path repairs from Woodside Plantation Country Club to the intersection of Woodside Plantation Drive and Steeplechase Road.

NOMINATING COMMITTEE

Jerry Hughson

The Woodside Plantation Property Owners' Association (WPPOA) Board of Directors will have three positions open for the upcoming election at our Annual Meeting in September 2014.

WE NEED VOLUNTEERS FROM OUR COMMUNITY TO RUN FOR THE BOARD

The nominating committee is actively pursuing leads in our recruiting effort to find residents of Woodside to run for these three positions, but, we need YOUR help. If you would like to learn how your POA operates, and to be involved in management of the community, please consider running this year.

The Nominating Committee members, in addition to myself, are Larry Wittenmyer, Melanie Brock, John Rogers, and Linda Walters. If you think you might be interested, please contact any one of us on the Committee, either by telephone (our numbers are in the directory), or send an E-Mail to wppoa@wppoa.com and ask that your E-Mail be forwarded to us. If you would like to come by and attend a Board meeting for information, we meet on the third Monday of each Month in the conference room of the POA office. I encourage you to step up and get involved in the leadership of Woodside!

WOODSIDE PLANTATION COUNTRY CLUB **Michael Koon**

As an accommodation to all our Woodside neighbors we have previously not made it an issue of walking on the golf paths during non-golfing hours (roughly between 7:00 a.m. and 7:00 p.m.). The problem is an increasing number of residents are not returning the courtesy. So, here's a reminder: the cart paths are for golfing members of WPCC and their guests. They are not public walking paths. If you see golfers on the courses you should not be out there. Flying golf balls are dangerous, you can't dodge them, and if you get hit it hurts, a LOT! Be courteous and be safe.

Also, those trying to perfect their game are welcome to join WPCC and use our designated practice areas. The golf courses are not practice areas and are not open to use simply because you don't see anyone out there.

MARCH 17, 2014 BOARD MEETING MINUTES



Meeting was called to order by Nancy Hughes at 4:05 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
Jerry Hughson, member
Greg Burkes, member
John Rogers, member
Mary Shultz, member
Bill Lykins, member
Melanie Brock, Association Manager

Diana Peters (DC)

Guests: Michael Jula, John Kosko, and Paul Broker

Approval of Minutes:

Ms. Hughes: There being no additions or corrections, the minutes of February 17, 2014 stand approved as written.

New Business:

Motion: Pat Shippey moved to accept the audit report as prepared by Robinson Grant & CO.

Motion seconded by Larry Wittenmyer. Approved

Motion: Mary Shultz moved to spend \$370,000 for resolving issues resulting from the ice storm of February 2014. The scope of the effort included the efforts of two vendors: Weiss Tree Service and Cold Creek. Their scopes included clearing streets of downed trees and debris immediately following the storm, followed by 5 weeks of efforts associated with pruning damaged trees, tree removal and debris pickup along the common areas listed below. Over 4500 trees required repair pruning and over 400 trees sustained too much damage and had to be removed.

- Woodside Plantation Drive
- East Gate Drive
- Village Gate
- Anderson Pond Gate
- Main Gate
- Ponds at Winged Elm
- Tall Pine Drive
- Burden Lake Road
- Hunters Run Road

Motion seconded by Dee Clark. Approved

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.

Reports Topics:

- Storm Clean up Immediate
- Long Term buffer area clean up
- Debris Removal-in debris in street
- Assessment Collections
- Update on Financial Status
- Discussion of Speeding issues
- Update on Walking Paths
- Website improvements
- Tree Removal Approvals
- Lakes and Dams Inspection

Meeting was adjourned at 5:45

Respectfully submitted,
Dee Clark, Secretary

**The Blotter
MARCH 2014**

Alarms	0
Construction Site Theft	0
Decal/Pass Violation	1
Emergency Vehicles/Public Safety	12
Fire	1
Fishing	0
Gate Maintenance	1
Landscaping	0
Litter	0
Light Maintenance	0
Animal Nuisance	1
Other	4
Parking Violation	0
People Nuisance	0
Property Damage	1
Resident Assistance	0
Routine Safety Patrol	58*
Speeding/Reckless driving*	0
Street Maintenance	0
Suspicious Condition/Person	2
Vandalism	2
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 Department of Public Safety*

SUMMARY OF COMPLAINTS

March, 2014

Debris – 7
 Referred - 60
 Unsightly Conditions – 6
 Trash Receptacles - 2

Total Complaints - 75

Referred Complaints

ARB - 2
 Association Manager - 4
 Common Area - 52
 Security - 2

Total Referred Complaints - 60

SECURITY

Now that the Plantation is getting back to a more normal appearance, we can begin testing and implementing our new speed monitoring device. Although we purchased this unit in January, the ice storm delayed its roll out. Beginning in April, you will see the monitor placed at various locations throughout the Plantation. To refresh your memory, the device has the capability to register and display your speed, take a picture of the vehicle and record the date, time and location of the incident. This information will be used to gather data that will allow us to identify areas that need “targeted enforcement” by ADPS.

