

WPPOA NEWS

VOLUME 17, ISSUE I

January 2014

Board Meeting Dates

February 17, 2014
 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.

*Just a reminder
 to update the
 POA office
 with any
 new contact
 information*



PRESIDENT'S REMARKS

Nancy Hughes

No one (including me) likes to pay more money than he/she thinks is reasonable. Therefore, every year we hear from some residents who are upset about increases to our annual assessment. It has been my experience that if people understand what they are getting for their money, it lessens the pain. So, I thought I would devote one more article to explaining Woodside's financial position.

When Woodside was a fairly new community and the economy was booming less maintenance was needed and much of our income came from new construction fees. Woodside is now 26+ years old and requires much more maintenance (including replacing some equipment and landscaping). In addition, the housing market is not what it was in the early 2000's, so more of our income comes from resident assessments and less from new construction fees. Over the last five years our significant expense drivers have been:

- Landscaping – From 2009-2011, the Woodside Development Company (WDC) turned over to the WPPOA fourteen additional properties, all requiring landscaping maintenance. In 2011, we began our four year strategic landscaping plan designed to address the aging landscaping issues in the older sections and reduce future maintenance costs. In 2012 and 2013, we did not accept any additional properties from the WDC. As a result, our landscaping costs leveled off. There has been no increase in our landscaper rates.
- Security – In 2009-10, we opened two new entrances to Woodside and automated gates were installed at four of our entrances. The expense was somewhat offset by a reduction in manpower.
- Reserve account – One of the major reasons that communities fail is underfunding. For many years, we were contributing 10% of our total assessments to our Reserve account. As the plantation gets older and requires more maintenance, the Board thinks 10% may be insufficient. For 2013, we contributed 11%. For 2014, we plan to contribute 12%. Eventually we will get to our maximum allowed contribution of 15%.

Going forward, the Board intends to put a major focus on speeding within

Continued on next page

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



President's Article continued from previous page

Woodside. Feedback from many residents as well as the Board's observations have convinced us that we have a significant speeding problem. The Board is choosing to be proactive and address the speeding problem before we have frequent and serious consequences.

Speed bumps have been considered (and not entirely ruled out). However, the general population in Woodside finds speed bumps very controversial. Several years ago we surveyed the entire Plantation, about speed bumps, and the response was over 75% negative. Therefore, the Board has decided to go with a less intrusive and more informative speed monitoring device. Please see Larry Wittenmyer's December 2013 newsletter article on Security for the details.

Finally, to help you put your annual assessment in perspective, Woodside is being managed at a lower cost than comparable communities (and many smaller communities that offer less amenities, services and landscaping) in the southeast.

I hope this helps, but if you have any questions, email (hughes0213@bellsouth.net) or call (502-0213) me or any of the other Board members. We would be happy to provide more details.

Have a happy, healthy and safe 2014.

SECURITY**Larry Wittenmyer**

As we begin a new year, I hope everyone had a safe and happy holiday! The new year will bring a continued emphasis on safety within the Plantation, in the form of speed control and adherence to stop signs. Our new speed monitoring device has been delivered and we will be setting up and testing its' operation and capabilities, during January. I will update you on the machine's features in my next article.

During these colder months, many of us travel to warmer climates. When you plan to be gone, for extended periods of time, be sure to stop your papers and mail delivery or have a neighbor pick it up. Also, you can request additional monitoring of your property by informing our security service of the dates you plan to be away. Upon written request, security patrol will do periodic checks of your property when you're away. Emergency phone numbers may be left with the guards and/or the POA office, should you need to be contacted. If the security staff is notified when a security alarm is activated, patrol will assist the police. However, our staff will not enter a home unless accompanied by the police.

TREASURER'S REPORT**Pat Shippey**

The 2014 assessment notices were mailed to property owners in December. Payment is due no later than March 3, 2014, without penalty. The number of homes assessed increased by 28 to 1,868 and the number of lots decreased by 13 to 479.

In 2013 there were 38 new housing starts and 22 new lot sales recorded by the development company. Housing starts were almost double what was projected and lot sales were 10% higher than expected.

For the year, Operating Income was \$2,000 under budget but Operating Expenses were \$117,700 under budget. This reduction in expenses was due to several factors. The deferral of the engineering inspection of all dams to the spring of 2014, lower irrigation repairs than in previous years, reduced manpower on the maintenance staff, and reduced expenses for automated gate repairs. The third phase of the Common Area Landscape Strategic Plan was completed this year. No other special projects were identified.

