



WPPOA NEWS

VOLUME 17, ISSUE 12

December 2014

Board Meeting Dates

January 19
February 16
March 16
April 20
May 18
June 15
July 20
August 17
September 21
October 19
November 16
December 21

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

**We are Closed
for
Christmas Dec.
24-26**

**New Year
December 31 &
January 1**



PRESIDENT'S REMARKS Larry Wittenmyer



Happy Holidays

As this year draws to a close, I'm thinking about what a year it has been! The Ice Storm was certainly an unpleasant surprise, but it also demonstrated how much our community got together to help each other in a time of need. Your Board worked very hard to manage the cleanup process, and today there is little evidence of the damage that was done. In September you elected three new members to the Board. These individuals have assumed their responsibilities well and have already made significant contributions toward improvements in Woodside and are great assets to the WPPOA.

Also in September, long time Association Manager, Melanie Brock, retired and we hired Stephanie Wood to take over the reins of the daily management of the WPPOA office. We are fortunate to have found someone as well qualified as Stephanie to take on this important position. The entire staff, of the WPPOA office, are the people that keep the organization running well. A big thank you to Michelle, Trisha, June & Keena and to our Maintenance Staff Wayne, George & Dave, for jobs well done!

I wish you all Seasons Greetings and Happy Holidays. Safe travels and a joyous New Year!

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



COMMON AREA LANDSCAPING

Mary H Shultz

WHAT'S HAPPENING

Following the tour of Woodside last month, the South Carolina Forestry Commission is working to document their findings in a report and will present the fire hazard risk assessment for Woodside Plantation to the Board on January 19. Shortly thereafter, we will schedule a town hall meeting with the SC Forestry Commission for all residents to hear the results of the fire risk assessment. An email will come out early in January with a date and details for the town hall meeting.

2015 Landscaping Budget Finalized

The Board approved the landscaping budget for 2015 at \$599,900 to pay for scheduled contracted work and unscheduled maintenance, irrigation repairs, electricity, water, the garden plot area, apportioned salaries for POA staff, and mowing of the vacant lots. This represents a reduction of \$14,600 from the 2014 budget of \$614,500. In the January article, I will provide the 2014 actual costs incurred in each cited line item vs the 2014 and 2015 budgets for each item.

The approved 2015 budget for special projects is \$58,980, reduced from a requested \$83,700. The 2015 request for special projects had included (a) \$45,000 for continued clean up from storm damage; and (b) \$38,700 for removal of dead and dying Photinia bushes along Woodside Plantation Drive, replacement shrubs for that area, drip irrigation for the newly planted shrubs, as well as some work at the Magnolia Drive entrance. Work is underway to re-prioritize the tasks that can be accomplished within the budget. Future articles will detail those efforts.

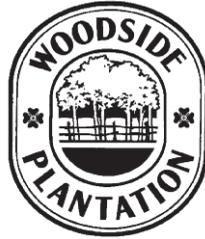
HOLIDAY SAFETY

Yes, the holidays are here, and Christmas trees, lights, and candles will soon be everywhere, while celebrations and family gatherings will commence and guests will fill our homes to celebrate the season. As a result, some added caution should be taken. According to a National Fire Protection Association (NFPA) report, U.S. fire departments responded to more than 200 home structure fires annually from 2002 to 2005 that began with Christmas trees. Each year fires occurring during the holiday season injure 2,600 individuals and cause over \$930 million in damage, according to the United States Fire Administration. Electrical failures or malfunctions were involved in nearly half of the fires, while nearly a quarter occurred because a heat source was located too close to the tree. Decorative lights with live voltage were involved in more than 20 percent of the instances. Electrical malfunctions can also ignite artificial trees and homeowners should take the same precautions in terms of tree placement and decorations as they would with a real tree.

1. If you are using a fresh tree, choose a tree with fresh, green needles that do not fall off when touched.
2. Before placing the tree in the stand, cut 1" to 2" from the base of the trunk.
3. Make sure the tree is at least 3 feet away from any heat source.
4. Add water to the tree daily.
5. While extension cords are a convenient way to supply power right where you need it for your holiday decorations, they can also create hazards if not used safely.
6. Use lights that have the label of an independent testing laboratory. Some lights are only for indoor or outdoor use, but not both.
7. Replace any string of lights with worn or broken cords or loose bulb connections. Connect no more than three strands of mini string sets and a maximum of 50 bulbs for screw-in bulbs. Read manufacturer's instructions for number of LED strands to connect.
8. Always turn off Christmas tree lights before leaving home or going to bed.
9. Get rid of the tree when it begins dropping needles. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home. According to the NFPA even a well-watered tree should be taken down after four weeks.

