

# WPPOA NEWS

VOLUME 17, ISSUE 6

June 2014

### *Board Meeting Dates*

**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.

**The POA office  
will be closed  
Friday, July 4, in  
observance of  
Independence Day.  
Regular hours will  
resume on  
Monday, July 7,  
2014.**

### **No Fireworks...**

Are allowed in  
Woodside Plantation.  
Please be observant of  
this policy.

## **PRESIDENT'S REMARKS**

**Nancy Hughes**

A few months ago, I mentioned that we had a talented resident committee working on a strategic plan for Woodside. John Eyler, Gerald McDonald, Bob Wells, Barry Shedrow and Dave Applegate have done a great job creating a thoughtful, reasonable and intelligent strategic plan. Then the ice storm hit and the strategic plan took a back seat to the immediate cleanup effort. Now that we are back to normal, I thought you might like to hear about the strategic plan. The following is our mission statement and high level objectives.

**Mission Statement:** WPPOA should maintain and promote Woodside Plantation as a premier gated residential community in the southeastern US.

### **Objectives:**

- Keep property values up, in particular, resale properties
- Develop a plan to address the changing and aging infrastructure; focusing on the physical as well as financial requirements
- Develop a communication plan to provide information to and solicit information from property owners, using a variety of methods
- Create a long term financial plan
- Encourage the involvement of property owners in the governance of Woodside

The Board is working on the action steps needed to address the objectives.

On behalf of the Board, I would like to thank the Strategic Planning Committee first for volunteering their services and second for providing us with a sound high level framework.

**Decals for vehicles parked in the  
RV area need to be renewed  
July 1, - July 31, 2014.**

PRESRT-STD  
U.S. POSTAGE  
PAID  
Augusta, GA  
Permit No. 545

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



## COMMON AREA LANDSCAPING

**Mary H Shultz**

### STORM DAMAGE UPDATE AND WOODED AREA MANAGEMENT PLAN

The good news is that the trees have leaves and the bushes have branched out; the bad news is now we can see where branches were damaged during the ice storm because the leaves have turned brown. Mother nature may take care of some of that damage; some will need remedial intervention in the form of removal.

In the past few weeks, several members of the Landscaping Committee have completed surveying all streets and common areas in Woodside Plantation to record where we have areas that require repair and /or clean up. That data has been compiled in a database and forms the basis for writing contracts with tree service companies to complete the storm damage repairs. It will also provide input to the wooded area management plan that will be completed this year. I am truly grateful to those Committee members that worked this project; it was a huge amount of work, considering the size of this community.

This study pointed out several areas where just a bit of tidying up was needed; pine cones needed to be picked up; trees needed to be staked; debris needed to be pulled out and put into piles for pick up. Steve Powell, newest member of the Landscaping Committee took on the challenge and has sent out emails soliciting help. The idea is that a group of folks get together on several Mondays for a few hours and begin some simple clean up. If you are interested in assisting, contact Steve Powell at [stevepowell@atlanticbb.net](mailto:stevepowell@atlanticbb.net).

### WHAT IS HAPPENING

Cold Creek replanted the flower beds with summer plantings. We hope you like the plantings.

The month of June will see the clearing of brush along the perimeter fence behind the homes along Sweet Bay Drive and Nutmeg Court to prepare for the fence replacement along that path. We will also be removing fallen trees from several lakes and some of the dams. In addition the outer side of East Pleasant Colony will be cleared of excess debris and dead trees to allow repair of the fence in several places where the perimeter fence has been knocked down.

### LOOKING AHEAD – YOUR INPUT REQUESTED

Every fall, we overseed our common areas with rye grass seed to provide a green landscape throughout the winter. This is not without a cost. We pay for water to irrigate the seed, which must be watered constantly. We pay for electricity which runs the pumps for the wells. We then pay to maintain the grass all winter: cutting, fertilizing, etc. We then pay to ensure our summer grass returns and is healthy. Some of the premier golf courses throughout the country have stopped overseeding to allow the base summer grass to establish and maintain dominance, resulting in a healthier turf.

