

# WPPOA NEWS

VOLUME 18, ISSUE 6

June 2015

## *Board Meeting Dates*

**July 20**

**August 17**

**September 21**

**October 19**

**November 16**

**December 21**

**All meetings are held  
on the third Monday  
(except where noted)  
at 3:00 p.m. at the  
Property Owners' Office.**

## **Important Reminders from the POA**

The POA office will be closed Friday, July 3, in observance of Independence Day. Regular hours will resume on Monday, July 6, 2015

## **No Fireworks...**

No Fireworks.  
Are allowed in  
Woodside Plantation.  
**(exception: The Reserve  
Club on July 4th)**  
Please be observant of  
this policy.

## **PRESIDENT'S REMARKS Larry Wittenmyer**

### **DEER:**

The Board met with a representative from the SC Department of Natural Resources to discuss our deer issues. Briefly, he stated that we have a "social" issue, not a "biologic" issue, meaning that the herd is not weak and sick, but rather they are causing a social problem with residents. (we don't like the fact that they are eating our flowers!) The only solution is culling the herd, as it has not been proven that birth control methods are effective. The first step is research in the form of getting a count of our population. This is accomplished by a "spotlight search", which means that we need to hire a firm to go out at night and use lights to count heads. This needs to be done three times to get a sense of just how many deer we have. This information is then compiled with a formula involving our total acreage to determine if we really have over-population or not. This process will take six months to complete. Mary Shultz, Director of Common Area Landscaping has volunteered to take on this phase of our study. More to come later.

**DECAL RENEWAL:** By the time you read this it will be several weeks beyond the deadline for decal renewal, so hopefully you've already taken care of this. However, if not please be aware that your Bar Code sticker has been de-activated and you will not have any access to the Plantation until you renew.

**SILVER BLUFF WIDENING:** The Association has received payment for the land that was required by the SCDOT for the Silver Bluff Road widening project. We sold a small sliver (.189 acres) of land in front of our horse corral area for \$24,500. This will be an easement and the new roadway won't encroach any further, towards our property, than currently. However, our fencing will be moved in about 17 feet from its current location. This will be done by SCDOT as a part of the project and will not be an expense for WPPOA. The project is expected to begin in early 2016 and be completed by end of 2017.

PRESRT-STD  
U.S. POSTAGE  
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Permit No. 545

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



## COMMON AREA LANDSCAPING

**Mary H Shultz**

### FIREWISE PROGRAM – HIP HIP HOORAY !

The National Fire Prevention Association and the South Carolina Forestry Commission have designated Woodside Plantation as a Firewise Community. Woodside Plantation is the first community in Aiken County to be designated as a Firewise community and only the 27th community in the state of South Carolina. This designation has largely been earned through the great work done by our volunteers last fall and this spring. The presentation of the certificate will be done at our annual meeting in September.

### WHAT'S HAPPENING

Wooded Area Management: The final clean up of the tornado damage was completed in May resulting in total expenditures of \$23,950. Bids are now being requested for the remaining ice storm damages to get an indication of the total remaining cost. That figure will NOT include removal of all the downed trees in our common areas, nor will it include a cost for pruning trees over roadways and walkways. While some of this was done following the ice storm there is still a lot of work that must be done to maintain the health of the forested areas. Due to

the amount of ice storm damage that still requires remediation, it is my opinion that the work will not be completed this year since the costs will be too high to absorb. Next year should see the end of the clean up work for the ice storm.

June Creatures and Critters: June is the month that some nasty creatures begin to grow and begin to eat. Look for young mole crickets this time of year; if you find them, you need to address the issue, or they will cause much more damage later when they are larger and present themselves as good eatin' for the moles and voles. In addition, June is when the army worms appear.

Marching, well crawling, in unison, these little eating machines will remove the leaves from large patches of grass quite efficiently. The grass will recover, but in the meantime, it will look terrible.

June To Do's: Now is a good time to aerate your yard and top dress it. Your grass will look better since the soil will be less compact allowing more oxygen to penetrate and more water to be absorbed. Top dressing also provides more nutrients for the grass.