In closing, I wish all of you a safe, healthy, and peaceful holiday season. Merry Christmas and Happy New Year!

NOVEMBER 17, 2014 BOARD MEETING MINUTES



Meeting was called to order by Larry Wittenmyer at 3:00 PM at the Woodside POA office conference room and a quorum was established.

Attendees: Larry Wittenmyer, president
Mary Shultz, vice-president
Jerry Hughson, secretary
Pat Shippey, treasurer
Dave Rodgers, member
John Rogers, member
Linda Rudd, member
Greg Burkes, member
Greg Hoffman, member
Stephanie Wood, Association Manager

Absent: Diana Peters (DC)

Property owners present: Rob Vajda, Mark Behl, John Abshire

Approval of Minutes:

Minutes were distributed to all board members. There being no additions or corrections, the minutes of the October 20, 2014 board meeting stand approved as written.

Reports and motions:

Pat Shippey moved to adopt the 2015 budget as presented. The budget requires a 3.2% increase in annual assessments to \$770 for dwellings and \$385 for

unimproved lots and includes a 15% contribution to the Designated Reserve account. John Rogers seconded the motion. Discussion of the budget occurred in detail at work sessions in August, September, and October. There being no further discussion, the vote was taken and the motion passed.

Stephanie Wood, Association Manager, reported that the part for the Village gate has still not arrived, and it might be another week before repairs can be completed. A "mass e-mail" will be sent to residents explaining the delay

Jerry Hughson (Lakes and Dams) reported that work on the outflow area at Holley Lake was completed successfully. Work on Royal Lake should begin in the next two weeks.

John Rogers reported on the continuing evaluation of walking paths and roads.

The board received verbal reports from all directors. Important information will be communicated to residents in the WPPOA Newsletter.

The meeting was adjourned at 4:02PM.

Respectfully submitted,

Jerry Hughson, Secretary



*Merry Christmas
and Happy New Year
from
The WPPOA Staff*

ARB

Dave Rogers

December is marked by short days, cooler nights, frost delays for the golfers, holiday lights and decor, fewer lawn service vehicles, and a brief respite from most of our yard work. It's a time for family and friends, neighborhood gatherings, club and social group windups, and for some of us, travel or visitors. It's a good time of the year to look back, reflect on the past twelve months, and be thankful for the wonderful community we all are a part of.

While I've only been in the ARB role for a few months, it has been a steep and rapid learning curve. Every week, I improve my understanding and appreciation of both our covenants, construction and landscaping guidelines. My first two newsletters focused on giving you information about the ARB and some of these guidelines and practices I thought you'd find helpful. There will be more next year!

This month, I want to focus on recognizing and offering my heartfelt thanks to the volunteer members of the POA Architectural Review Board and the POA Staff that

supports us. Your ARB Board is comprised of fellow Woodside Plantation residents who generously volunteer their time, experience, expertise, and commitment in the work they do for residents and the community in general. ARB Board members attend two monthly meetings, visit your homes and properties, plantation wide, throughout the month. They insure that questions, concerns, project approval requests, and complaints are properly and thoroughly researched which allows the ARB Board to consider alternatives and options needed to make effective decisions and action plans. Thank you, Chuck Martini, Bill Dulworth, Phil Haggerty, Tom Grillo, Bob Clark and, for most of 2014, George Hughes! And every day (yes, every day), I am thankful to our POA staff, especially our very own ARB administrator, Trisha Leveille. Their dedication, experience, team work, creativity, focus, effort and assistance is invaluable. Their wonderful sense of humor doesn't hurt one bit either. Thank you!! I wish everyone a happy, healthy, and safe December and look forward to working with all of you in 2015.

COVENANTS

Linda Rudd

We all love our pets and most of us take great care to be sure they are safe and secure. However, problems arise when our pets infringe on other's property or their rights. One of the more common complaints comes from property owners who experience problems with their neighbor's pets.

