

WPPOA NEWS

VOLUME 17, ISSUE 9

September 2014

PRESIDENT'S REMARKS

Nancy Hughes

Board Meeting Dates

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.**

This has been an eventful year. We all survived a serious ice storm. Fortunately, there was minimal personal injury and damage to homes. The ice storm gave the WPPOA the opportunity to use our email system to give residents frequent alerts and updates on the cleanup effort. The resident response was so positive that we will continue to use (not overuse) this communication method whenever necessary. Also, because the WPPOA is sufficiently funded, we have been able to pay for the cleanup of our main roads without requiring a special assessment. We are continuing to pursue FEMA reimbursement for our main roads cleanup expenses through the City of Aiken. As of this writing, the outcome is uncertain.

In addition, the Board member responsibilities were restructured to include a focus on technology (updating our website) and connection to the Aiken community (our first town hall meeting).

We also updated our strategic plan to give some high level guidance to future Boards, as well as assessed our reserve account to ensure we continue to be well funded.

This is my last newsletter article, as well as the end of my 6 year stint on the Woodside Board. I have enjoyed every moment! Well maybe not EVERY moment, but I've learned a lot and had a chance to work with many wonderful residents. Therefore, I know there's a lot of talent out there.

My objectives in joining the WPPOA Board were to learn how Woodside works and to be a decision maker in the process. I was able to accomplish both objectives – an experience I highly recommend for any Woodside resident. At the time that I was writing this, the election results had not been determined, but I believe we have 4 excellent candidates. Any of them would be a great addition to the WPPOA Board.

Also departing the Board are Bill Lykins and Dee Clark. I would like to thank them for their service to the Woodside community. They will be missed.

Retiring from the WPPOA staff, after 8 years as Association Manager is Melanie Brock. I would like to thank Melanie for all the help she has given me as a Board

Continue on page 2

Emergency Contact Information

Please update the POA office with an emergency contact name and telephone number. Adding the name and contact number of a friend, neighbor or relative to your account may be very important in an emergency situation.

Send an e-mail to:
keena@wppoa.com
or call the POA office
at 641-9663.

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Property Owners' Association*
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Continue on page 2

member and resident. Woodside has been lucky to have had Melanie managing the WPPOA office and staff for the past 8 years. Difficult shoes to fill!

My experience on the WPPOA Board has been a very rewarding one, but I am looking forward to returning to a “just resident” status. I believe that I am leaving the Board in good hands. Woodside is a wonderful place to live and I am pleased and proud to say, “I live in Woodside”.

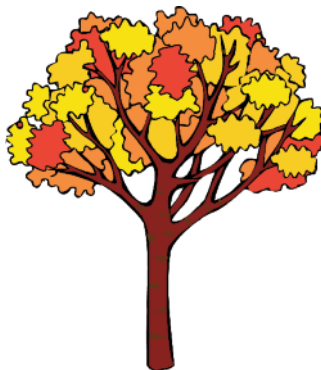
COMMON AREA LANDSCAPING**Mary H Shultz**

WOODED AREA MANAGEMENT PLAN: We continue to follow up on the Firewise Community program sponsored by the SC Forest Service. The Director of Community Services at Savannah Lakes has provided multiple documents which describe and define their program. We have also talked to Tucker Bennett at Hitchcock Woods. We will continue to pursue this program; however, in order for this program to be effective we will need a team of volunteers to kick off and maintain the program. We will also need to educate our residents. In the near future, we will discuss the program with the SC Forestry Service who are willing to provide assistance to get the program up and running. This may also be the topic of a town hall in the future. I highly recommend you review the data on the FIREWISE Communities website (www.firewise.org) to learn more about community self action which can reduce the risk of a fire in our wooded areas.

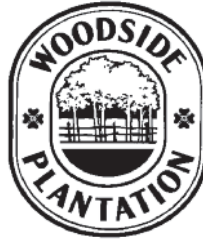
WHAT’S HAPPENING: The summer plantings have finished flowering and more trees are showing signs of stress induced by the winter storm and now, by the heat and lack of rain. We plan to mark trees that require pruning or removal while they still have leaves. The work will not be done until 2015.

You may have noticed some severe browning of grass and bushes at The Reserve Park. This was caused by a malfunction in the well that provides the water for irrigating this area. As I write this (Sept. 3), the issue was just resolved and I am hoping for the reappearance of green.