## ROADS, STREETLIGHTS, SIGNS & WALKING PATH

**John Rogers**

Recently we inspected every road in Woodside to determine their condition. All roads were ranked according to condition and potential year for repair/overhaul/resurfacing. Particular attention was paid to those roads needing serious repair or resurfacing in the next 5 years.

It should be noted, especially to some of our newer residents, that the POA (the residents) is responsible for all the roads inside the gate, and not the City of Aiken. This includes all maintenance, repair or resurfacing as needed. Currently we have 40 miles of roads within Woodside. (The Development Company owns about 3 miles of these roads and is responsible for them until they are turned over to POA.)

To put this in a financial perspective, if the average life of the road is 20 years, then approximately 2 miles of road (40 miles over 20 years) need to be resurfaced on average every year to stay current with their aging. Based on our rough estimates, the cost to repave all the roads would approximate \$8,200,000 in today's dollars or approximately \$400,000 per year. (This amount is also consistent with the 2014 Reserve Study.) We have not been funding our Capital Reserve Fund at this level, as was pointed out in the 2014 Reserve Study.

Over the next several months the POA Board will review funding alternatives. We believe the necessary funds can be set aside with only modest increases in annual dues, but we are looking at all alternatives. We believe our current Reserves are sufficient to meet our immediate needs, so the real issue is how to fund our needs over the long term.

For additional information on the 2014 Reserve Study, which was completed last year by an independent agency, see Pat Shippey's newsletter article for December 2014. It is available on our website as are all recent newsletters at [wppoa.com](http://wppoa.com).

# MAY 18, 2015

## BOARD MEETING MINUTES



Meeting was called to order by President Larry Wittenmyer at 3:04PM at the WPPOA office conference room and a quorum was established.

Attendees: Larry Wittenmyer, president  
Mary Shultz, vice-president  
Pat Shippey, treasurer  
John Rogers, member  
Dave Rodgers, member  
Greg Burkes, member  
Linda Rudd, member  
Greg Hoffman, member  
Stephanie Wood, Association Manager  
Diana Peters  
(Woodside Development Company)

Absent: Jerry Hughson, secretary

Property owners present: Coach Abshire and  
Marc Bell

**Approval of Minutes:** Minutes were previously distributed to all board members. There being no additions or corrections, the minutes of the April 20, 2015 board meeting stand approved as written.

### **Reports and motions:**

1. Charles Ruth, a wildlife biologist from the South Carolina Department of Natural Resources, addressed the Board regarding suburban deer management. He explained the two options community associations typically use for deer removal - 1. Organize a hunt in designated unpopulated areas (a City variance would be required) 2. Hire a contractor to remove a certain portion of the population (a permit from the SCDNR would be required). He noted that birth control is not a good option because it is only experimental, and difficult to implement. Mr. Ruth explained the issue we are having with the deer is social in nature, not biological. This means that the deer are not unhealthy (starving or diseased), but posing other problems to the people within the community. The purpose of the visit by DNR was to simply gather information. The Board has not yet made a decision on whether or not to participate in a deer removal program.

2. President Larry Wittenmyer noted that the recent board resolution concerning removal of live oak trees on West Pleasant Colony (WPC) Drive would be brought forth as a Covenant amendment at the annual meeting in September. He will start working with the Association attorney to create the wording for the ballot.

3. President Larry also mentioned an upcoming City Planning Commission meeting (June 9), wherein bicycle signs and road markers on Silver Bluff road will be discussed. The Board plans to attend this meeting in order to find out exactly what is planned near the main Woodside entrance.

4. There were recent auto break-ins at both golf clubs, and the perpetrators have been apprehended by ADPS. The Board will work with the clubs to maintain better access lists for special events/tournaments.

5. A variance for a septic tank at the Village gate has been approved by the City Engineer. This will enable the installation of full restroom facilities at the gate, which will allow the gate to be manned, although it has not yet been determined exactly how often.

6. President Larry met with the new City Manager, John Klimm. Mr. Klimm was very interested in Woodside, and has agreed to meet with the Board at a work session, as well as speak to the membership at the next annual meeting.

7. The Board agreed to change the annual meeting date to September 1, due to Labor Day being the Monday prior to the original meeting date.

