

WPPOA NEWS

VOLUME 17, ISSUE 3

March 2014

Board Meeting Dates

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.**

Property Owner Decal Renewal Begins April 1

Property owners
 may renew their
 decals
 April 1- May 31.
 A **current** vehicle
 registration is
 required for each
 vehicle.
 For new cars that
 have not yet been
 registered,
 a bill of sale
 or a lease agreement
 is acceptable.

PRESIDENT'S REMARKS

Nancy Hughes

Ice Storm Cleanup Update

Over the past month, the WPPOA office has sent out several email blasts to residents to keep them informed about storm cleanup activities in Woodside. This was a serious emergency and we thought residents deserved immediate and frequent information. If you don't know what I'm talking about that's because your email address is not on the WPPOA distribution list. If you would like to be included on the distribution list for future emails, send your email address to the WPPOA office. Also, check your spam or junk email folders to make sure the WPPOA emails are not landing there. Put wppoa@wppoa.com in your address list.

We survived a major ice storm that generated tremendous damage to properties in Woodside, yet fortunately created very little personal injuries or damage to homes. Cold Creek and various other landscapers and tree experts have been working tirelessly to attend to the broken trees and tree limbs. The City of Aiken has also been working tirelessly to remove the debris from our streets. There are four city crews dedicated to Woodside every day. By now, most of the streets have had a first pass cleanup. Once your street has had a first pass clearing, please refrain from placing more debris curbside. The city will be doing a second clearing pass through all our streets, but it will likely take several weeks for this to happen. Therefore, any debris placed curbside after the first pass will just sit there until the second clearing pass occurs. We will let you know when it's safe to put more debris curbside. Also, please make sure your landscapers do not leave any debris curbside. The City of Aiken has an ordinance that says it will not pick up debris left curbside by vendors. As part of their business, landscaping vendors are required to dispose of their customers' yard debris. Therefore, the Woodside covenants do not allow vendors to leave debris curbside.

I'd like to thank all of our residents who took it upon themselves to clear some of the downed trees from their streets. We should all feel grateful and proud to live in a community where our neighbors have such a strong sense of community.

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TREASURER'S REPORT

Pat Shippey

The 2014 annual assessment was due on March 3, 2014. Late notices will be mailed out the week of March 10. As of the due date, 6.7% of the assessments were delinquent. The delinquency rate at this time last year was 5.3%. Four delinquencies (all vacant lots) remain from 2013. Liens were placed on two of the properties while the other two were sold at auction and assessments are expected to be paid shortly. Expenses in February were in line with budget projections.

In February 12% of the billed assessment amount was transferred to the Designated Reserve Fund in accordance with the approved 2014 budget. This contribution of \$194,706 brings the total to \$894,879 in the Reserves for the repair and maintenance of our roads, bridges, fences, walking paths, common areas and facilities.

The auditor presented the draft audit to Board members at its March work session. He also delivered the completed 2013 tax returns. The WPPOA membership voted at the Annual Meeting last September to use the IRS revenue ruling 70-604 in its preparation. This ruling permits the carryover of excess funds by Associations tax-free. As a result, there were no federal or state taxes due for 2013.

It's important to keep in mind that the operating budget is no more than an estimate based on the previous year expenses and input from our contractors. As a result, there are some years when there is a budget deficit at year end and sometimes there is an excess of funds. The WPPOA has been fortunate in that the overall net of deficit years and excess years has been positive and we currently have an "excess" of approximately \$200,000 in the operating fund account. With the devastation to the trees and shrubbery in our common areas from the ice storm, the good news is that we have this extra money. The clean-up estimates are coming in and hopefully this excess will cover the costs.

If you have not paid your 2014 assessment, please do so as soon as possible to avoid further late fee charges. Thank you.

NOMINATING COMMITTEE

Jerry Hughson

Well, it's that time of the year, already! And an excellent opportunity for YOU to get involved in the leadership of Woodside Plantation. This year we will have three positions open for the upcoming election at our Annual meeting in September 2014.

This year, I have been asked to chair the Nominating Committee, which includes, in addition to myself, Larry Wittenmyer, Melanie Brock, John Rogers, and Linda Walters. We realize the election is about six months away, but we like to get a head start on the process. We are searching for homeowners (who have resided inside Woodside Plantation for one year) who would like to make a difference and run for one of the three vacant positions on the board. If you think you might be interested, please contact any one of us on the Committee, either by telephone (our numbers are in the directory), or send an E-Mail to wppoa@wppoa.com and ask that your E-Mail be forwarded to us. If you would like to come by and attend a Board meeting for information, we meet on the third Monday of each Month in the conference room of the POA office. I encourage you to step up and get involved in the leadership of Woodside!