During the Town Hall session, a resident discussed the lack of stop sign visibility, as well as issues regarding line of sight visibility for on-coming traffic at our intersections. Remediation of these issues falls on our landscaping contractor, Cold Creek, as well as residents who own corner properties. I have requested Cold Creek to add a clause to their contract that states that shrubs and plantings at intersections can be no taller than the street signs and that street signs must be visible. A thorough survey of Woodside intersections was done, and pictures were taken of intersections that required intervention. Pruning to remediate intersections with issues will be done during the winter months. However, not all of the plantings at corners are on common property; there are several corners where bushes and trees are on private property and are blocking street signs as well as stop signs. Letters have been sent to those homeowners whose plantings are blocking stop signs to do what is necessary to ensure the sign is visible. I will follow up with these homeowners in a few weeks. I am asking all homeowners to make sure their shrubbery and trees do not block street name signs or stop signs, and do not interfere with line of sight for oncoming traffic. Thank you for your assistance in this matter.



AUGUST 18, 2014 BOARD MEETING MINUTES



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

Reports:

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.

- Attendees: Nancy Hughes, President
 Larry Wittenmyer, Vice-President
 Dee Clark, Secretary
 Pat Shippey, Treasurer
 Greg Burkes, member
 Jerry Hughson, member
 Mary Shultz, member
 Melanie Brock, Association Manager
 Diana Peters (DC)

Report Topics:

- Reggie Ebner reported on FEMA fund updates and road issues
- Update on dam repairs
 - Landscaping update
 - Fencing updates
 - Reports on stop bars/stop sign consistency
 - Tailgating on electronic gates
 - Search Committee update
 - Development Company updates
 - Financial updates
 - Reserve Study feedback

Absent: John Rogers, Bill Lykins

Guests: John Abshire, Reggie Ebner

Meeting was adjourned at 4:40 pm
Respectfully submitted,

Approval of Minutes:

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

Dee Clark, secretary

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

From everything I have heard, this has been a very successful growing season at the Woodside Plantation Garden Plots and I know the Gardeners are looking forward to having a successful fall harvest. If you have never been to the Garden Plots, you may want to go visit and see what a hidden gem this area is for Woodside. The Garden Plots are located on Basswood Drive.

The WPPOA uses this Newsletter and the WPPOA website as our primary means of communication with residents and uses email to communicate items of

immediate need. The WPPOA tries to be very judicious in the use of emails. If you have not received emails from the WPPOA, please notify the office. Your email address will only be used for official WPPOA business.

The WPPOA wants our website to be a source of information for residents and is continually looking for ways to improve. In the near future, we are going to explore putting the Woodside Plantation covenants on the website. If you have suggestions for information you would like to see on the website, please let me know.

ARB**Dee Clark**

Several months ago many of our trees and shrubs suffered severe damage from the ice storm. Evidence of the storm still remains within our borders and property owners are continuing to work on the clean up process.

Earlier this year we listed in the newsletter the appropriate guidelines for tree removal and many residents have adhered to the proper process for doing so. However, we do want to remind residents that improper removal of trees is a violation of the Covenants and Building Guidelines and as such, subject to fines.

To summarize Section 6.6 of the Guidelines:

In the event that a Property Owner...fails to comply... a violation may be subject to fines from \$100 up to \$300 per violation, and/or a fine in the amount of \$25 per day until the violation is satisfactorily remedied, beginning with a date ten (10) days from written notice of the violation. In addition to any fine, the cost to repair, replace, or correct may be added and will become the

responsibility of the person fined.

Tree removal requests fall under the responsibility of the POA-ARB. When a homeowner wishes to have trees greater than 4" in diameter removed from his or her property, it is necessary to complete and submit a tree removal form.

The POA office will supply colored tape for tagging and identifying the tree(s) needing removal. A site visit will be conducted by an ARB member. After review of the property, a copy of the approval or disapproval form will be left with the homeowner.

When utilizing a contractor for removal, your contractor is responsible for removal of the debris. This is not only defined in the covenants, but also a city ordinance.

If you need additional information or clarification regarding tree removal, please contact the POA office.