Dogs – the City has an ordinance (Section 8-8) that prohibits continuous barking for periods for longer than 10 minutes. If this is a problem, please call Animal Control at 642-7620. This same ordinance includes a requirement that dogs be kept on a leash or confined when not on the homeowner's property. Although dog owners know their animals best and may believe the dog is safe, others don't always trust the animal not to chase or attack them. Because of this consideration and the City requirement, it is the owner's responsibility to keep the dog on the leash when off their property. Also please remember to pick up any solid excrement as you and your dog enjoy the great outdoors. When the POA receives complaints like those above we send a letter to the pet owner informing them of the requirements and refer the complainant to Animal Control if the violation continues.

Cats – although the City has no leash law regarding cats,

when they are allowed to roam, they can become nuisances. Cats can intrude on the rights of your neighbors as much as a dog when they continually come on their property. Cats are predators and can also be prey for wild animals so it is safer that they be kept on your property. Also, there are homeowners who are extremely allergic to cats and have every right to expect their property to be free from these pets.

Please be considerate to your neighbors and keep your pets at home where you can protect and enjoy them.

Correction to last month: Regarding the timely placement of yard debris for city pick up, I apparently misled by not specifically stating that landscapers are expected to haul yard debris out of the Plantation rather than place at the curb for city pick up.

Linda Rudd

LAKES AND DAMS

Jerry Hughson

During the month of November we started, and will complete by the time you read this, the third major project to protect the integrity of our dams. In October we repaired a leak in the overflow structure on Royal Lake, and we extended the outflow pipe and repaired erosion on the outflow area of Holley Lake. The third project was to install a French drain on the downside of Royal Lake to correct a "wet area" which has existed for some time now. All of these projects were recommended by engineers from Schnabel Engineering during their inspection earlier this year. After the first of the year, we will start on required work to Magnolia Lake. One very important thing I have learned from my two years on "Lakes and Dams" is that dams do require maintenance! Shouldn't have been much of a surprise, but little did I know! We should be ready for our bi-annual inspection by the South Carolina Department of Health and Environmental Control (DHEC), which will likely be in January or February.

Granite Ridge Aquatic Services (GRAS) also visited Woodside in November as they normally do. Their report:

1. Inspected Magnolia Lake - hearts are still present, but the cold should soon make them less visible.
2. Holley Lake - very nice work done to repair the area around the overflow pipe. The extension to the concrete pipe should eliminate the erosion. There are a few hearts left but they should disappear with the cold.
3. We also treated the sediment pond above Holley Lake.
4. Burden Lake - has a few hearts, but should disappear during the cold weather.
5. Royal Lake - the water level is still down, but very little algae or aquatic weeds seen.

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!

All the best!

Jerry

FISHING NEWS by Ken Ziomek

Merry Christmas and Happy Hanukkah

Season's Greetings to all of Woodside's anglers. By the time you read this, the fishermen will have completed the annual lake clean-up on all of our waters. The good news is that our residents are doing a much better job of controlling and picking up litter compared to the first clean-ups that Jack Royalty and I performed nine years ago. Royal Lake continues to be an eye-sore at times, but we have to remember that this lake has the most trespassers because of its open access along the power lines. I offer special thanks to Karen and Ron Hudson who teamed up with Linda and Al Knox to clean all of Spalding Lake. I also appreciated Mark Behl and his wife Deborah for taking responsibility for all of Burden Lake.

If you are an angler and are new to Woodside, you do not put have to put away your fishing equipment over the winter. Many of us will change our techniques a bit and continue to fish all through the winter. I personally caught a 5 pound bass fishing from shore during the last week of December and my largest Woodside bass, 9 pounds and 9 ounces, was caught in February from the shoreline a few winters back. Please contact me if you would like to become one of Woodside's cold weather fishermen. I'll be happy to share with you some ideas for fishing in the winter months.

Lastly, if you are still shopping for the angler on your list and you need some guidance, please contact me and I'll be glad to offer some suggestions. Have a great Holiday Season.

Ken Ziomek
803-649-9842
ziomekk@bellsouth.net

TREASURER'S REPORT

Pat Shippey

This year the Board of Directors engaged the services of an Association Reserves consultant to perform a Study of our current Reserve Fund. The consultant visited the property and generated an inventory listing of all the roads and other common elements for which the WPPOA is responsible for maintaining. The inventory included the current age of each road and element, its life expectancy, and the current cost to repair or replace it when its life expectancy expired. The Study also included projected annual expenses for each of the next 30 years.

The finding of the Study was that a fully funded Reserve balance should be \$8 million. Our expected Reserve balance at the end of 2014 is \$800,000 or 10% of the fully funded recommendation. The Study further stated that "because the Reserve Fund is below 30% at 10% Funded, this means the association's special assessment & deferred maintenance risk is currently high". The Study further recommended a \$400,000 contribution to the Fund in 2015 plus a \$2.3 million special assessment in years 2015 and 2016.