What if we did not overseed ? What if we allowed our common areas to turn a dormant golden as our lawns do ? Send your thoughts to Mary Shultz at [shultzim@att.net](mailto:shultzim@att.net)

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

Several months ago, the WPPOA Board asked residents to respond to a survey concerning interest in having a WPPOA Town Hall meeting and suggested topics. Based on your responses, the WPPOA Board has scheduled a Woodside Plantation Town Hall meeting at 4:30 on July 24th at Woodside Plantation Country Club. The topics for discussion will be Emergency Management and Public Safety. We will have speakers from the Aiken County EMS and the City of Aiken Public Safety. Ample time will be allotted for questions and answers.

The WPPOA is also in the process of updating our Web Page and a refreshed web page should be online in the next few weeks. The new web site will be also optimized for mobile devices. The web address will remain the same - [www.wppoa.com](http://www.wppoa.com)

# MAY 19, 2014

## BOARD MEETING MINUTES



Meeting was called to order by Nancy Hughes at 3:02 at the Woodside POA office conference room and a quorum was established

Ms. Hughes: There being no additions or corrections, the minutes of April 21, 2014 stand approved as written.

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

**New Business:**

- Presentation from West Pleasant Colony Residents regarding Live Oak Trees

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.

**Absent:** Pat Shippey, Diana Peters (DC)

**Guests:** Bob Nicholson, Dick and Jan Singer, Jackie and Jim LeFebvre, Ralph Cryder, Fred and Mary Dodd, Al and Val Lundy, Mike Sims, Gail Doran, Jim Ellis, Tony and JoAnne Coffaro, Jerry Ingledue, Mary Jane McLimans

**Report Topics:**

- FEMA updates for storm damage
- Roads updates
- Town Hall Meeting potential scheduling
- Engineer’s report on dams
- Update on common area cleanup
- Residents leaving debris curbside and in streets
- Report on new speed sentry data

**Approval of Minutes:**

Meeting was adjourned at 5:05

Respectfully submitted,  
 Dee Clark, Secretary

### ARB

#### SATELLITE DISH PLACEMENT

As we drive throughout Woodside Plantation these days, we see more and more satellite dishes. The FCC regulations state that you can have a dish if you want one. The regulations also state that if you live in a private community governed by covenants, there may be some conditions associated with the placement of a dish. For instance, if the covenants require screening of HVAC units and trash receptacles stored outdoors, then screening of pole-mounted dishes can also be required. Woodside covenants do require screening of HVAC units as well as trash receptacles stored outdoors; therefore, we require screening of satellite poles. In addition, the Property Owners Association can restrict locations of

### Chuck Martini for Dee Clark

dishes so long as the signal is not impaired. The Architectural Review Board of the Property Owners Association does provide assistance in the reasonable location of satellite dishes. Simply fill out the Satellite Dish form and return it to the POA office. Someone will visit your property and assist you in finding an acceptable location. The form, once completed, is good for a year so there should be no need for a rush decision. If the dish requires a pole mounting, you will be required to screen the pole from your neighbors (golf course and street included).

Remember, we should all be concerned about how our actions affect our neighbors.

**The Blotter  
MAY 2014**

Alarms	0
Construction Site Theft	0
Decal/Pass Violation	1
Emergency Vehicles/Public Safety	19
Fire	0
Fishing	2
Gate Maintenance	4
Landscaping	0
Litter	1
Light Maintenance	1
Animal Nuisance	0
Other	6
Parking Violation	1
People Nuisance	0
Property Damage	1
Resident Assistance	1
Routine Safety Patrol	96*
Speeding/Reckless driving*	4
Street Maintenance	0
Suspicious Condition/Person	1
Vandalism	0
Theft	0
Trespassing	1
Traffic Violation	1
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**