FEBRUARY 17, 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.

Approval of Minutes:

Ms. Hughes: There being no additions or corrections, the minutes of January 20, 2014 stand approved as written.

Attendees: Nancy Hughes, President
 Dee Clark, Secretary
 Melanie Brock, Association Manager
 Mary Shultz, Member
 Bill Lykins, Member
 John Rogers, Member
 Greg Burkes, Member

Report Topics:

- Discussion regarding property owners' encroachment on golf course property
- Ice storm clean up issues
- Lynda Allen permanently hired by POA office
- Tree removal concerns
- Paved walkways

Absent Larry Wittenmyer, Pat Shippey,
 Jerry Hughson, Diana Peters, (DC)

Meeting adjourned at 4:10 p.m.

Guests: Brad Sharp, John Kosko

Respectfully submitted,

Dee Clark
 Secretary

SECURITY

Larry Wittenmyer

SAFETY:

Words cannot describe the damage that last month's ice storm left behind. The Plantation will be cleaning up for several months, before we begin to look as beautiful as before. While this work is going on, there is even more reason to be careful driving within the Plantation. Work crews will have equipment in the streets and on the sides of streets. Please take extra caution to be aware of your surroundings, while driving or walking. Observe the speed limits and make full stops at intersections.

PERIMETER FENCING:

As a result of the storm, we have had several sections of our perimeter fences damaged. We have surveyed the area and we believe we have found all of the affected sections, but if you have perimeter fencing near your property that has been damaged, please inform the WPPOA office so we can add it to our list. Repair work may take some time, as we have to assess the magnitude of the damage and make sure that trees and limbs have been removed before we can begin the repairs.

**The Blotter
FEBRUARY 2014**

Alarms	0
Construction Site Theft	0
Decal/Pass Violation	2
Emergency Vehicles/Public Safety	34
Fire	1
Fishing	0
Gate Maintenance	1
Landscaping	0
Litter	0
Light Maintenance	0
Animal Nuisance	0
Other	5
Parking	4
People Nuisance	2
Property Damage	0
Resident Assistance	1
Routine Safety Patrol	33*
Speeding/Reckless driving*	0
Street Maintenance	4
Suspicious Condition/Person	1
Vandalism	2
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

February, 2014

Appurtenances – 1
 Referred - 5
 Unsightly Conditions – 1

Total Complaints - 7

Referred Complaints

Administrative - 1
 Common Area – 2
 Development Company - 1
 Roads - 1

Total Referred Complaints - 5

C.E.E.C. (COVENANTS)

John Rogers

Well I never played an Attorney on TV, or anywhere else for that matter, so I offer this column as a guideline and not legal advice. Call Perry Mason directly if you must.

It's been a long 4 weeks or so since "The Ice Storm" of the century and it will be many more weeks before all is normal again. But the ongoing issue is going to be trees...the ones that fell, the ones that may fall. I offer the following guideline based on legal precedent.

Who is responsible if a tree or limb falls on your property depends on the question of negligence. If an apparently healthy tree falls onto your property, the owner of the tree is not negligent. This is considered an act of God. If there is damage to the property, you must repair it, hopefully with the financial assistance of your insurance company. If there is a deductible, the owner of the tree is not responsible for this. The insurance company may pay for the tree removal in the case it caused damage, it will not pay simply to remove a tree that fell on your property. I suspect most of the ice storm fallen trees fit in this category.

However, if a dead or obviously diseased tree damages your property, the owner of the tree is negligent and is responsible for damages, and tree removal. In this case the tree owner's liability insurance may come into the picture. The owner of the tree is responsible for removal. If a tree next door looks precarious or diseased (or your own tree for that matter) it would be advisable to bring this to the tree owner's attention so the situation can be mitigated before damage or injury occurs.

The other important fact to remember: this is a neighbor-to-neighbor issue. The Property Owners' Association will not get involved. In all cases we encourage neighborly communications and cooperation.

By the same token, vacant lots may remain in their natural state. So the lot owner is not required to remove fallen trees or limbs on his vacant lot. But, if you don't like the new view, we would encourage a dialogue with the vacant lot owner to see if he, or perhaps a combined effort, could clean it up. However, the vacant lot owner is only required to maintain the easement in front of his lot, which is generally the first 10 to 20 feet from the curb.

ARCHITECTURAL REVIEW BOARD**Dee Clark**

There has been a significant amount of discussion recently regarding property setbacks.