8. Pat Shippey reported delinquencies in the amount of \$21,000 (as of April 30). The addresses of properties with unpaid assessments will be published in the June newsletter, and lien notices will be sent in July.

9. Diana Peters (Development Company) reported that Ridge Crest Coffee has signed a lease in the Village.

10. John Rogers (Roads) presented a report on roads at the last work session. This report detailed the current condition of every road in Woodside, and a proposed schedule for the necessary repairs. John will begin obtaining bids for the first set of repairs on this list.

11. Mary Shultz (Common Area Landscaping) reported that the final clean up from the recent tornado will take place next week. Funds spent on tornado damages total \$25,000. The clean up from last year's ice storm will resume after this work is taken care of.

The board received verbal reports from all directors. Important information will be communicated to residents in the WPPOA Newsletter.

The meeting was adjourned at 4:29PM

**ARB****Dave Rodgers**

The Fourth of July holiday weekend is not far around the corner and as many of Woodside's residents like to display various renditions of red, white, and blue for the occasion, this month's ARB article reviews the current flag policy and practices for the Plantation. Our current guidelines were developed to reflect a balance of Woodside Plantation community aesthetics and property owner inputs and to align with policies practiced at other gated communities:

- The flag may either be on a free-standing flagpole (ARB approval is required) or on a pole attached to home or deck (ARB approval not required)
- Flag must be in good condition
- Display on tree is not permitted
- Free-standing pole should not exceed twenty-one (21) feet
- Home or deck pole should not exceed 6 feet
- One additional flag may be displayed concurrently
- Flag should not be offensive, political, or religious in nature
- Residents wishing to fly an American flag should understand and follow proper US flag protocols. The main U.S. Flag Protocols are:
  - The flag should fly ONLY from sunrise to sunset but may be flown 24 hours a day if it is illuminated during the hours of darkness.
  - No other flag or pennant should be placed above the U. S. flag.
  - When the flag of the United States is displayed from a staff projecting horizontally or at an angle from a window sill, balcony, or front of a building, the union of the flag should be placed at the peak of the staff unless the flag is at half-staff.
  - The flag should never be displayed with the union down.
  - The flag should never touch anything beneath it, such as the ground.
  - The flag should not have anything placed upon it nor attached to it, such as a picture

**Banners and Bunting** - may only be displayed as a short-term patriotic display (e.g. Independence Day, Memorial Day), should not exceed 2 feet in height, should be confined to front or rear decking, and should be removed within two days after the day being recognized have passed.

Have a great Fourth of July!!

**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 tornado clean-up expenses of \$24,610.

Ten (10) accounts remain delinquent in the payment of the annual assessment as of May 31, 2015, three more than at this time last year. Of the ten 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, 2015. A reactivation fee of \$10 for residents and \$25 for tenants will be charged when assessments are paid. The non-foreclosure properties still delinquent are listed below.

**2015 Delinquent Assessments**

218 Birch Tree Circle  
 212 Highland Reserve Court  
 917 Holley Lake Road  
 Lot 40, Phase 3 – 184 Foxhound Run

304 Magnolia Lake Court  
 204 Sassafras Court  
 116 Wax Myrtle Court



## LAKES AND DAMS

Things are relatively quiet on the Lakes and Dams front (at the moment, anyhow!). The land that was damaged during the work we did on Royal and Magnolia lakes is healing nicely, and we only have a couple more items to complete from the inspection by Schnabel Engineering. Granite Ridge Aquatic Services (GRAS) continues their summertime program of controlling weeds in our lakes.

So, here are a couple of trivia questions:

1. How many lakes are there in Woodside?
2. How many come under the control of the WPPOA?
3. Are any of the access points locked? How, then, do I get in?

Answers:

1. Seven (Oakman, Holley, Burden, Royal, Magnolia, Spalding, Cuning)
2. Five (Oakman, Holley, Burden, Royal, Magnolia). Spalding and Cuning Lakes are owned by the Development Company/Reserve Club Golf Course. As Ken Ziomek points out in his article below, fishing is generally not permitted on Spalding and Cuning Lakes (unless you own land on the lake) because of the lack of public access.
3. Oakman, Royal, and Magnolia have chains limiting vehicle access to the lakes. Keys to Oakman and Royal Lake may be signed out from the Main Gate for ONE day only. If you take your vehicle to Oakman Lake, you must park your vehicle in the "Parking Area" near the entrance. Do not leave your vehicle at the ramp by the lake. Vehicle access to Magnolia is temporarily restricted because vehicles have done significant damage to the ground.

