

WPPOA NEWS

VOLUME 17, ISSUE 2

February 2014

Board Meeting Dates

March 17, 2014 (4:00)
April 21, 2014
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.

Daylight Savings Time

Remember to "spring forward" by setting your clocks ahead one hour as Daylight Savings Time will begin at 2 a.m. on March 09, 2014. This is also an excellent time to check batteries in smoke/carbon monoxide detectors and make sure fire extinguishers are working.



PRESIDENT'S REMARKS

Nancy Hughes

Let's talk covenants.

Any of us who have looked at the Woodside covenants booklet can see that the covenants are pretty extensive and that Woodside takes them very seriously. I know some residents think the covenants are daunting and intrusive. However, most Woodside property owners recognize that they really are for our benefit. Last month, I mentioned that the biggest reason communities fail is underfunding. Well, the second biggest reason for failure is not enforcing the covenants. Adhering to the covenants keeps all of our property values up.

The way Woodside chooses to enforce the covenants is to rely on residents to alert the WPPOA staff to covenants violations. If you have ever received a covenants violation warning or fine letter, it was because the WPPOA office received a complaint from one or more residents (perhaps your neighbors), and upon investigation, the complaint was determined to be valid. However, because your WPPOA Board does not actively search for covenants violations, some of them get missed. We count on residents to let us know.

To avoid a covenants violation situation, please try to be aware of the covenants and do the right thing. If you are not sure, call the WPPOA office and ask.

*Happy
Valentine's
Day*

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



WOODSIDE PLANTATION PROPERTY OWNERS' ASSOCIATION 2014 ANNUAL ASSESSMENTS DUE

The Woodside Plantation Property Owners' Association mailed 2014 Annual Assessment notices on December 13, 2013. The rates for 2014 are \$746 for a dwelling and \$373 for a vacant lot.

The assessments are due and payable Monday, March 3, 2014. If you have not received your assessment notice, please contact the WPPOA office immediately at 803-641-9663.

Beginning March 4, 2014 late fees of \$25 per month will be billed until payment is received. In May 2014 unpaid assessments will be turned over to WPPOA's attorney for collection.

TREASURER'S REPORT

Pat Shippey

Time is running out. Your 2014 annual assessment is due no later than March 3, 2014 without penalty. Through the end of January about 28% of the annual assessment had been received. This is about the same as was received at this time last year.

The 2014 Budget was included with the assessment notice. To answer some of the most commonly asked questions about the budget, here are some facts. There are currently 1,868 dwellings and 479 lots within Woodside Plantation. In addition to property owners, the Development Company pays an assessment on each of its unsold lots and also on any spec homes. Each Country Club is also assessed based on the number of their respective golf holes.

The 2014 annual assessment is 3% more than it was in 2013. Most of the increase will be deposited in the Reserve account as the contribution percentage was increased from 11% in 2013 to 12% in 2014, an increase of \$23,500. Total operating expenses are estimated to be \$45,400 greater than in 2013, a 2.8% increase. The majority of the increase was due to State unemployment insurance rate increases, insurance on our Lakes and Dams, and potential health insurance costs for Security personnel. The assessment rate was kept at the 3% level due to the increase in dwelling assessments. Included in the \$31,906 contingency is the cost of the fourth phase of the landscaping strategic plan.

We currently have \$721,616 in the Reserve account. We expect to add \$195,915 in 2014 for a total of \$917,531 plus some interest that may accrue. Expenses anticipated in 2014 include walking path repairs, replacement of a section of perimeter fencing, and replacement of dead shrubbery.

The Board has agreed to contract with an outside consulting firm to perform a financial analysis of the current Reserves and provide a funding plan for future years to maintain the quality of the community and protect property values without any future "special assessments". Board members always keep in mind that the two main reasons communities such as Woodside fail and decline are 1) non-enforcement of the covenants and 2) inadequate reserves.

The 2013 audit is in progress and the auditor will present his report at the March work session.

JANUARY 20, 2014 BOARD MEETING MINUTES



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

Contract price: \$73,533.06
Motion seconded by Nancy Hughes.
Motion carried.