In accordance with the adopted budget, 11% of Assessments in the amount of \$172,447 was transferred to the Designated Reserve account in 2013. The section of East Gate Drive from the gate to the circle was repaved at a cost of \$76,788 and perimeter fencing in the Eagle's Nest section was replaced for \$19,800. The account earned \$2,178 in interest for a net increase of \$78,037 to the account for future repairs. At the end of the year the balance in the Designated Reserve account was \$721,616.15.

The auditors were here in December performing preliminary work on the annual audit. They will return in January to complete the audit and prepare the 2013 federal and state tax returns.


DECEMBER 16, 2013 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.

- Attendees: Nancy Hughes, President
- Larry Wittenmyer, Vice-president
- Pat Shippey, Treasurer
- Dee Clark, Secretary
- Melanie Brock, Association Manager
- John Rogers, Director
- Mary Shultz, Director
- Absent: Diana Peters – (DC)
- Jerry Hughson, Director
- Greg Burkes, Director
- Bill Lykins, Director
- Guests: None

individuals of the ARB for a period of one year:

- George Hughes Chairman, Plan review
- Chuck Martini Chairman, Tree and Satellites
- Tom Grillo Chairman, Landscape Committee
- Bob Clark Chairman, Erosion & Site Inspections
- Phil Haggerty Member-at-large, **And to appoint**
-  William Dulworth Member-at-large for a period of one year

Motion seconded by Pat Shippey.
Approved.

Approval of Minutes:

Ms. Hughes: There being no additions or corrections, the minutes of November 4, 2013 stand approved as written.

Business:

Motion: Mary Schultz moved to use 2014 special project money to (1) implement Phase IV of the common area landscaping four year strategic plan and (2) begin to address the Red Tip fungus issue. The focus of these projects is to perform a one-time-fix to address dying landscape in the common property areas. The total cost not to exceed \$29,000.

Motion seconded by John Rogers.
Approved.

Motion: Dee Clark moved to approve reappointment of the following



Report Topics:

- Strategic Plan Updates/Pond Water Testing/Dam Inspections
- Street Light Project
- Eagles Nest Fence Completion
- Leasing Amendment Recorded effective 1/1/2014
- Treasurer’s Report updates presented
- Continued Speeding Issues Documented



Meeting adjourned at 3:55 p.m.
Respectfully submitted,
Dee Clark

**The Blotter
DECEMBER 2013**

Alarms	0
Decal/Pass Violation	0
Emergency Vehicles/Public Safety	17
Fire	1
Fishing	0
Gate Maintenance	2
Landscaping	0
Litter	0
Light Maintenance	2
Animal Nuisance	2
Other	3
People Nuisance	0
Property Damage	0
Resident Assistance	5
Routine Safety Patrol	43*
Speeding/Reckless driving*	0
Suspicious Condition/Person	0
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

November, 2013

Referred – 8
 Unsightly Conditions – 1
 Yard Debris – 1

Total Complaints - 10

Referred Complaints

Common Area – 3
 Lakes & Dams – 1
 Maintenance - 1
 Roads - 1
 Security - 2

Total Referred Complaints - 8

C.E.E.C. (COVENANTS)

John Rogers

Whatever the winter analogy is for the “Dog days of summer”, we are in it. The daylight hours are short and the gray skies of winter with the cool weather makes you want some comfort food. My favorite is Nancy’s meatloaf on a dreary cool day.

But with the cool weather it is time to get outside and walk around our neighborhood. While absent much of the vibrant color of the spring and fall the slight chill in the air adds motivation to extend a leisurely stroll a bit further. The winding streets, varied home designs and nice but wintry landscapes make the stroll enjoyable. (Commercial message - Yes, our covenants help to keep things respectable.) Rather than your same neighborhood trek, why not drive to another part of Woodside, park the car and walk a different neighborhood. I enjoy parking at the Reserve Park and walking the area of “The Point”. Enjoyable views, good exercise.

For the more ambitious you can hike the Woodside trails. Our neighbor Jim Pierce organizes hikes throughout the year both in and outside of Woodside. In fact, he has a website devoted to this with beautiful color maps (printable) of our Woodside trails. What better way to get in shape for the Super Bowl in a couple of weeks.

Speaking of short daylight, we are now increasing our daylight time from the low point of 10 hours in December to over 14 hours in June. And if you have friends in the “North”, well they currently have nearly one hour LESS daylight than we are enjoying. Of course, not that you would ever point that out to them. So why not get outdoors and enjoy our nice weather.

p.s. With the reduced daylight please keep the streets open by placing your debris very close to the curb.

The Woodside Trail Group’s website is: <http://ecirwin110.dot5hosting.com/woodsidetrailgroup/index.shtml>

The dates (all Saturdays) of future hikes are below and the website will give you the details – location, length, what to expect and who to contact. Good website with lots of info.