The current WPPOA covenants cap the annual contribution to the Reserve Fund at 15% of the annual assessment and limit the total amount that can be accrued in the Fund to an amount equal to the annual assessment which in 2014 was \$1,632,621. Therefore, there was no way the Board could follow these recommendations. According to the Study, having a Reserve Fund equal to 30% of the Fully Funded amount (or \$2.4 million in our case) decreased risk to the medium level which the Board thought was a reasonable goal. To achieve this goal it would require modest assessment increases over the next five years, taking a hard line on operating expenses, and contributing 15% to the Reserve Fund each year.

The Board took the first step toward this goal in adopting the 2015 budget at the November 17, 2014 meeting. The budget requires an assessment increase of 3.2% to \$770 for a dwelling and \$385 for a lot. Operating expenses are projected to be \$34,200 less than in 2014 and the contribution to the Reserve Fund was increased to the maximum of 15%. Of the \$24 and \$12 increase in the rates, \$22 and \$11 will go directly into the Reserve Fund. The other \$2 and \$1 will cover contingencies (unexpected expenses) and Strategic Plan work that was postponed in 2014 due to the ice storm.

Assessment notices and invoices will be mailed on December 12, 2014 with payment due by March 2, 2015 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 2015 budget will be included with the notice.

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

DEVELOPMENT COMPANY

Diana Peters

The Reserve Club is pleased to bring pickleball to its growing list of amenities! The popularity of pickleball, a racquet sport combining elements of badminton, tennis and ping pong, is sweeping across the nation as one of the fastest growing sports. Pickleball is a young sport, originated in 1965, but it has already formed the USA Pickleball Association, its governing body. There are leagues and tournaments all across the country, and its rapid rise in popularity has resulted in features on all the major national news and talk shows.

The Reserve Club is completing the addition of three new pickleball courts, with a grand opening celebration scheduled for December 11. These three courts will make The Reserve Club the only site in Aiken to date with three courts dedicated to pickleball. Pickleball is included in The Reserve Club's Tennis, Activities and Golf Memberships. The Reserve Club is a private membership club, but all membership levels, including Social, are available to all residents of Woodside Plantation.

**The Blotter
NOVEMBER 2014**

Alarms	2
Construction Site Theft	0
Decal/Pass Violation	2
Emergency Vehicles/Public Safety	30
Fire	0
Fishing	1
Gate Maintenance	0
Landscaping	0
Litter	1
Light Maintenance	1
Animal Nuisance	0
Other	3
Parking Violation	1
People Nuisance	0
Property Damage	0
Resident Assistance	0
Routine Safety Patrol	93*
Speeding/Reckless driving*	0
Street Maintenance	1
Suspicious Condition/Person	1
Vandalism	0
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

November, 2014

Debris – 1
 Pets - 1
 Referred - 17
 Vehicle - 3

Total Complaints - 22

Referred Complaints

ARB – 7
 Common Area – 2
 Facilities -1
 Finance – 1
 Roads – 1
 Security – 5

Total Referred Complaints - 17

ARB Activity November, 2014

Building and Environmental Inspections – 31

Homeowner issues - 8

Improvements – 13

Landscape Plans – 8

New construction – 1

Policy - 2

Satellite Dish Location Requests - 3

Tree Removal Requests – 11

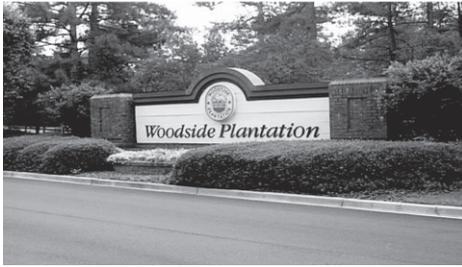
Variance - 1

ROADS, STREETLIGHTS, SIGNS & WALKING PATHS

JOHN ROGERS

This month we will begin scoping out the second half of our planned repairs to the walking path along Woodside Plantation Drive. As you may recall, the first half of the plan repaired approximately 1,200 feet of the walking path this past spring. It involved removing the uprooted walkway, removing the tree roots and replacing the surface with concrete. We will replace another 1,200 feet by the end of December. We are replacing the very worst sections first so not all of the 1,200 feet will be contiguous, which is the same approach we used in the spring. Eventually all of the walking path will have to be replaced, but in the meantime we are going to take advantage of the remaining useful life of much of the existing walkway.