Attendees: Nancy Hughes, President
Pat Shippey, Treasurer
Melanie Brock, Association Manager
Mary Shultz, Member
Bill Lykins, Member
John Rogers, Member
Greg Burkes, Member
Jerry Hughson, Member

Motion: Jerry Hughson moved to engage the services of Association Reserves for \$2,850.00 to perform a Reserve Study for Woodside Plantation to evaluate the condition of components and determine their remaining useful life and to perform a financial analysis of the current reserves and provide a funding plan for future years.

Absent Larry Wittenmyer, Vice-president
Dee Clark, Secretary
Diana Peters (DC)

Motion seconded by Bill Lykins.
Motion carried.

Guests: Don Donley, John Abshire,
Wesley Elijah

Report Topics:
• Repair of walking path
• Town hall meeting survey results
• Red tips replacement
• WPPOA/WDLP meeting summary
• Reserve account analysis
• White Willow Place issue
• Steeplechase traffic issue

Approval of Minutes:
Ms. Hughes: There being no additions or corrections, the minutes of December 16, 2013 stand approved as written.

Meeting adjourned at 3:55 p.m.

Business:
Motion: Bill Lykins moved to accept the bid of American Construction Services for the rehabilitation of approximately 2442 lineal feet of Woodside Plantation Property Owners' walking paths. Broken pavement to be removed, tree roots removed, base prepared and pavement to be replaced with 4" of concrete.
One half of the project to be completed by April 1, 2014. The remaining portion to be completed before December 1, 2014. Payment for the first section to be 30 days after submission of statement. Payment for the second portion to be made by January 15, 2015.

Respectfully submitted,

Melanie Brock
Association Manager

**The Blotter
JANUARY 2014**

Alarms	0
Construction Site Theft	1
Decal/Pass Violation	0
Emergency Vehicles/Public Safety	13
Fire	3
Fishing	0
Gate Maintenance	2
Landscaping	0
Litter	0
Light Maintenance	2
Animal Nuisance	0
Other	3
Parking	6
People Nuisance	1
Property Damage	2
Resident Assistance	5
Routine Safety Patrol	45*
Speeding/Reckless driving*	0
Suspicious Condition/Person	1
Vandalism	0
Theft	0
Trespassing	0
Traffic Violation	0
Vehicle Accident	0

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

SUMMARY OF COMPLAINTS

January, 2014

Appurtenances – 1
Referred - 7
Unsightly Conditions – 3

Total Complaints - 11

Referred Complaints

Common Area - 3
Roads - 4

Total Referred Complaints - 7

C.E.E.C. (COVENANTS)

John Rogers

Woodside is a beautiful neighborhood and, as Nancy Hughes points out in her column, our covenants are an important ingredient in keeping it that way.

Although within the city limits of Aiken, our community is still very suburban. In fact there are days when it could resemble “wild animal kingdom”. We have (or had) in recent times foxes, coyotes, bob cats, deer, armadillos, many, many squirrels, a variety of birds from turkey vultures and red tail hawks to the pretty blue birds. And the list could go on including the many fish in our ponds.

But not all the animals in Woodside are wild things. We also have a large population of pets of which dogs are the most visible, and the covenants are very specific regarding them.

For example, pets are not allowed to roam unattended within Woodside. They must be on a leash including restrained in your backyard if not fenced in. Our covenants are consistent with the city of Aiken’s leash law.

There are noise restrictions on pets as well (applies to humans as well, but that is another column).

The complaint we receive often, and which gives dog owners a bad name, is not picking up their dog’s poo. It is a common courtesy to do this and most people are courteous about it. But there are a few Please don’t be one of them. Remember to pick up the poo ... not the pooch.



ARCHITECTURAL REVIEW BOARD

Dee Clark

Spring is just around the corner and many of us are looking at the exterior of our homes to determine what types of sprucing up and enhancements are necessary to maintain and improve the beauty of our properties.

Planting additions, of a minor nature, on the site are allowed without ARB approval. While each new home is required to submit a landscape plan, it is expected that homeowners may change, renew, and repair their plantings on a continuous basis. With the exception of cutting down trees, this does not require ARB approval.