- January 18 Hollow Creek East Branch • February 22 Hitchcock Woods Chalk Cliffs
- March 22 Phinzy Swamp Nature Park • April 19 Woodside Village Trail

ARCHITECTURAL REVIEW BOARD

Dee Clark

What are appurtenances? According to the Building and Landscape Guidelines, appurtenances is a broad category which includes items considered ornamental or recreational in nature that must be reviewed and approved by the appropriate ARB.

While most of us readily submit requests for renovations, new construction, and major additions to our properties, we need to be aware that the items listed below also require approval.

Appurtenances that are specifically addressed in the Guidelines with detailed criteria listed within the category are the following:

- Exterior Lighting
- Hot Tubs
- Flagpoles
- Window Air Conditioners
- Boat Storage
- Swimming Pools
- Satellite Antennas
- Solar Energy Systems
- Mailboxes
- Statues/Play Equipment/Other Structural Items*

*Structural items are those that are secured in the ground, require footings, or those that cannot easily be moved. Moreover, these items cannot be placed in the setbacks of a home.

Examples of these may include, trellises, arbors, and pergolas.

Throughout the Plantation, there are appurtenances that remain on properties and are no longer in use. We would ask your cooperation to check your property and remove such items as unused satellite dishes and poles, play equipment, hot tubs and other structures.

For further clarification check out the Building Guidelines at WPPOA.com or contact the POA office at 641-9663.

December 2013 ARB Activity

Building and Environmental Inspections – 30

Homeowner issues - 2

Improvements – 4

Landscape Plans – 1

New Construction - 1

Satellite Dish Location Requests - 6

Tree Removal Requests – 6

ROADWAYS, STREETLIGHTS & SIGNS, WALKING PATHS Bill Lykins

Very little is going on with our roads at this time. However as the winter weather leaves the Plantation we will begin reviewing the current needs of our pavements. After this evaluation a decision will be made as to whether we need pavement repairs or overlay in 2014.

A decision has been made to start repairing our walking paths. These repairs will be done in phases. We will start with corrections to the areas that are deemed to be in the worst condition. We have received bids for the first phase and expect to award a contract for construction by late January. This contract will cover approximately 2400 plus. linear feet of walking path. The bad areas will be removed, tree roots cut out and new pavement installed. Part of the work will be done early in the year and part later (maybe fall). The initial work will start at the entrance to Woodside Planation Country Club and proceed south.

Remember the initial project is not a total replacement of the walking paths-ONLY THE WORST AREAS. If you have any questions please call me.

LAKES AND DAMS

Jerry Hughson

Happy New Year to everyone! I wish all of you a healthy and prosperous 2014!

As promised in the December newsletter, Granite Ridge Aquatic Services (GRAS) came in December and treated Magnolia and Burden Lakes for floating hearts. With the cold snap we are in as I type, treatments will be on an as required basis until spring, but GRAS will make their monthly trip to Woodside to ensure all is OK with our lakes.

We have signed a contract with Schnabel Engineering in W. Columbia, SC, to inspect the dams on our lakes. The inspection will hopefully take place in January, but it depends on the lake levels, which need to be low so the team can inspect the outflow structure without lots of water output. I will report on significant problems, if any, probably in the March Newsletter.

On several Saturdays in December, volunteers from Woodside walked the shorelines of all of the lakes of Woodside and picked up bags and bags of trash. This is a wonderful community service for our residents, and is organized by our fishing "guru", Ken Ziomek. I would like to personally thank Ken and the volunteers who helped: Ken Ziomek, Tony Ziomek, Debra Vasey and Mark Behl, Peter Bowers, Bob Carter, Greg Gullickson, Karen and Ron Hudson, Jerry Hughson, Dale Hutsell, Angela and John Martone, Denny McGurer, Jack Royalty, and Frank Shallo.

Congratulations to Debra Vasey for winning the 2013 COLOSSAL CRAPPIE AWARD for her 14 inch crappie caught on January 21, 2013 on Holley Lake. Congratulations also goes out to Ken Ziomek for winning the 2013 BIG BASS AWARD with a 24 1/2 inch bass caught on Oakman Lake on April 1, 2013. All fishermen should note that starting with the 2014 awards, entries will only be accepted from the lakes controlled by the WPOA; Burden, Holley, Magnolia, Oakman, and Royal. Our other two lakes, Cuning and Spalding, are being excluded because they offer no resident access. Please congratulate Debra and Ken on their 2013 awards. A record of their catch will be added to the fishing plaques which reside at the WPOA offices.