More information next month!

Jerry

### FISHING NEWS

#### COMMON WOODSIDE FISHING QUESTIONS

Over the past month, I've received a number of questions on Woodside's angling opportunities. I wrote a similar article addressing these questions about two years back, however, we have a number of new residents and new converts to fishing and the same questions are being asked.

Do you need a fishing license to fish at Woodside? Woodside's lakes are considered private and, as such, residents do not need a license. If you are a senior

## Jerry Hughson

citizen, the State of South Carolina offers a lifetime Fishing and Hunting license for a small processing fee. I believe I paid \$10. This covers me if I decide to fish other waters.

Can I fish all seven lakes at Woodside?

Access is provided to Oakman, Royal, Magnolia, Holley, and Burden. These lakes are controlled by the WPPOA and they have access locations. Once at the lake you must respect the property of the lakeside residents and fish only at the open fishing areas. Spalding and Cuning are still controlled by Woodside Development. If you live on the lake or know a resident on the lake, you can take advantage of the fishing opportunities. Why aren't fish from Spalding and Cuning allowed to be entered in the Big Bass or Colossal Crappie competitions?

It would be unfair to allow fish from those lakes which have restricted fishing opportunities to be allowed in the competitions.

Can I invite my friends outside of Woodside to fish in our lakes?

Non-residents are allowed to fish on our lakes as long as they are accompanied by a resident. This is probably the most violated rule regarding access to our lakes with numerous non-residents claiming they have permission from a non-fishing friend.

Is the fishing at Woodside "catch and release"?

While the vast majority of Woodside's anglers do practice "catch and release", a few residents keep their catch and claim the fish are delicious. Please remember that if you are going to keep your catch, be reasonable in what you take to ensure good fishing in the future.

Please call me if you have any additional questions. (649-9842)

A number of grandchildren outings have already been scheduled for the coming weeks. Please provide as much notice as possible and contact Frank Shallo or me to set up a date.

We have a new leader in the Big Bass competition. Keith Crowley's 20 inch bass has been surpassed by Will Pethick's 20 ¾ inch bass caught on Holley lake. My brother Tony still leads the Colossal Crappie competition with his 14 1/8 Black Crappie also caught on Holley lake.

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

## COVENANTS

**Linda Rudd**

I received a call last week from one of our Woodside residents who said something that made me realize what has been bothering me about a lot of the neighborhoods I've been traveling through as I check complaints. She told me when she and her husband moved into Woodside about 20 years ago, the neighborhoods were well maintained and looking so nice, making them very proud to live here. However, the week before she took a drive into the newer area and was hit with the contrast between newer and more mature properties. As time has gone on, some of the properties in the original Woodside sections are beginning to look run down and not cared for as they once were. I notice the houses are almost always well cared for and looking good. But with trees and shrubs maturing and growing higher, grass underneath is not flourishing due to reduced sunlight. Shrubs need steady trimming to keep them healthy and well-shaped; trees need pruning or sometimes replacing when they outgrow the space. Don't place the clippings on any soft ground and always in the street at your curb the day before pick up. Placing yard debris on soft ground allows the city pick up equipment to dig holes in the ground leaving a big crater that looks very bad. Grass needs replacing

when the soil, roots or moss becomes visible due to lack of sun. If pruning doesn't allow enough increased sun to rejuvenate grass, the grass needs to be replaced with shade tolerant sod. Mowing, edging and fertilizing should be a regular task to maintain the appearance of the lawn. Pressure washing the driveways and sidewalks make them look fresh and new. Non-grassed areas should be weeded and mulched with pine straw or bark to really make the property appear cared about by a proud owner. If you need help with the maintenance, the POA has names of approved landscapers who work in Woodside. One last thing, the mail boxes should be kept painted and in good shape. If yours is past its prime the POA provides them and installs them for a reasonable fee. So my request to all of us is- go outside and look at your yard from the street. Does it look as good as the year you moved in? If not, you know what to do. Now, I'm going outside and look at my own!