What **does** require approval are additions or changes to your **hardscape**, which could include such things as walks, patios, statues, decorative and retaining walls, arbors, water features, gazebos, landscape lighting and other structural items either raised or at ground level. A property owner should contact the POA office if he/she is not sure if a plan is required.

If you are looking to make exterior building alterations (including additions or paint color changes) please submit the proposed plans including elevations, material specifications, finishes, color samples, revised site and landscape plan and construction schedule (as appropriate) for written approval by the ARB before starting your project.

The Property Owners' Association Architectural Review Board convenes twice a month on the second and fourth Mondays. Please submit your requests in a timely fashion to insure getting your project started at the appropriate time.

December 2013 ARB Activity

Building and Environmental Inspections – 37

Homeowner issues - 2

Improvements – 8

Landscape Plans – 5

Satellite Dish Location Requests - 5

Tree Removal Requests – 18

Variances - 2

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

On the Amenities front, now is the time to sign up for Garden Plots for this year's growing season. You can sign up at the WPPOA Office. Plots cost \$30 for the year and there is a one-time \$25 deposit.

The Technology and Communications Committee is looking at developing a plan to improve and streamline the communication between the Board and Residents. The committee is meeting on a monthly basis and will be sharing more information as the year progresses.

LAKES AND DAMS

Jerry Hughson

Granite Ridge Aquatic Services (GRAS) made their monthly trip to Woodside in January and inspected our lakes for vegetation and other problems, finding none. The cold weather in January kept the growth pretty well under control. While they were here, however, and under contract to the Woodside Development Company, GRAS introduced approximately 300 Triploid Carp, also known as Grass carp, into Spalding Lake (one of the two lakes that does not belong to the WPPOA). Grass Carp are herbivorous, and are used to keep vegetation, in this case, floating hearts, from spreading wildly in the lake. These breed of carp cannot reproduce, so if you are an authorized fisherman on Spaulding, and if you catch one of these carp, please release them back into the lake so they can continue to do their job.

We were expecting Schnabel Engineering to visit our dams in January and perform their detailed safety inspection, but at their request, because of the rainfall and scheduling problems, their visit has been postponed to February. I will keep you posted.

See you next month!

Jerry

W.O.W TRASH AND TREASURES SALE

Saturday, March 1, 2014

9:00 a.m. -1:00 p.m.

Odell Weeks Activities Center, Gym #1 and #2

*This year all four doors will open promptly at 9:00 am
Participants must be current Woodside Plantation residents.
Spaces are 12 x 12 and include one 6 foot table and two chairs.*

\$60 per space (Non-refundable)

Residents may set up at 7:15 am

All items must be removed by 2:00 pm

*Women of Woodside will purchase garage sale permits and
will advertise to the general public.*

*Non-profit organizations will be available at the end of the day to
take remaining items you may wish to donate.*

*Call for availability of space
Mary Ellen Hoffman, 644-1299.*



COMMON AREA LANDSCAPING

Mary Shultz

While the temperatures are low, this is an ideal time to be getting ready for the spring, summer and fall beauty that nature provides us. To that effect, we had numerous soil tests done around the plantation common areas to determine the pH of the soil. Based on the results of those tests, we determined there were many areas that needed to have some lime added. You may have noticed the aeration and the subsequent lime application occurring. It takes a bit of time for the lime to be absorbed by the soil and for the pH to adjust to a more optimum range for our warm weather grasses. If the pH is not in the optimum range, the absorption of fertilizer is seriously compromised and may not be absorbed by the plants.

If the weather holds (no rain and no freeze), by the time you read this, the Bradford Pear trees at the main gate should have been removed or should be in progress.

Beginning the middle of the month of February through the middle of March, we will do the severe pruning of bushes to resolve line of sight issues, sign obstruction, and overgrown areas. The list of places is rather long, so they are not included here, but if you know of an issue, send it to me and I will add it to the list if it is not already included.

Clean up and mulching will also begin. We plan to address some of the interior areas first and leave the areas that are more visible to Woodside Plantation visitors till closer to the Masters Tournament timeframe.