See you next month!

Jerry

KEN'S FISHING MEMORIES AND PLANS,

Ken Ziomek

2013 has been a memorable fishing year for me. It's interesting to note that my top three experiences had nothing to do with me catching fish but rather with the success of others.

My number one memory is taking my brother, Tony, fishing to a lake in Edgefield County and watching him hook and land a nine pound and three ounce bass. Family memories, whether on the golf course or on the water, are always the best. As we get older, they're even more valuable.

Next, I fondly remember the day that Frank Shallo and I took Ann and Bill McNally's grandsons, Ronan and Peter, fishing as part of the KIDS FISHING FUN Program. The brothers were so competitive that we could not leave until both boys had caught an equal number of fish. Luckily, they both hit 10 bass at the same time and we could finally leave.

Finally, the Fall Fishing Outing was special because the three women that were participating, all won prizes. Lindy Crandall caught the most fish; Angela Martone won the Nightcrawler Category; and Katie Worrell took second place in the Minnows Category. I firmly believe that all of the men at the Outing were excited for them.

My plans for 2014 are very simple. First of all, I want to take more people fishing and get them started enjoying this wonderful resource of Woodside. Next, I want to further promote the KIDS FISHING FUN Program. If you ask my wife, she will tell you how excited I am on those days when I introduce youngsters to fishing. I have fun even though I never get my line in the water. Finally, I plan on spending half of my time on the water testing out new techniques. Bass eventually become used to the same lures or plastics. I want to share info on new techniques to keep everyone catching fish.

I wish everyone great fishing success during 2014.

Ken Ziomek

649-9842

ziomekk@bellsouth.net

COMMON AREA LANDSCAPING

Mary Shultz

Considering the cold temperatures, there is not a lot going on in the world of landscaping. Sometime in February, major pruning of bushes will be done and some planting will occur, assuming the ground thaws by then. We also still need to have the Bradford pear trees at the main gate removed. With the lull in activity, it is an opportune time to provide some background on the landscaping budget.

Woodside is now 26+ years old and requires much more maintenance; in addition, equipment replacement as well as landscaping replacement needs to occur. In 2011, we began our four year strategic landscaping plan designed to address the aging landscaping issues in the older sections and reduce future maintenance costs. Having begun the final year of that plan, the Landscaping Committee and I are in the process of developing another strategic plan. Input is due this month. The various potential projects will be analyzed for economic viability as well as the value they add to Woodside. Future articles in this column will provide the final results. If you have some ideas, please provide them to me.

The Woodside Plantation common areas comprise an extremely large area to maintain, covering approximately 39 acres of lawn areas that require cutting, fertilizing, watering, pest treatment, and weed control. There are over 10,750 shrubs requiring fertilization, fungicide and pest control applications, as well as trimming and pruning. Annually, we apply about 4,750 bales of pine straw, 67.5 cubic yards of pine bark mulch and 57 cubic yards of double ground mulch. The infrastructure that has to be maintained includes an irrigation system comprising access to city water, 30 wells, 45 automatic timers and 25 battery valves. Add to that the miles of irrigation system lines and all the sprinkler heads, and one can begin to understand the complexity of the common

area landscaping arena.

The budget is developed based on certain categories of costs. Scheduled maintenance is defined contractually and comprises the normal efforts that Cold Creek must perform, including grass cutting, fertilization, mulching, weeding, edging, and clean up. The tasks are defined by specific areas and include a minimum frequency per year requirement. Unscheduled maintenance includes various efforts that need to be done in response to storm damage, vandalism, accidental damage, special needs of trees and grassy areas in response to results from soil testing, and pest control (fire ants, rats, etc). These efforts must be approved prior to work beginning. The amount budgeted for water is paid to the City of Aiken for that portion of the water we obtain directly from the city. Quite a bit of water is obtained from our wells. The electric costs are paid to both SCE&G and Aiken Electric Co-op for the electric power needed for the wells and irrigation systems. The salary budget line item includes the portion of costs attributed to the POA staff who assist in responding to complaints and who do the invoice validation. The vacant lot mowing costs are reimbursed via the fees assessed to the lot owners. The chart below provides a comparison between 2013 and 2014 budgeted line items. If you have questions, please do not hesitate to contact me.

	2013	2014
Scheduled Maintenance	\$485,000	\$480,000
Unscheduled Maintenance	\$25,000	\$25,000
Irrigation Repair	\$40,000	\$40,000
Salary, POA	\$7,000	\$7,000
Common Area Water	\$10,000	\$11,000
Common Area Electric	\$30,000	\$31,000
Vacant Lot Mowing	\$16,000	\$19,000
	\$613,000	\$613,000

TECHNOLOGY, COMMUNICATIONS, FACILITIES & AMENITIES Greg Burkes

January and February are the time of the year for Residents to sign up for a plot in the Garden Center. If you are interested in gardening this year, you can sign up for a plot at the POA Office. The fee for renting a plot is \$30.