## SECURITY

**Greg Hoffman**

**Speed Sensor:** We are continuing the random placement of the speed sensor throughout the community. Results indicate that the average speed remains about 5MPH above the posted speed. However there have been a few instances of speeds recorded that are in excess of 15MPH over the posted limit. All residents are reminded to please be mindful of your speed within the community. ADPS retains full jurisdiction within the community and is at liberty to resume formal speed monitoring at their discretion.

**Community Access:**

**a. Golf/Events:** Due to a number of recent incidents attributable to unauthorized access to the community, it has become imperative to insure that we are able to verify authorized visitors by name as they enter the gates. As a result, golf and/or event visitors will not be permitted to enter the community unless they are listed, by name, on an approved list (or tee sheet) provided by the appropriate club (Woodside or Reserve clubs) or the WPPOA manager. This includes visitors for daily golf as well as tournaments and special events (weddings, meetings, etc). Please insure that you assist the clubs in complying by providing them with the most accurate

information possible for your event or individual guest.

**b. Resident- Requested Visitor Passes:** In addition to the measures outlined above, we will step-up the practice of verification of resident-requested visitor passes in an effort to curb potential fraudulent pass requests. Please be understanding if the guard staff calls you to verify a pass that was called-in in your name. The guards will use one of your phone numbers that are listed in their directory – please insure that your phone numbers (home and/or cell) are up to date with the POA.

**c. Additionally,** we are investigating electronic means to automate (and further secure) the visitor pass process and will provide more information on this effort as it matures.

**Perimeter fences:** Some portions of the perimeter fence were damaged by falling trees as a result of the recent tornado that the community experienced. Our maintenance staff is busy repairing the breaches that have been identified. Please report any breaches that you have reason to believe we have not yet identified.

**ARB Activity May, 2015**

Building and Environmental Inspections – 30

Improvements – 11

Landscape Plans – 4

New Construction - 1

Policy Development - 2

Satellite Dish Location Requests - 7

Tree Removal Requests – 42

Variance - 1

**SUMMARY OF COMPLAINTS**

**May, 2015**

Referred – 7

Unightly Conditions – 2

Vehicle – 1

**Total Complaints - 10**

**Referred Complaints**

Common Area – 3

Roads – 2

Security – 2

**Total Referred Complaints - 7**

**DEVELOPMENT COMPANY**

**Diana Peters**

**The Reserve Club Unveils Resort-Style Pool!**

On Monday, June 1, The Reserve Club cut the ribbon on its newly renovated resort-style pool. Attended by over 250 members, the ribbon-cutting provided members an opportunity to see their newest amenity and taste some of the menu offerings from the new Poolside Café, including samplings of the variety of frozen tropical cocktails sure to cool members down on warm, sunny days!

The new pool is larger and now offers a zero entry, tropically landscaped island and jetted fountains that create an inviting resort-style atmosphere while keeping a section with lane markers for the serious swimmers. The pool is sure to be enjoyed by everyone, even non-swimmers who will no doubt appreciate the pool views from the cabanas with all new furniture featuring elegant, turquoise cushions reflecting the color of the pool or from the shaded outdoor casual dining area. The new cool-deck finish and lush landscaping including palm trees complete the welcoming, tropical atmosphere.

Poolside service is offered from the new Poolside Café featuring a walk-up outdoor grill for fresh menu offerings and a convenient ordering station for garden-fresh salads, snacks, frozen treats and the always popular tropical cocktails! And, members’ children and grandchildren will appreciate the children’s menu and fruit smoothies.

Be sure to call The Reserve Club at 803-648-1601 for membership and aqua fitness class information.