August, 2014 ARB Activity

Building and Environmental Inspections – 36

Homeowner issues - 3

Improvements – 20

Landscape Plans – 11

New Construction - 1

Satellite Dish Location Requests - 4

Tree Removal Requests – 22

Variances - 1

TREASURER'S REPORT**Pat Shippey**

A draft of the 2015 budget was distributed to all Directors for their review. Work continues on its preparation as more information is received from our contractors. The schedule calls for its final adoption no later than the November Board Meeting. This gives the recently elected Board members the opportunity to review and comment on it. The contribution to the Reserve account was scheduled to increase from 12% to 13% in 2015, but the Board is leaning toward increasing it to the maximum of 15% of the total annual assessment.

We received the preliminary Reserve Study from the Reserve consultant. It has provided the Board with a detailed inventory listing of all roads and other common area elements including their age, life expectancy, and the estimated cost to repair or replace them. It will prove to be a very useful tool in planning and budgeting for future expenses.

There are only two homes still delinquent in paying the 2014 assessment and liens will be filed on these properties in September.

Operating expenses continue to be under budget with income slightly higher than budgeted.

LAKES AND DAMS

Jerry Hughson

August was a fairly quiet month for Lakes and Dams. Water levels are down on average, but forecast rains will hopefully alleviate the dearth of water. Granite Ridge Aquatic Services (GRAS) visited Woodside twice in August and treated Magnolia, Holley, Burden, and Royal lakes for alligator weed, primrose, floating hearts, and algae. They plan to add Triploid Grass Carp to Magnolia this fall to alleviate the submerged algae in the lake. We also have ongoing maintenance activities on Holley Lake dam to correct some erosion issues.

As always, if you have any questions about Lakes and Dams, E-Mail me at wppoa@wppoa.com and your E-Mail will be promptly forwarded to me.

See you next month!

Jerry

WOODSIDE FISHING NEWS

In addition to the fishing info in each month's POA Newsletter, e-mails on fishing reports, hot techniques, and current Woodside hot spots are circulated among the anglers in our community. If you would like to be added to the fishing e-mail list please contact me either by phone (649-9842) or by e-mail (ziomekk@bellsouth.net). I recently scrubbed the addresses and have approximately 70 residents on the list.

As announced in last month's newsletter, our fall fishing outing will be on October 18th at Magnolia Lake from 8:00 AM to 10:00 AM. Except for the special prize of a \$100 bill for the angler 16 and under who catches the longest bass, all other prizes will be Academy Sports Gift Cards. First place in each of the three categories (Minnows, Nightcrawlers, and Artificials) will be a \$25 gift card. Second place will be a \$20 card. The anglers catching the most fish, the first fish, and the last fish will receive a \$15 gift card. Finally, our Losers Pool will have two \$10 cards. There is no charge for participation in our outings and we'll have plenty of free doughnuts.

Many thanks to Mark Behl and my brother, Tony, for assisting Frank Shallo and me in conducting the KIDS FISHING FUN outings. It's from the donations of parents and grandparents at these outings that we are funding the October 18th get-together.

If you want to fish and don't have equipment, contact me and I'll be happy to set you up to fish in any of the three categories. For planning purposes, please contact me if you will be participating in the October 18th outing.

Ken Ziomek

649-9842

DEVELOPMENT COMPANY

Diana Peters

Grand Opening Breakfast in Summer Hill Park!!

Please join your neighbors for a special Grand Opening Celebration for Summer Hill Park on Saturday, October 4th, 2014, beginning at 10:00 am. Festivities will include complimentary continental breakfast with mimosas in the park under the new pavilion. Come out and see Summer Hill, Woodside's newest park.

Summer Hill is a stunning new addition to the parks and walking trails within Woodside Plantation, featuring its

own tranquil pond, fountain, pedestrian footbridge, a stone and timber pavilion, and a lighted quarter mile walking path that meanders through the Park's lush landscaping which connects to Woodside Plantation's extensive trail network.

You will find Summer Hill by taking Steeplechase Road toward the Anderson Pond Road gate, turning left at Sterling Grove Circle and taking the 2nd road off the circle- Summer Winds Circle. Summer Hill Park will be straight ahead.

COVENANTS

John Rogers

JUST TWO POINTS: There are just two points I wish to make since they are sometimes abused resulting in resident fines.

The **FIRST** point is that **BOTH** the City of Aiken Ordinances and Woodside Covenants (First Amendment to the Thirty-Second Amendment) permit residential garbage and yard debris to be placed on the curb as early as the **EVENING** before the day of pickup (Tuesday evening for us). The City specifically allows for fines for material put out early as do the Woodside Covenants. For safety and aesthetic reasons, the City and Woodside does not want the material in the street before its time - Tuesday evening.