**May, 2014**

Debris – 8  
 Encroachment - 1  
 Pets - 2  
 Referred - 23  
 Unsightly Conditions – 13  
 Vehicles - 1  
**Total Complaints - 48**

**Referred Complaints**

ARB – 6  
 Association Manager - 3  
 Common Area – 6  
 Lakes & Dams - 1  
 Roads - 1  
 Security – 5  
 WPCC - 1  
**Total Referred Complaints - 12**

**DEVELOPMENT COMPANY**

**Diana Peters**

Celebrate Independence Day at  
The Village at Woodside

Please come to The Village at Woodside for a 4th of July Celebration. The festivities will be from at 5:00 until 10:00 pm on the field directly in front of the Village Center and Village Fitness. There will be music by the Mike Frost Band and dancing until dark! Kids can enjoy a giant waterslide, moon walk, dunking booth, beach volleyball, and many other games guaranteed to provide some old-fashioned family fun!

The event will honor our independence and those that

sacrifice to keep us free. Proceeds from the event will benefit the Aiken-Augusta Wounded Warriors, a non-profit organization that provides assistance to local Wounded Warriors. A \$5.00 donation per car will be collected at the gate by The Wounded Warriors. However, guests are encouraged to give more to this worthy cause. Hamburger and hotdog plates will be available for an additional \$5.00 donation per plate from the Carolina Signature Homes Grill Masters. Bruster's Real Ice Cream will be there to satisfy your sweet tooth!

Please bring your folding chairs or blankets and plan to stay until dark! Coolers are welcome! No glass please.

**TREASURER'S REPORT**

**Pat Shippey**

Operating revenues through May, excluding assessments, are \$4,600 more than operating revenues at this time last year. Operating expenses remain within budget projections with the exception of the ice storm clean-up costs.

Seven (7) accounts remain delinquent in the payment of the annual assessment as of May 31, 2014, two fewer than at this time last year. Of the seven accounts, three of them are in foreclosure and we expect payment when the properties are sold. Delinquent property owners were not permitted to renew entry decals and their barcodes were deactivated on May 31, 2014. A \$10 reactivation fee will be charged when assessments are paid. The non-foreclosure properties still delinquent are listed below.

Lots 739 & 741 Phase I: 10 & 30 Chinkapin Court  
 212 Highland Reserve Court, 135 Sugar Maple Circle & 148 Sweetbay Drive

## LAKES AND DAMS

**Jerry Hughson**

Summer is here!

Granite Ridge Aquatic Services (GRAS) made their late May trip to Woodside, and accomplished the following:

Burden Lake: treated floating hearts in April, but they are starting to reappear and will need to be retreated on next visit in June.

Holley Lake: floating hearts treated previously, still looks good

Royal Lake: previously treated “filamentous algae” with a chelated copper, looks good. This trip they treated for alligator weed and water primrose.

Magnolia Lake: floating hearts reappearing, will be treated in June.

Oakman Lake: no treatment required on this visit. Will be sprayed in June as necessary.

Retention Pond by Winged Elm: Added black dye to suppress algae growth

OK, as promised, here is a brief summary of the final report from Schnabel Engineering from their inspection of our dams.

**Burden Lake Dam**: “In good condition”. A couple of trees downed from the ice storm in the vicinity of the “plunge pool” will be removed in the next few weeks.

**Holley Lake Dam**: “In good condition”. There is a sewer line which runs under the downstream slope, and Schnabel recommended we ask the City to inspect the line and ensure there are no leaks which might compromise the integrity of the dam. We will contact the City and ask for this inspection. We will also add some rocks to the area where the “tow drains” flow into the plunge pool on the downstream slope of the dam.

**Oakman Lake Dam**: “The embankment slopes appear to be in good condition and are well vegetated with grass.” “Overall condition acceptable.” We will remove vegetation from the plunge pool on the downside of the dam, and will clean out chimney and toe drains as they recommend.