We have noticed that some of the seasonal plantings, such as pansies, were a bit stressed by the cold temperatures we have experienced during January. Right now we do not plan to do anything with them; they may rejuvenate as the temperatures warm up. Trees, especially some of our palms, have been injured by the freeze; those trees will be pruned as we begin our spring spruce up program.

SOME USEFUL INFORMATION

There have been several questions regarding what to do when one encounters a dead animal in the Woodside plantation complex. In the event that you find a dead animal on or near your property, please call the POA office. They will contact one of the businesses that remove dead animals after confirming the location of the animal. In the event that this happens over a weekend, be advised the dead animal will be dealt with on Monday morning, due to an extremely heavy charge levied when weekend duty is required.

MASTERS WEEK 2014

The Masters Tournament will be held April 7-13, 2014 at the Augusta National Golf Club. For information on renting your home, you may call the POA office at (803) 641-9663 and talk with Lynda or send an e-mail to: lynda@wppoa.com

So that we may help to make renting during this event an enjoyable experience for your guests and work toward ensuring the security of your home, please let us know if you are planning to rent your home for all or any part of the week.





WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

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

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Melanie Brock, Association Manager
June Carlson Wayne Brock
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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

Zachary and Lyndsey Lucio
238 Boxwood Road
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Gary and Susan Lightbody
137 Holley Ridge Road
Moved from Warren, Ohio

John and Karen Carman
112 Charles Towne Place
Moved from Suffolk, Virginia

Joseph Linder
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Moved from Waialua, Hawaii

Larry and Margaret Brown
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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 Lynda Allen or e-mail lynda@wppoa.com
Advertising prices per month: **Business Card \$35, Quarter Page \$55 and Half Page \$85.**
February 2014.

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WOODSIDE PROPERTY OWNERS CLASSIFIED ADS

186 Foxhound Run \$479,873



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209 Hackberry Lane \$328,500



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

February 2014.

WOODSIDE PROPERTY OWNERS CLASSIFIED ADS



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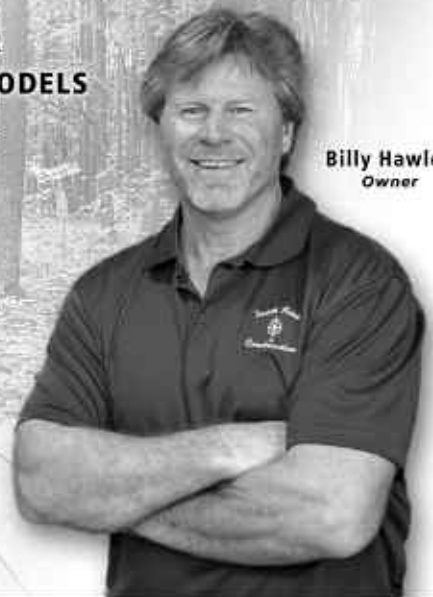
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WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS

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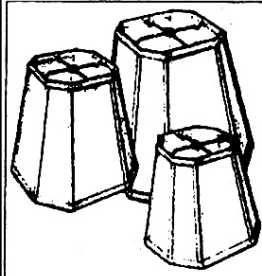
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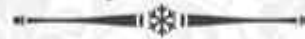
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Feb 2014 Update
2/4/2014

Hello. I hope everyone had fun in snow! We were very fortunate at our house in that we did not lose electricity. Dan and Bud were called out to a house fire around 8 pm on Tuesday. We had already gotten about 2 inches of snow by then. The call was cancelled and Dan brought Bud home. He then headed out to the fire station with his chain saw to wait it out with a skeleton crew after they were put on alert. Ruth went to bed around 11:30; I stayed up making a to-do list and listened to the scanner. Even though he is 19, Dan is my first born and naturally, I worry. When he got home around 3 am Wednesday, I was halfway through watching a movie on TV. He went on to bed and after the movie ended I was a little restless. I got on the tractor and scraped our road (no, it does not have a cab, thank you). I finally laid down around 6:30 Wed morning, careful not to wake Ruth, as school had been already been called off. She woke me at 9:30 and asked me "ARE YOU GONNA SLEEP ALL DAY?!" Life is full of fun!

Ruth, Bud, and Dan are doing great.
Thanks!!!

Thanks!!!

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