The **SECOND** point is that **BOTH** the City of Aiken Ordinances and the Woodside Covenants (First Amendment to the Thirty-Second Amendment) require all landscape contractors to remove their debris. It is **NOT** to be left with your residential yard debris to be picked up by the City. The POA reminds all contractors when they renew their access stickers of this requirement. Also, having obtained a business license issued by the City your contractor has no excuse not to know about this City requirement. Residents are responsible for the acts of their contractors and have been fined for contractor abuse of our covenants.

Those are my only two points this month. The following is a bonus extra related to the City of Aiken's ordinances which you may find helpful.

Trash Collection Procedure (per City of Aiken ordinances)

- "Carts may be placed for pickup the night before pickup day and must be removed within 24 hours after pickup
- Collection routes begin at 7:00 a.m. each morning. All roll carts and other refuse must be ready for collection at that time.
- Carts must not be placed within three feet of mailboxes.
- Carts must not be placed within three feet of yard trash piles."

Residential Yard Trash (per City of Aiken ordinances)

"Residential yard trash is defined as the collection of vegetative materials from residential property. This type of trash may include, but is not limited to, trimmings, tree branches, pine straw, leaves, and grass clippings. These items may be placed by residents beside the road right-of-way in front of their property for curb collection provided that:

- Yard trash must be placed on or beside the paved portion of the right-of-way. In no event can this trash block the paved portion of the right-of-way. Clearly a safety issue.
- All yard trash must be placed either on or in front of owners' or tenants' property. No person shall place yard trash in front of, or on, property they do not own.
- No person shall place yard trash in any location where it will cause a traffic hazard.
- All limbs or other vegetative debris must be cut in lengths of six feet or less.
- Collection begins at 7:00 a.m. and all yard debris must be placed at the curb before that time.
- Furniture, including but not limited to, box springs, chairs, tables, white goods (i.e., appliances), and metal goods shall not be set out for regular collection. These items will be collected by previously scheduled pickup only. A special collection fee will apply.
- No other materials, refuse, garbage, or waste may be mixed with residential yard trash for pickup. Railroad ties, landscaping timbers, treated lumber, any construction debris, building materials, lumber, brick, dirt, shingles, or any other similar materials shall be removed by the property owner. Tenants and property owners must ensure that debris left by any contractor is removed and properly disposed, whether by contractors, property owners, or tenants."

The above excerpts are from the City ordinances. The Woodside Covenants are consistent with them.

**The Blotter
AUGUST 2014**

Alarms	1
Construction Site Theft	0
Decal/Pass Violation	4
Emergency Vehicles/Public Safety	15
Fire	0
Fishing	1
Gate Maintenance	2
Landscaping	0
Litter	1
Light Maintenance	4
Animal Nuisance	1
Other	11
Parking Violation	2
People Nuisance	0
Property Damage	0
Resident Assistance	0
Routine Safety Patrol	59*
Speeding/Reckless driving*	0
Street Maintenance	1
Suspicious Condition/Person	0
Vandalism	0
Theft	0
Trespassing	3
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 August, 2014

- Debris – 3
- Dumping – 2
- Encroachment – 1
- Neighbor to Neighbor -2
- Referred -11
- Unsightly Conditions –6
- Vehicles -3

Total Complaints - 28

Referred Complaints

- Association Manager - 1
- Common Area – 6
- Roads - 1
- Security – 3

Total Referred Complaints - 11

SECURITY

PERIMETER FENCING: The repair work on Sweetbay Drive is underway and should be nearly complete, by the time you read this. While the contractor is in the Plantation he will give us a quotation to repair several sections of fence on East Pleasant Colony Dr. We will then issue a contract and hopefully get that section completed within the next 30 days.

SPEED CONTROL: It has been suggested that I publish some statistics of our speeding issues, so here goes! During three days in August (18, 19 & 22) ADPS concentrated on several areas, within the Plantation with the following results:

Larry Wittenmyer

WARNINGS:

- 10 Speeding
- 2 Disregard Stop Sign
- Defective Equipment
- No Proof of Insurance
- 1 Driver License Violation

TICKETS:

- 3 Disregard Stop Sign
- Seatbelt Violation
- Driving under suspension 1st offense

Average speeds were in the acceptable range of just over 30 MPH, with a high speed of 50 MPH. Thanks to those of you who are watching your speeds!



WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

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

WPPOA OFFICE

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

WPPOA BOARD OF DIRECTORS

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Nancy Hughes

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Larry Wittenmyer

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Dee Clark

TREASURER
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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

Mark & Patricia Cedarleaf
161 Quiet Oak Court
Moved from Scottsdale, AZ

William & Karen Lauber
131 Enclave Drive
Moved from Lima, Ohio

Jim & Michelle McNulty
107 Scotch Pine Court
Moved from Boonsboro, MD

Gabriel & Stephanie Floch
321 Willow Lake Court
Moved from France

Dana & Maia Tomlinson
145 Charles Towne Place
Moved from Newport, Michigan

David & Lizabeth Thompson
109 Tall Pine Drive
Moved from Mt. Pleasant, SC



WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS

186 Foxhound Run \$479,873



209 Boxelder Drive \$439,000



229 Winged Elm \$249,000



UNDER CONTRACT

140 White Cedar Way \$58,000

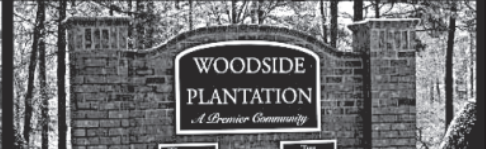


GOLF-COURSE LOT!

216 Boxelder Drive \$439,000



169 Glen Haven Circle \$29,500



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Dan's Peach Stand
Bud's Peach Stand

9/12/2014

Tim Bledsoe
(803) 480-2978

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Bud's Peach Stand
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M-F 9-5:30
Sat 9-4

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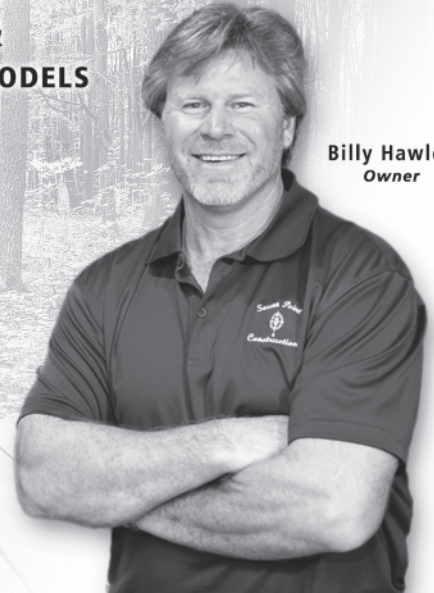
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By agreeing to display business ads, the WPPOA is not endorsing or recommending the use of any advertiser. The decision on which businesses to use is left entirely to the homeowners. To place an ad, call Woodside Property Owners' Association 641-9663,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

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

September 2014.

WOODSIDE PROPERTY OWNERS CLASSIFIED ADS

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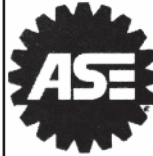


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Steve Young

Owner



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September 2014.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS

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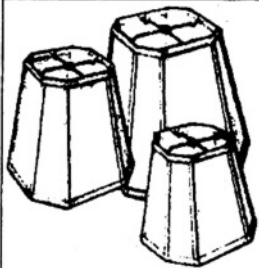
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This is the 9th Educational Seminar or Discussion that I have sponsored in this series as a service to my clients and other interested individuals. The format has been changed to a more informal setting to allow more time for attendee questions.

TRUSTS AND/OR ANNUITIES

Guest Speakers:

**Buzz Rich; Estate Planning Attorney
Rob Rhodes; Reg. V.P., Jackson National**

October 2, 2014

**Location: Woodside Country Club
5:30 p.m. Hors d'oeuvres and Drinks
6:00 - 7:00 p.m. Discussion Period (equal time)**

Mr. Rich will address the objectives of a trust, whether the trust should be revocable or irrevocable, the tax and probate provisions of a trust. Mr. Rhodes will address the tax and probate provisions of an annuity, having the annuity owned by the trust, the trust as the beneficiary of the annuity, the annuity as a separate entity, and using the annuity to stretch an IRA to the next generation. I have obtained the services of two highly qualified and respected individuals to address these issues.

Please register early for dinner planning purposes by calling Dick Marshall, ACAG of Aiken at (803) 642 6545.

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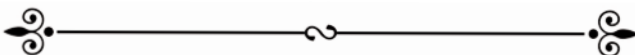
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