In land use, a setback is the distance which a building or other structure is set back from a street, road, lake, golf course, or any other place needing protection. Setback compliance is a necessary consideration for any construction project, therefore the precise location of property lines should be ascertained early in the design process.

This setback area belongs to the property owner; not his neighbor, the golf course or the POA.

Structural encroachment into a 'setback' may be considered through the variance process.

A 'variance' allows a property owner the right to request deviation from the Building Guidelines when there is valid justification.

The variance process considers such factors as the potential impact on adjacent properties; other alternatives that may be available to the applicant; the effect upon Woodside Plantation, and any hardship that may be inflicted on the applicant by not granting the variance.

When a variance is requested in Woodside Plantation, the following is the process:

- Application must be made in writing to the appropriate ARB
- A Board quorum is needed to continue consideration
- A variance sign will be posted for 10 days and neighbors informed in writing as appropriate to provide input to the board.
- Variances on Golf Course properties also require the appropriate Club's approval.
- The ARB will consider any and all input received and vote whether to grant or deny approval.

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

Please contact us at wppoa.com or 803-641-9663 if you have any additional questions or concerns.

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

As a result of the ice storm that occurred in February, the WPPOA had minimal damage to our facilities. We did have some fence damage, but suffered no damage to the barn, WPPOA office or in the RV area. With the number of trees located around the WPPOA office and barn area, we did have a large number of limbs that fell, but no building damage.

During the cleanup of the ice storm, the Board is using email as primary method to communicate with residents. If you are not receiving these emails, please check with the WPPOA Office to ensure we have your current email address. You may also need to check any Spam blockers that you may be using to see if it is stopping the WPPOA emails.

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.

On the Amenities front, there are still Garden Plots available 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.

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 and 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.

LAKES AND DAMS

Jerry Hughson

Granite Ridge Aquatic Services (GRAS) made their monthly trip to Woodside in late February and inspected our lakes for vegetation and other problems, finding nothing significant. There was a small amount of algae in the shallow end of Holly Lake and Royal Lake, and a small amount of floating hearts in Burden Lake, none of which required treatment at this time. They also performed quarterly water testing on all of our lakes, testing Ph, Oxygen, Phosphate, and Ammonia. All parameters were normal.

Engineers from Schnabel Engineering visited Woodside on February 26th and inspected all five dams under the control of the WPPOA. It was raining while they were here, so one more visit under drier conditions will be required to complete the inspection. There were no discrepancies that require immediate action (which is a good thing!). I expect their report to be issued sometime in April. I will keep you posted.

See you next month!

Jerry

FISHING REPORT

We are starting our third year of competition for the Biggest Bass and Colossal Crappie Awards. Each year the winner of those two awards gets their name inscribed on the Bass and Crappie plaques which are housed at the POA offices. This is a good time to review the rules for those two awards. All Woodside residents are eligible and the fish must be caught from one of the five lakes controlled by the WPPOA. They include Oakman, Burden, Holley, Magnolia, and Royal. To submit a fish, you must provide a photo of the fish lying next to a measuring tape. The photo must clearly show the head and tail of the fish along with the length clearly depicted, as shown in this example photo. Entries should be submitted to Ken Ziomek with the lake and date of the catch.



Using the length of the fish rather than the weight makes it possible for the winning fish to be caught any time of the year. If we used the weight, the winning entries would most likely be caught pre-spawn every year. Please contact me if you have any questions. Also, make certain that you carry a camera and measuring tape whenever you fish on our lakes. In the past two years we have had a number of instances where large fish were caught without a camera or tape to record the catch. This month and the next two months provide the best fishing of

the year. This is the time to get on the water.

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

February 2014 ARB Activity

Building and Environmental Inspections – 36

Homeowner issues - 2

Improvements – 10

Landscape Plans – 5

New Construction – 1

Satellite Dish Location Requests - 4

Tree Removal Requests – 26

Variations - 1

COMMON AREA LANDSCAPING

Mary Shultz

The recent ice storm provided a lesson that we cannot ignore – that of tree management and good stewardship of our wooded areas. Roaming about the plantation, and I have done quite a bit of that since the storm – it is evident that we need to have a pruning and thinning plan.

To clean up the storm damage, we hired a tree service that has 4 certified arborists and one Master arborist on the staff that do the work. The company is working (1) the main gate area, including all the trees in the horse corral and around the POA offices; (2) East Gate Drive; and (3) Mockernut Circle. The approach we are taking in these areas is that if a tree has storm damage, we are taking that opportunity to also prune the tree to establish a healthy growth pattern. Trees that are too damaged to survive are being removed; and in other cases, where the tree is already dead, it is being removed. At the time of this writing, the cost estimate for the work needed along Woodside Plantation Drive is still under development; costs will determine if we pursue the same path or simply remove damaged limbs along the walking path and roadside.