**Royal Lake Dam**: “The embankment slopes appear to be in good condition and well vegetated with grass.” There are two discrepancies which we will address in the coming months: (1) there is a swale along the middle portion of the downstream slope which is normally “wet”. We will regrade this swale so it drains more effectively. Schnabel tested the soil to ensure there was no “seepage” causing the wet area, and determined there was not. (2) The concrete “intake structure” or “weir”, has a small leak and needs to be repaired. This will require a grouting contractor, whom we will be contacting in the near future.

**Magnolia Lake Dam**: The downstream slope of this dam is populated with trees and brush, which will have to be removed, and replanted with grass. It is not a trivial task, however, and will require a contractor to do the job. (note: the roots from trees and brush on either the upslope or downslope of a dam can affect the integrity of the dam during a heavy rain event, such as a hurricane, etc. These slopes should be planted with grass or similar vegetation. Holly Lake is a good example of what it should look like). We will also have to clean the “toe drains” on this dam, and add rock (better known as “rip rap”) to the plunge pool.

**Overall Summary**: Our dams are in good condition, but as with anything man-made structure, they require constant maintenance. We will address all of the recommendations from the Schnabel report in the coming months. Our dams will be inspected in early 2015 by the South Carolina Department of Environmental Control (they inspect every two years).

**WOODSIDE FISHING NEWS  
HOW DID YOU LEARN TO FISH?**

Every time that I take a new resident fishing, I witness fishing approaches and techniques that I suspect were learned early in the resident's fishing career. In many cases the techniques have long since been proven invalid however no one has ever pointed out a better way. My brother, Tony, and I also started out fishing with falsehoods and "wives tales". For example we were told by our Dad that we should never fish near weeds because the weeds will tangle your line. It is now a fishing fact that the inside and outside edge of weed lines may be the most productive areas of a lake. My Dad's fishing friend, with a nickname of Boxer, was convinced that nightcrawlers were made more effective if you spit on them as you held them in your hand. During most of our

early fishing years, my brother and I had dry mouths, saliva soaked hands, and few fish.

I'll bet that many of Woodside's part-time anglers still hold many of their "early learnings" as absolute truths. While I don't claim that Woodside's fishing program is absolutely correct in all of the approaches that we try to teach, I am convinced that we can make any Woodside resident a better angler. PLEASE, if you have any interest in fishing, take the time to contact me so I can set up some time for either me or one of the other fisherman to get you started properly fishing Woodside's lakes and ponds.

As an update on our annual fishing awards, Will Pethick still leads the Big Bass competition with a 22 inch bass while his Grandpa Jack Royalty leads the Colossal Crappie category with a 14 1/8 inch fish.

**SECURITY**

**Larry Wittenmyer**

**SPEED SENTRY:** We have been placing our new speed sentry equipment at various locations around the Plantation this past month. The results have indicated that, on average, the percentage of violators is 74.1%. This does not mean that all of these vehicles are being driven at highly excessive speeds. It does mean that 74% are exceeding the posted speed limit by some amount. The average speed, in a 25 MPH area, is 28 MPH. This a good sign! However, we do have a number of drivers exceeding the limit by 15 MPH or more. In other words, doing 40 in a 25 MPH area! The highest speed, in one location over a five-day period, was 43 MPH. While some of you may feel that this is not a big deal, consider that these violations are on curvy, residential streets where people are walking or retrieving mail. Also, consider that we have smaller children playing near these streets, who don't always watch for automobiles! We will utilize this data to ask ADPS to put emphasis on these problem areas. Please help the community by obeying the speed limits and making full stops at intersections.

**PERIMETER FENCING:** The clean-up of areas where trees fell across perimeter fences has been completed along Woodside Plantation Dr. We still need to complete the other areas before the fencing contractor can begin repairing the fences. Hopefully, this will not take too long, but there is a lot of this type of work needing to be done around the city/county and the contractors are very busy. We appreciate your patience!