Some of you have expressed concern that we don’t have a speeding or stop sign violation problem in Woodside, because the information in “The Blotter” seems to indicate that we have no problem. This is because the statistics in “The Blotter” are generated by incident reports given to us by our security service. Universal Protective Services only reports on activities in which they have been directly involved. Any speeding or other violations, resulting in citations being written by ADPS, are not included in “The Blotter”. For example, in last month’s issue under the category Traffic Violation there was one (1). This was an incident where someone was observed speeding through a gate, without stopping. UPS took their license plate number and they were sent a

Larry Wittenmyer

letter of warning.

The WPOOA receives monthly reports from ADPS as to their activities within the Plantation. For instance, in early March they were active on three separate days at three locations with the following results:

- Total Warnings issued---22
- Warnings for speeding--7
- Total Citations issued---- 4
- Citations for stop sign---3

The other infractions (warnings or citations) include No Proof of Insurance, Driver’s license violations, and Vehicle license violations. Near the end of March, ADPS was again in the Plantation on two separate days and issued one speeding ticket and 7 warnings. It seems clear that if we continue to have a visible presence of law enforcement that residents and visitors pay more attention to the speed limits and stop signs.

PERIMETER FENCING:

Thanks to all of you who have reported damaged perimeter fences around your property. We have compiled a spreadsheet of the affected areas and we will be repairing those areas as soon as we can. If you have a damaged section of perimeter fence and have not reported it to the WPOOA office, please give them a call (641-9663) to be sure we have that information.

ARCHITECTURAL REVIEW BOARD

Dee Clark

Now that the immediate challenges of the ice storm have passed, we are endeavoring to maintain our usual protocols with regard to tree removal.

Tree removal requests fall under the responsibility of the POA-ARB. When a homeowner wishes to have trees greater than 4" in diameter removed from his or her property, it is necessary to complete and submit a tree removal form.

The POA office will supply colored tape for tagging and identifying the tree(s) needing removal. A site visit will be conducted by an ARB member. After review of the property, a copy of the approval or disapproval form will be left with the homeowner.

Approval for the removal of trees located within ten (10) feet of the main dwelling or other approved structures will be granted unless such removal will substantially decrease the beauty of the affected portion of the property.

In order for approval to be given to remove a tree, typically at least one of the following conditions must exist:

- Trees that prevent the development of a parcel or home site or the physical use thereof.
- Trees which prevent access to a parcel of land.
- Trees which pose a safety hazard to pedestrians, vehicles, building or other structures
- Trees which threaten to cause damage or disruption to public utilities
- Trees which are diseased, injured, or sufficiently weakened so as to threaten or cause damage to persons or property.
- Trees which require removal for reasons other than set forth herein where it is determined to be in the public interest.
- Trees that severely affect the drainage or topography of a residence.

When you utilize a contractor for removal, your contractor is responsible for removal of the debris. This removal is not only defined in the covenants, but is also a city ordinance.

If you need additional information or clarification regarding tree removal, please contact the POA office.

Variances can only be granted to actual, not potential property owners.

TECHNOLOGY, COMMUNICATIONS, FACILITIES & AMENITIES **Greg Burkes**

Did you know that the WPPOA has a website? It can be found at www.wppoa.com. Our website has quite a bit of information that Woodside Residents will find useful – Architectural Review Board, Covenants, amenities and contact information, to name a few. You can also find the WPPOA Newsletters from the past couple of years. In addition, the Technology and Communications Committee is in the process of refreshing our website and have a draft that we will be sharing with the WPPOA Board in the near future. We hope to make the website even more useful for residents to get information about the happenings in Woodside.

During the recovery from this winter's ice storm, the WPPOA Board has been using email as a means to provide residents with information that can't wait for the monthly newsletter. If you have not been receiving the emails, either the WPPOA Office does not have your correct email address or your spam filter may be blocking them. If the WPPOA doesn't have your current email, please send your email address to wppoa@wppoa.com. We will not share your email address with anyone outside of the WPPOA Staff and Board Members.

It is still not too late to sign up for a plot in the Garden Area. If you are interested in gardening this year, you can sign up for a plot at the POA Office. The rental fee is \$30.

