

WPPOA NEWS

VOLUME 18, ISSUE 9

September 2015

Board Meeting Dates

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.**

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.

PRESIDENT'S REMARKS Larry Wittenmyer

ANNUAL MEETING ELECTION RESULTS:

At the 2015 Annual Meeting, the results of the election were announced. Your three, newly elected Directors are: Lynette Brumfield, Dan Franck & Larry Wittenmyer. All of these individuals will serve three year terms. Also, the Covenant Amendment regarding Live Oak Trees on West Pleasant Colony Dr., passed by a wide margin. (only 95 votes in opposition)

At the subsequent Board meeting, the following officers were elected for one year terms:

President---Larry Wittenmyer Vice President---Mary Shultz
Secretary----Dan Franck Treasurer---Lynette Brumfield

Other Board responsibilities will be appointed at the September Work Session and I will report those in next month's Newsletter. I speak for the successful candidates and myself, when I say thank you for your support and confidence you have placed in us by your vote. We look forward to serving the community for the next three years. I also wish to thank all of the candidates for agreeing to run for these positions.

A special thank you to Pat Shippey, who served the WPPOA as Treasurer for six years and Jerry Hughson who served as Secretary and Lakes & Dams Director for the past three years. You both will be missed!

Our guest speaker, at the Annual Meeting, was John Klimm, Aiken City Manager, who gave the more than 120 attendees his impressions of Aiken after two months on the job. Mr. Klimm also related his views and plans for the future of the City and extended his invitation to all Woodside residents to contact him whenever you feel his assistance is needed. Below, is a copy of his business card. John and I have regularly scheduled meetings to discuss issues and update each other on City and Woodside issues. One of the issues we have and will continue to discuss is the EMS response times to Woodside. He will be attending one of the meetings with our Ad Hoc EMS committee, in the near future, to see if there are possible ways we can work together to improve these response times.

John C. Klimm
City Manager

PHONE (803) 642-7654
FAX (803) 642-7646
E-MAIL
jklimm@cityofaikencsc.gov

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AUGUST 17, 2015

BOARD MEETING MINUTES



Meeting was called to order by Secretary Jerry Hughson at 3:02PM at the WPPOA office conference room and a quorum was established.

Attendees: Pat Shippey, treasurer
 Jerry Hughson, secretary
 Dave Rodgers, member
 Linda Rudd, member
 Gregg Hoffman, member
 Diana Peters
 (Woodside Development Company)
 Stephanie Wood, Association Manager

Absent: Larry Wittenmyer, president
 Mary Shultz, vice-president
 Greg Burkes, member
 John Rogers, member

Property owners present: Coach and Patty Abshire,
 Marc Bell, Nick Tolerico

Approval of Minutes: Minutes were previously distributed to all board members. There being no additions or corrections, the minutes of the July 29, 2015 board meeting stand approved as written.

Property Owner Comments:

Mr. Nick Tolerico spoke to the Board about financials which are typically presented at the Annual meeting, and requested more detailed information be presented, specifically balance sheet information. The board was receptive to Mr. Tolerico's suggestions and will attempt to improve information presented.

President Comments: Secretary Jerry, in President Larry's absence, discussed the Annual meeting with the board members, specifically this year the board directors will be using PowerPoint presentations. A practice run will be scheduled before the annual meeting.

Reports and motions:

Treasurer Pat Shippey moved to engage the services of Robinson Grant & Co., P.A., to conduct the 2015 financial audit and to prepare the federal and state income tax returns. The fees for these services will be the same as 2014, i.e., a maximum of \$18,800, inclusive of

out-of-pocket costs. (Note: 2014 costs were \$18,475). The motion was seconded by Greg Hoffman. Motion passed.

Mrs. Shippey also reported the following statistics to the board: In September 2009, the WPPOA had \$384,000 in the Reserve Fund. In September 2015, the Reserve Fund has \$1,002,000. In addition, she reported, based on a recent report, there are two major reasons Homeowners Associations fail: (1) Not enforcing Covenants, and (2) Insufficient Reserve Funds.

Also, through July 2015, Mrs. Shippey reported the WPPOA has received 98% of projected income, and has spent 62% of projected expenses.

Greg Hoffman, Security Director, reported that manning the Village Gate from 6AM through 2PM has received overwhelming positive feedback from residents. Also, there will be a sign installed on the exit side of the main gate warning drivers of crossing traffic. Potential projects to come in the future include an improved camera system at all gates which will allow security to record license plate numbers, and a web based system for requesting passes for visitors and vendors.