**WOODSIDE PLANTATION PROPERTY OWNERS ASSOCIATION  
IS SEEKING AN ASSOCIATION MANAGER**

Melanie Brock, current Association Manager, has announced her retirement after 8 1/2 years of service to our community. As a result, the WPOA Board is looking for a new manager.

Working under the leadership of the POA Board, this position is responsible for the administrative functions of the POA. This includes personnel, security and maintenance of the development.

The ASSOCIATION MANAGER must be capable of interacting and meeting with a diverse group of individuals and organizations including homeowners, board members, committees, Woodside Development, City of Aiken & Aiken County governmental authorities, as well as vendors, on a variety of Woodside oriented issues.

The ideal candidate will have previous experience negotiating and administering contracts for services such as landscaping and maintenance. The candidate will have at least five years of supervisory experience and possess excellent interpersonal skills in interacting with all entities. This person should also have one or more of the following credentials or certifications: PCAM, CMCA or AMS.

Resumes should be submitted to: WPOA  
ATTN: Association Manager Search Committee  
1411 Silver Bluff Road • Aiken, SC 29803  
(or email to WPOA@WPOA.COM)

# COVENANTS

**John Rogers**

## Unightly conditions - Yards

OK! Now we're into it! Summer is here and everything is growing which brings up the perennial issue of "unsightly conditions" or in so many words... maintaining your property. So what does this mean?

By far the greatest number of complaints we receive this time of year pertain to yards not being properly maintained. It does NOT mean you are in a contest with the golf properties for maintaining your property. But it does mean maintaining to a community standard.

What are the standards we use to determine if the property is "unsightly"? Often times it is obvious in just approaching the property, but here are some guidelines.

- Clemson University Cooperative Extension suggests that many turf grasses may need to be cut weekly in the summer especially Bermuda. Weather has a bearing as well and some slow growing turfs such as Zoysa may go two weeks plus. Neatly trimmed is the word, not putting green perfect.
- Weeds should be absent from all areas of the property.
- Pine straw or mulched areas of the property need to be maintained with an occasional replenishment. The covenants require all of the property to be covered in turf, bedding plants, or pine straw / mulch. In other words NO bare spots. (Incidentally, in addition to pine straw or natural mulch, the only colored mulch approved is brown or black per the Building Guidelines.)
- Trees, shrubs and other plants should be trimmed and shaped as needed. Dead plants and debris need to be removed. In short, avoid looking overgrown.
- Finally, the residence should look lived in and present the outward appearance of someone who cares about their property. So sidewalks and driveways need to be broom clean as well.

While there is some subjectivity involved in all of this, a combination of neglect in just some of the above makes the case obvious especially in the South where things grow quickly. In any event, before you receive a letter and possible fine, I usually view all the properties to verify the reasonableness of the complaint. We do not divulge the name of the complainant and we do not respond to anonymous complaints.

As a final test of "unsightly" just look around the Plantation and see how the majority are caring for their property and use this as a collective yardstick for your property.

Maintaining our yards is nothing new and goes with owning property. Sure, everyone wants their neighborhood to look good, but don't overlook the primary benefit you receive in curb appeal value when your property is properly maintained.

If you need help with your landscaping periodically, or just occasionally, there are plenty of good landscapers working in Woodside. Many advertise in this newsletter.

**Final reminder: To avoid a covenant fine do not put yard debris on the curb before Tuesday noon.**

Resources for landscape maintenance you may find useful:

*Clemson University Home and Garden Info Center website - <http://www.clemson.edu/extension/hgic/>*

Aiken Master Gardeners – <http://www.aikenmastergardeners.org/gardentalk/>

Aiken Master Gardeners are available in the County Extension office each day, Monday through Friday from 8:00 A.M. until noon to answer phone in questions from the public. Residents may also bring in items to be identified or researched. Aiken County Extension Office Phone 803/649-6297 and Fax 803/649-6671.