LAKES AND DAMS

I would like to start this month's column on a personal note, and thank one of my fellow board members, Mary Shultz, and our POA Staff. The recent ice storm has been a challenge for everyone in our community, the City, the County, for all of us in Woodside, and the POA Board, who has had to deal with the cleanup of the common areas in Woodside. Most are not aware of how Mary, as the head of the Landscaping Committee, stepped up and took the lead. She spent countless hours riding the roads of Woodside assessing the damage, interviewing contractors, evaluating proposals, working with the City of Aiken, working with residents, then monitoring the cleanup. The job which had to be done was huge. Approximately 4,500 trees in our common areas had to be either trimmed or removed, some of which required tree climbers (not me, for sure!), large bucket trucks, and a lot of expertise. Considering the magnitude of the task, I think you will all agree, the job was done professionally and timely. The staff at the POA office has been (and still is being) inundated with calls, complaints, and suggestions. They stepped up and handled every call, and answered every question, and I would like to commend Melanie Brock and the staff for continuing to do their jobs under very stressful conditions. Please continue to be patient and courteous.

OK, now to Lakes and Dams stuff:

Granite Ridge Aquatic Services (GRAS) made their March trip to Woodside on the 27th, and accomplished the following:

Burden Lake: treated for algae and floating hearts on the north and east sides

Holley Lake: sprayed for algae along the dam

Royal Lake: no treatment required on this visit

Magnolia Lake: will begin spraying for floating hearts on the next visit

Oakman Lake: small amounts of algae beginning to form, will be treated on next visit if necessary.

Also, engineers from Schnabel Engineering made their second visit to Woodside on March 27 and finished the inspection of all five dams under the control of the WPPOA. We will be receiving their final report in the next couple of weeks, so I will update you on the results in the May Newsletter.

WOODSIDE FISHING NEWS

The March 15 Woodside Spring Fishing Outing was by far the largest yet with 35 anglers pursuing prizes and bragging rights.

Jerry Hughson

The highlight of the day was 10 year old Will Pethick landing a 22 inch bass and capturing the special \$100 prize reserved for anglers 16 and under. Eight young anglers competed in that category. Will's bass also put him in first place in the annual WPPOA Big Bass competition. I'm certain that Will will be back to defend his crown and go for another \$100 at our Fall outing. Sue Briatico, a first time attendee, caught a 17 3/4 inch fish to win the nightcrawler division. Lindy Crandell, who brought Sue, came in second. John Cater won the minnow division and Katie Worrell came in second. (Will Pethick was not eligible for this award because of our one prize per angler rule.) In the artificial division, Bob Kappus and Stephen Ulmer (another first timer) tied with identical bass at 14 1/2 inches. The first fish of the day was caught at 8:01 AM by Jim Dzikowski (another first timer). Angela Martone received the award for the most fish of the day while her husband, John, continues to be puzzled as to why he is ALWAYS outfished by his wife, even when puts the worm on her hook. The last fish of the day was caught by Benjamin Garrison. Unlucky angler awards were won by Kevin Pethick and Peter Garrison. As with the Fall Outing, every one of the four women who participated won an award.

As a reminder, the KIDS FISHING FUN program is still available to all residents. If you have children or grandchildren who would like to fish and you have minimal fishing skills, Woodside's Fishermen can assist by setting up a fishing outing. Fishing is with live bait and from the shore. We provide all of the equipment. You are only responsible for the cost of the bait and for bringing your camera to record this special occasion. Please contact Frank Shallo or Ken Ziomek if you would like to set up a date.

As stated earlier, Will Pethick is leading in the Big Bass competition and we do not yet have an entry in Colossal Crappie. Fishing is great at this time of the year at Woodside. Make certain that you take advantage of this opportunity.



COMMON AREA LANDSCAPING

Mary Shultz

STORM DAMAGE UPDATE

The tree service company completed their contracted work the end of March. The work they did will form the basis of the pruning and wooded area management plan that will be developed and put into place. Step one is to form a complete listing of all the common areas identifying the work that needs to be done in each, not a small task. These common areas include buffer zones between back yards, water run off areas and ravines, islands, as well as deeper areas in the naturalized areas along the main thoroughfares. The work will be divided into 2 categories: work that a tree service needs to do and simple manual labor for clean-up. We will then obtain cost estimates for the work. As the plan is developed it will be shared with the residents.

Several residents have called regarding common area concerns; until we have all the areas inventoried and assessed, the individual issues cannot be addressed. This will feed directly into the longer term plan for managing and cultivating our wooded areas.

WOODED AREA MANAGEMENT PLAN

As a runner/walker who regularly runs around the plantation perimeter, I have closely observed the damage that the storm has imposed on our wooded areas. But what is even more apparent is that without some intervention, the wild vines profusely growing in our wooded areas will strangle our trees. I have seen canopies of vines on our trees that we need to eliminate before the vines eliminate the trees. I am enlisting the help of the South Carolina Forestry Commission to consult with us on how to deal with the issues we have in our natural areas. Stay tuned for continued information as we get it.