However, we already know that our wooded areas along Woodside Plantation Drive need work. Trees are growing on top of trees; then shrubs are planted

beneath the trees; and finally, we try to get grass to grow beneath this canopy. For awhile, the area may look quite beautiful, but then competition among the plants begins to take a toll. Many of the trees are over 30 years of age. Trees require open space in which to grow and they require sun. Too much competition for sun, water, and nutrients results in tall, spindly, and weak plants, thus making them extremely susceptible to storm damage. Incorrect pruning will also weaken a plant. If the only pruning a tree receives is removal of side branches, a tall spindly tree will be the result. The same holds true of bushes. Proper pruning is needed to maintain healthy plants. How many shrubs do we see that only have a very thin outer layer of leaves with nothing but wispy wooden branches on the interior? Healthy bushes have leaves throughout the plant to provide a good source of food.

After we complete the immediate needs of storm damage repair, a plan will be put in place with the help of an arborist to maintain the health, vigor and attractiveness of our wooded areas. It will take several years to do the necessary work, but the results will ensure our wooded areas provide a healthy environment for older trees as well as allow new, young trees to grow in a healthy manner.

DEVELOPMENT COMPANY

Diana Peters

Join Us for the 2014 Festival of Homes

The Woodside Plantation Festival of Homes will be held April 25th, 26th and 27th. This year's event will feature 8 homes showcasing quality construction and craftsmanship as well as the latest in interior design features, all while supporting an excellent cause. The tour begins at The Village Center in The Village at Woodside where brochures with the tour map and home locations will be available for ticketholders. All ticket proceeds from this year's event will benefit the Community Medical Clinic of Aiken County. The volunteer staff necessary to organize and manage an event such as the Festival of Homes is once again provided by members...and honorary members (thanks to a few husbands!)...of the Women of Woodside.

Designers participating in this year's event include The Furniture Connection, Nandina Home & Design, Bespoke Fine Interiors and Aiken Design Center. The homes in this year's event are constructed by

Caldwell Design & Construction, Carolina Signature Homes, Carolina Signature Homes by David Abney and Designer Builders.

This year's event will also feature several home and lifestyle seminars with topics ranging from kitchen design to flower gardening to outdoor cooking.

Please mark your calendars to come out and support a wonderful cause!

Tickets for the event will be available beginning on March 31 and are \$10 in advance or \$15 on the event dates and may be purchased at Woodside Development's sales office, The Reserve Club, The Village Center or from Women of Woodside. For information, please call 803-643-4653.



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

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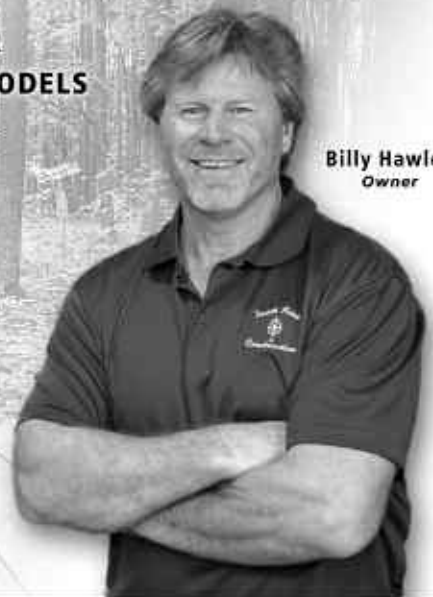
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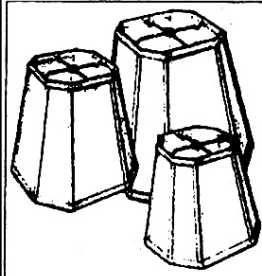
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March 2014 Update

3/3/2014

Déjà vu! (A special thanks to Microsoft Word for spellcheck!) Hello. I hope everyone is getting back to normal after the ice. We were very fortunate at our house once again in that we did not lose electricity. Most of what we had north of Johnston was sleet with a little snow. In Ninety-Six, where Ruth teaches, they had mostly snow, with accumulations up to 10 inches.

We are starting to prune the small orchard. Yesterday, I saw a few blooms on some peach trees between Eureka and Johnston.

Ruth, Bud, and Dan are doing great.

Thanks!!!

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