Dave Rodgers, ARB Director, reported on the excellent relationship, and improved cooperation, between the WPPOA ARB, and the Development Company ARB, and informed the board of one vacancy on the POA ARB.

Diana Peters, Development Company representative gave the board an update on new businesses coming to the Village at Woodside, specifically an Asian restaurant (scheduled to open Oct 1), a Coffee House, a Bakery, and a Hair Salon. Also, because of health issues of the owners of Mario's restaurant, the Reserve Club will temporarily be operating Mario's.

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

The meeting was adjourned at 4:12PM

Respectfully submitted,

Jerry Hughson, Secretary

COMMON AREA LANDSCAPING

Mary H Shultz

WOODED AREA MANAGEMENT PLAN: The final scope of work for clean-up from the ice storm was completed in August; all budgeted funds for the clean-up effort were expended. Work will resume after budget is approved for 2016.

WHAT'S HAPPENING: The summer plantings have finished flowering and some trees are showing signs of stress induced by the high heat and lack of rain. Planning and scope definition are underway for the work that needs to be done in 2016. That work includes pruning trees, and removal of downed trees and debris from our common wooded areas.

DUMPING DEBRIS IN COMMON AREAS: Is your yard vendor dumping your yard debris onto our common areas? I have received several reports recently indicating that this is occurring. In addition, I have seen the piles of debris and grass clippings in some of our areas. The common areas are not meant to serve as a final resting place for yard debris; please ensure your vendor is meeting the requirement to haul the debris away. Talk to them to make sure they know the requirements. Staff turnover may very well result in a lack of knowledge of this requirement in our community.

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



As many of you have noticed, the POA has purchased a new Kubota ATV vehicle. This vehicle allows us more accessibility, efficiency and increased productivity when addressing repairs in areas that need our attention such as perimeter fencing.

The purchase was approved by the Board of Directors in order to accommodate the increased workload of the maintenance department, which also necessitated the hiring of an additional staff member to our crew.

The combination of the versatility of the new vehicle and the added personnel proves us with the resources to provide services that were previously outsourced and more costly for the POA in a timely manner.

Buying or Selling Your Vehicle?

Please be advised that in the instances of selling/trading a vehicle, the old decal must be removed and returned to the POA Office prior to the issuance of a new decal. Failure to do so will result in a \$25 charge for the replacement decal.

FOR SALE!

ARB Activity August, 2015

Building and Environmental Inspections – 28
Homeowner Issues - 3
Improvements – 17
Landscape Plans – 7
New Construction - 0
Policy Development - 5
Satellite Dish Location Requests - 1
Tree Removal Requests – 10
Variance - 1

SUMMARY OF COMPLAINTS **August 2015**

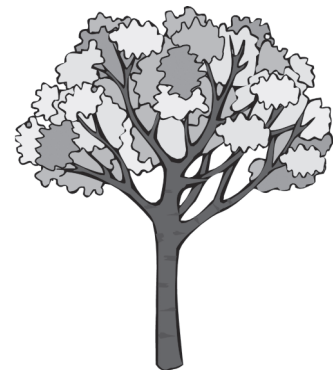
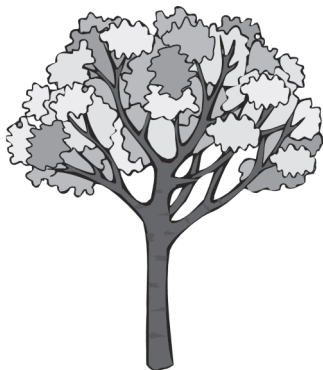
Debris – 4
Pet - 1
Referred – 10
Unsightly Conditions – 3
Vacant lots - 2

Total Complaints - 20

Referred Complaints

ARB – 2
Common Area – 6
RV - 1
Security – 1

Total Referred Complaints - 10



LAKES AND DAMS

Jerry Hughson

As you read this, another "Annual Meeting" of the WPPOA will have come and gone. For those of you who attended, all of us on the board hope you were informed, enlightened, entertained, and most of all, pleased with the progress the board is making. As far as Lakes and Dams goes, for those of you who did NOT attend, I presented a summary of the major projects we have completed since the engineering inspection by Schnabel Engineering in March of 2014. I have tried to keep you apprised monthly about ongoing projects, and I used the Annual Meeting to summarize and included some visuals to help.