I have also seen these vines on private properties here in Woodside. I highly urge you to look at your trees, and if you have vines growing on them, to eliminate the vines.

WHAT IS HAPPENING

Lot Mowing

Undeveloped lot mowing will commence the week of April 28. I have requested our maintenance staff to provide me a list of all the undeveloped lots that have fallen trees protruding into the front area that is required to be maintained. What we plan to do is simply cut back any tree that has fallen and place the cut pieces back into the property.

Irrigation System Testing and Watering of Common Areas

Within the next few weeks, testing of our irrigation system will begin. Due to all the efforts associated with the storm cleanup, there will undoubtedly be some issues that appear, including gushing water coming from broken sprinkler heads. We ask that you calmly call the POA office and report the location of the faulty sprinkler head. Be as specific as you can regarding the location of the issue. Depending on the amount of rain we receive, watering will begin soon.

Mulching

Spreading of pine straw will continue, focusing on those areas that are most visible first since we would like to put our best foot forward for all of the Masters Week visitors.

ROADWAYS, STREETLIGHTS & SIGNS, WALKING PATHS

Bill Lykins

By the time you receive this newsletter the first phase of the scheduled walking paths repairs will be completed. The second phase of construction will began in late fall of this year. As stated previously we are repairing the parts of the walking paths that deemed to be in the worst condition-not a complete rebuilding of the paths. This will be a long range and continuing endeavor as needs and monies become available.

Keep walking and be careful.



WOODSIDE PLANTATION

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MARY SHULTZ

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ROADWAYS, STREET LIGHTS/SIGNS, WALKING PATHS
BILL LYKINS

TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES
GREG BURKES

Welcome To Our New Residents

Philip and Sally Purcell
4060 Woodside Plantation Drive
Moved from Florida

Ken and Deborah Phillips
432 West Pleasant Colony Drive
Moved from Texas

Larry and Julie Foster
117 Balsam Lane
Moved from Maryland

Robert and Christine Warren
158 Silver Meadow Court
Moved from Virginia

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320 Magnolia Lake Court



Michael, Ryan and Gary Broome
205 Club Villa Drive East



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

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WOODSIDE PROPERTY OWNERS CLASSIFIED ADS

186 Foxhound Run \$479,873



209 Boxelder Drive \$439,000



229 Winged Elm \$249,000



UNDER CONTRACT

140 White Cedar Way \$58,000



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April 2014.

WOODSIDE PROPERTY OWNERS CLASSIFIED ADS



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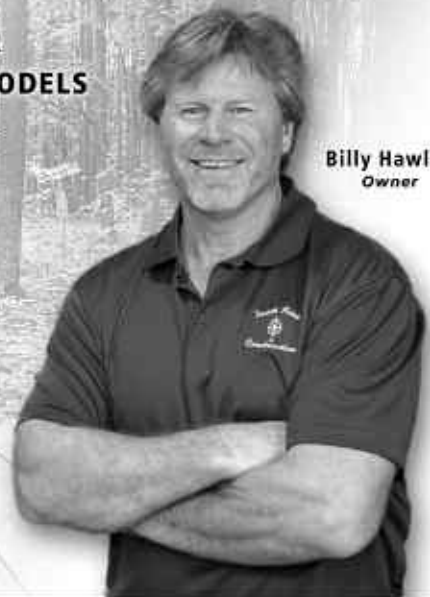
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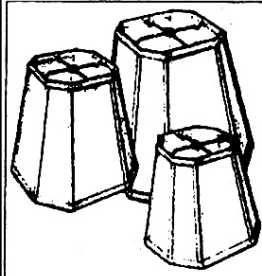
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DABB Farms

Dan's Peach Stand

Bud's Peach Stand

April 2014 Update

Spring is here! The ground in our vegetable plots has almost dried enough work them. I intend to start planting sweet corn this week and transplanting tomatoes soon thereafter,

We have finished pruning the small orchard. All of the varieties have bloomed and some have green leaves. The most likely threat to this year's crop at the moment is a hard freeze.

Edisto Pine Straw, owned and operated by a friend of mine's son-in-law, is selling fresh long-leaf pine straw (gathered and baled by him) at Bud's stand. It never occurred to me that baled pine straw had such a short shelf life. Therefore, is very important to only purchase recently baled pine straw; no matter who you get it from.

Ruth, Bud, and Dan are doing great.

Thanks!!!

Tim Bledsoe
(803) 480-2978

Dan's Peach Stand
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