We recently did some projections of future, but near-term, road resurfacing projects and met with the city's representative to coordinate their plans for maintaining the utilities under these streets. Coordinating our activities with the city helps them to schedule their maintenance activities before we resurface our roads. This avoids the unfortunate consequence of disturbing recently resurfaced roads unnecessarily. This partnership is helpful to both of us and we thank the city for their involvement.



WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

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

WPPPOA OFFICE

Stephanie Wood, Association Manager
June Carlson Keena Adams
Trisha Leveille Wayne Brock
Michelle Yonce George Hughes
Dave Prough

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ROADWAYS, STREET LIGHTS/ SIGNS, WALKING PATHS
John Rogers

ARB
Dave Rodgers

TECHNOLOGY, COMMUNICATIONS, FACILITIES AND AMENITIES
Greg Burkes

Welcome To Our New Residents

Heidi & Perry Wood
176 Glen Haven Circle

Keith & Brenda Kubert
108 Bellewood Drive
Moved from St. Albans, WV

Patricia Garabedian
174 Boxwood Road
Moved from Aiken

Ed & Karen Peterson
122 Pinyon Pine Loop

William & Susan Scheib
126 Tall Pine Drive

Larry Kusz & Susan Keys
182 Foxhound Run
Moved from Bonita Springs, Florida



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

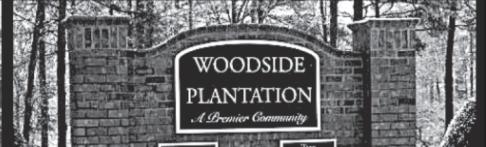


GOLF-COURSE LOT!

216 Boxelder Drive \$439,000



169 Glen Haven Circle \$29,500



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By agreeing to display business ads, the WPPPOA is not endorsing or recommending the use of any advertiser. The decision on which businesses to use is left entirely to the homeowners. To place an ad, call Woodside Property Owners' Association 641-9663, and ask for Keena Adams or email keena@wpppoa.com

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

December 2014.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



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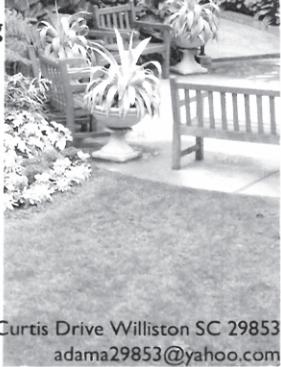
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Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.



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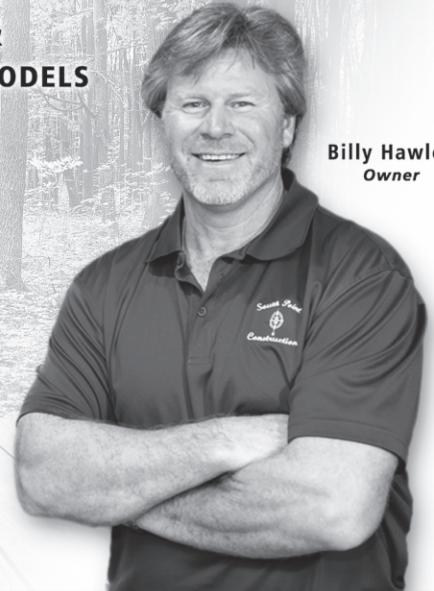
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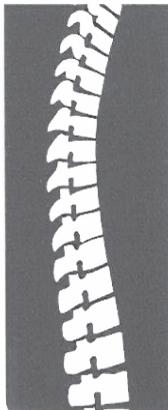
Billy Hawley
Owner



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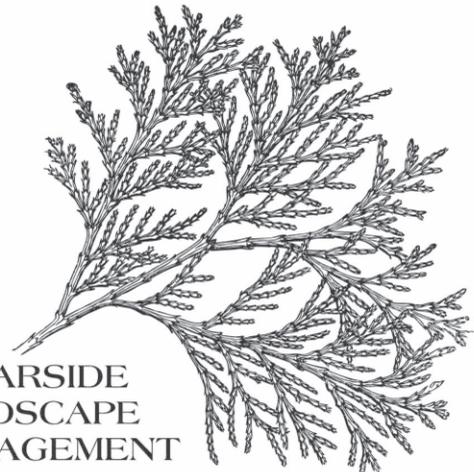
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