**WOODSIDE PLANTATION**

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[www.wppoa.com](http://www.wppoa.com)

**WPOA OFFICE**

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

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**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*

PATRICK AND BRIDGET CUNNING  
806 BURDEN LAKE ROAD

WILLIAM AND MAE ATER  
120 BALDCYPRESS COURT  
MOVED FROM ESCONDIDO, CA.

CAMPBELL AND CAROLYN PEERY  
116 YELLOW PINE ROAD

THOMAS AND PAMELA FOSS  
207 CRESCENT POINTE  
MOVED FROM MARIETTA, GA

DAVID AND PATRICIA PROUGH  
111 BALDCYPRESS COURT  
MOVED FROM NEBRASKA



JOHN AND KATHRYN DEMEO  
167 CRESCENT POINTE  
MOVED FROM NEW YORK

PETER AND BILLIE MESSINA  
1005 ANDERSON MILL ROAD  
MOVED FROM CHESTER, N.J.

HAROLD AND KATHRYN TATE  
130 HEMLOCK DRIVE

ANDREW & TERESA HALLEN  
185 DOUBLE EAGLE COURT  
MOVED FROM REPUBLIC DE  
PANAMA

STEVEN & CORBY GOLIAS  
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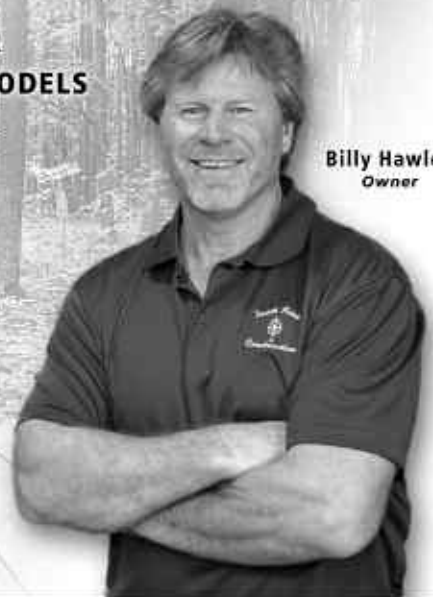
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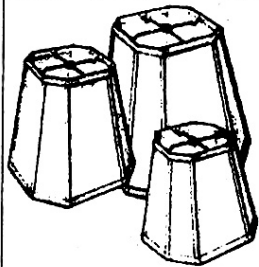
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LD050065-06/14

# DABB Farms

Dan's Peach Stand

Bud's Peach Stand

June 2014 Update

Hello! I hope y'all are ready for summer, because our 2 and a half days of spring have passed!  
We opened Dan's stand yesterday (Thursday). I think that we will be able to pick steadily though out the summer.

Just in case the peach crop is slim or scattered, I am devoting a lot of effort right now into growing tomatoes, squash, peppers, and sweet corn. Oh yeah, and OKRA also!

Bud turned 15 on May 4, and on Monday, May 5, he took the written test and obtained a Beginner's Permit. He only missed ONE question! When the DMV clerk told us the results of his test, I grunted. Bud asked "Daddy, are you upset that I got one wrong?" "Of course not." I said. "I'm upset that you got so many correct!" Dan is fine and Ruth is as well, except for some dental work – at least its crowns and not dentures, especially when you consider that she is wrapping up her 30th year of teaching school!

Bud will be opening his stand soon. Stop by and see him. If you have been a customer of ours over the last seven seasons, you will be amazed how much he has grown. In addition to peaches and other produce, Bud will be selling pine straw from Edisto Pine Straw, owned and operated by a friend of mine's son-in-law.

**Thanks!!!**

Tim Bledsoe  
(803) 480-2978

Dan's Peach Stand  
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(Beside Tyler Tire)

Bud's Peach Stand  
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