**WOODSIDE PLANTATION**

1411 Silver Bluff Road  
Aiken, SC 29803

Phone: 803.641.9663  
Fax: 803.641.1831  
Email: [wpcoa@wpcoa.com](mailto:wpcoa@wpcoa.com)  
[www.wpcoa.com](http://www.wpcoa.com)

**WPPOA OFFICE**

**Stephanie Wood, Association Manager**  
**June Carlson**                    **Keena Adams**  
**Trisha Leveille**                **Wayne Brock**  
**Michelle Yonce**                **George Hughes**  
   **Dave Prough**

**WPPOA BOARD OF DIRECTORS**

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Mary Shultz

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Jerry Hughson

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Pat Shippey

**SECURITY**  
Greg Hoffman

**COVENANTS**  
Linda Rudd

**ROADWAYS, STREET LIGHTS/ SIGNS, WALKING PATHS**  
John Rogers

**ARB**  
Dave Rodgers

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

*Welcome To Our New Residents*

Barry & Deirdre Fletcher  
913 Holley Lake Road

Dennis & Loree Blough  
261 Magnolia Lake Road  
Laguna Hills, CA

Virginia Castanon  
113 Sweetbay Drive  
Moved from Lakewood, NJ

Bill & Betsy Hart  
150 Twin Ponds Lane  
Moved from Germantown, MD

James & Leslie Wilson  
145 Rock Maple Court  
Moved from Aiken, SC

Bill & Evelyn Dalson  
109 Summer Winds Circle  
Moved from Fairfax, VA

Rocky & Suzanne Eiseman  
304 Huntington Court

Richard & Martha Funk  
229 Birch Tree Circle

Cyril Knoblauch & Lilian Brannon  
145 Longwood Green Court  
Moved from North Carolina

Robert Freschi &  
Susan Thielemann  
138 Enclave Drive  
Moved from Hillsdale, NJ

Robert & Christine Brown  
189 Double Eagle Court

Richard & Elizabeth Hart  
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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@wpboa.com

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



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**WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS**

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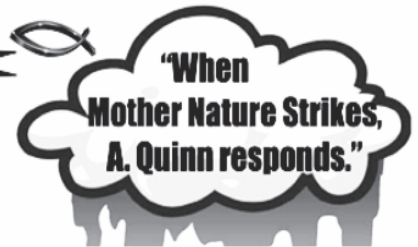


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**WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS**

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140 White Cedar Way \$49,900

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**Gutter Cleaning**  
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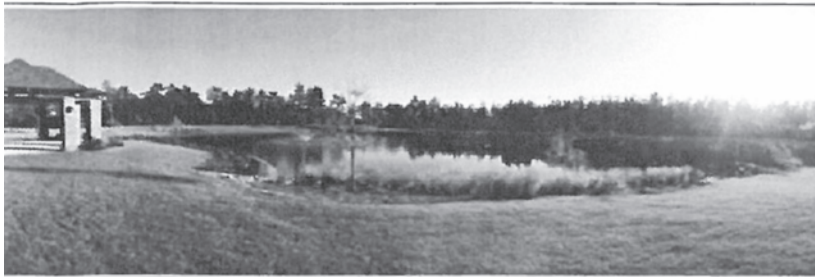
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**WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS**



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**WOODSIDE PROPERTY OWNERS CLASSIFIED ADS**

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**KITCHEN &  
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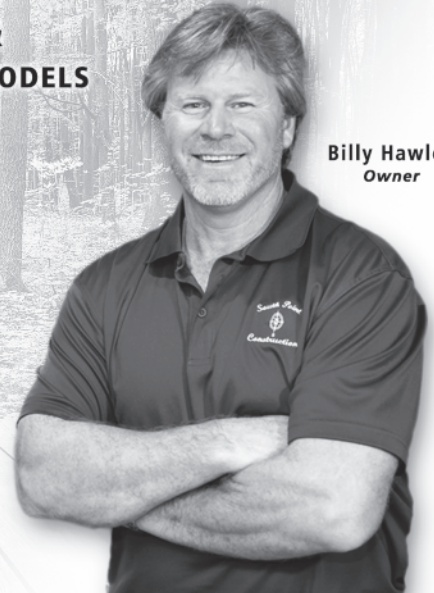
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Open seven days a week.

Managed by:  
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**WOODSIDE PROPERTY OWNERS CLASSIFIED ADS**

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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](mailto:keena@wppoa.com)

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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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