You should have received a short survey on the possibility of the Board of Directors holding Town Hall Meetings for Woodside Plantation Residents. The survey was sent via email. If you did not receive a survey, that could mean the WPPPOA Office does not have your correct email address, so please send your preferred email address to wppoa@wppoa.com. It could also mean it has gone directly to your spam or junk mail folders. Make sure to add WPPPOA to your address book as well. Please know we will not share your email address with anyone outside of the WPPPOA Staff and Board Members.



If you do not have an email address, contact the WPPPOA Office and one will be sent to you.



WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

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

WPOA OFFICE

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

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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

Andrew Brooks and Jessica Waites
140 Foxhound Run Road

Stephen and Judith Smith
536 Holley Lake Road
Moved from Knoxville TN

Allan and Linda Knox
118 Sea Grass Lane
Moved from San Diego CA

Harold and Linda Morgan
116 BaldCypress Court
Moved from Charleston SC

Nathan and Stephanie Labdon
194 Cottonwood Creek Lane
Moved from Macro Island FL



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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.**
January 2014.

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WOODSIDE PROPERTY OWNERS CLASSIFIED ADS

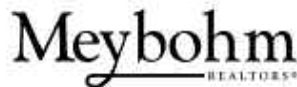
<p>227 Commonwealth \$99,500</p>  <p>GOLF LOT ON CUL-DE-SAC</p>	<p>194 Bellewood Drive \$389,000</p> 	<p>209 Hackberry Lane \$349,500</p> 
<p>140 White Cedar Way \$79,900</p>  <p>GOLF-COURSE LOT!</p>	<p>216 Boxelder Drive \$439,000</p> 	<p>169 Glen Haven Circle \$29,500</p>  <p>SPECIALLY-PRICED LOT!</p>

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SAVE THE DATE
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Thank You!!!

The Security staff would like to thank all the residents that so graciously dropped off cookies, candy, and many other treats over the holiday season.

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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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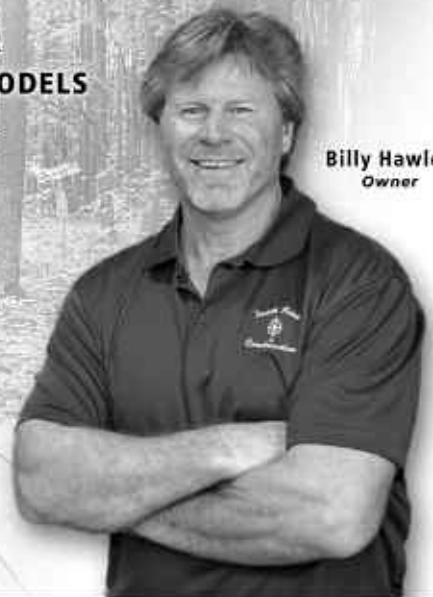
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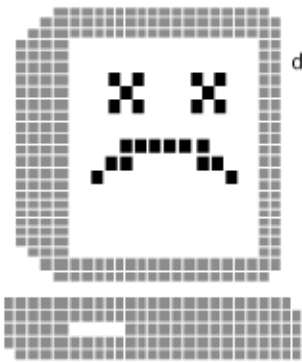
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Billy Hawley
Owner

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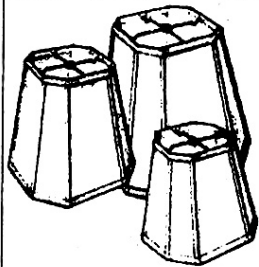
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Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.



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"Right at Home" owners Celeste Hoffman and Kathy Crist introduce therapy dog Snickers to Mrs. Margaret Lista. Photo by Todd Lista.

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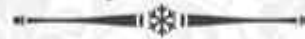
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Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.
January 2014.

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- 392 West Pleasant Colony
- 253 Commonwealth
- 301 Steeplechase

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January 2014.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



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DABB Farms

Jan 2014 Update

1/8/2014

Too COLD to write much this morning!. I am busy trying to keep everything from freezing up, including myself.
Rick had a great Christmas Tree season.

Ruth,Bud, and Dan are doing great.

Thanks!!!

Tim Bledsoe
(803) 480-2978

Dan's Peach Stand
1518 Whiskey Road
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Re-opening ~ Memorial Day 2014

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