Now for a personal note. I have had the pleasure for the past three years to serve on the Board with Pat Shippey, our Treasurer. But Pat's six years on the Board have come to an end, and she will now have a LOT more free time on her hands! Pat, I fully expect your handicap to drop dramatically! Seriously, Pat has done a superb job as Treasurer, and I would like to personally and openly thank her for her community service and dedication. Thank you, Pat, for everything!

Granite Ridge Aquatic Services made two trips to Woodside in August. Here is their report:

Royal Lake:

Treated for alligator weed and water primrose by boat, around the perimeter of the lake. We noticed that the water level is up.

Magnolia Lake:

Treated for floating hearts by boat, around the perimeter of the lake.

Holley Lake:

Treated for floating hearts, alligator weed, and water primrose around the perimeter of the pond.

Burden Lake:

Last treatment knocked the floating hearts back, and we will treat again on the next visit. We rechecked the dissolved oxygen and phosphate, and both are normal.

End of GRAS Report

Cheers!

Jerry Hughson

WOODSIDE'S FISHING NEWS

ATTENTION ALL ANGLERS- Please mark your calendars! The Woodside Fall Fishing Outing is scheduled for Sweetest Day, October 17 at Magnolia Lake from 8:00 to 10:00 am. There is no better gift for Sweetest Day than new fishing equipment for your special sweetie. That gift will be remembered for years. The 2015 Spring Outing was great. Despite having to reschedule because of bad weather, we had a great turnout of anglers and spectators. If you haven't had any good luck fishing this year, don't worry. The Fall Outing may be your chance to grab some angling bragging rights. The most avid Woodside anglers continue to catch the fewest fish in our outings while the novice anglers and the youngsters are usually the big winners. For the past four outings, our lady anglers and the children have done very well with respect to prizes. Please come out and join in on the fun. There is no charge for participating in the outings. I will appreciate a call or e-mail if you are going to be fishing so I can properly plan.

As usual, we will have first and second place for each of our fishing categories, Minnows, Nightcrawlers, and Artificials. We also offer a prize for the first, last, and most fish caught. And, if the fishing gods are not with you on that day, we have two prizes in our Unlucky Angler Raffle. Our prizes are Academy Sports gift certificates ranging from \$10 to \$25. For the anglers 16 and under, Bob Carter is continuing to donate a crisp \$100 bill for the longest bass. For anglers with a sweet tooth, doughnuts are being provided. If you want to participate but don't have equipment, contact me and I'll provide the proper equipment for the category of your choice. I hope to see you on October 17.

Keith Crawley continues to lead the Big Bass competition for 2015 with a 23 inch fish while my brother Tony leads Colossal Crappie with a 14 1/8 inch fish.

Ken Ziomek

649-9842
ziomekk@bellsouth.net

ARB**Dave Rodgers**

Fire pits can be a great addition to any backyard, particularly for homeowners who enjoy outdoor entertaining or spending time outside with their families. Not only do they provide warmth for a cozy evening, but they also create a more intimate atmosphere for social gatherings and provide a focal point for guests to gather around while swapping stories or celebrating.

Before you add a fire pit, you should understand our local guidelines. Like all additional structures, the POA requires a project request that details the size and material for a permanent fire pit and a plot plan showing exactly where it is to be placed inside your lot's setbacks.

The City of Aiken fire pit guidelines outlined in Section 307 are enforceable in Woodside.

- Fire pits should be at least 25 feet away from a structure and 'portable' fire pits at least 15 feet distance.
- Only seasoned wood can be burned - yard waste, debris, grass, etc is collected and cannot be burned inside city limits.

Other considerations for both fire pit enjoyment and safety include:

- Buy a quality fire extinguisher or keep a bucket of sand or a garden hose nearby to help keep the fire burn where it is intended.
- Make sure there are no overhanging tree branches or other potential fire risks above or around the fire pit vicinity.
- Take wind into consideration. Windy conditions can blow sparks far from your pit and start a fire. Fires do not mix well with high winds. Also, make sure the wind isn't blowing smoke onto the neighbor's deck during their alfresco dinner party.
- Use a mesh spark arrester cover to help keep sparks under control and, hopefully, keep pets and children from falling in.
- Try to burn hardwoods versus softwoods as they have fewer resins and spark less.
- Place the fire pit on a non-combustible surface – pavers, stone, or sand. Do not place a portable fire pit on a wooden deck or your lawn – both can and will burn.
- The fire should be attended at all times by a responsible adult until it has been fully extinguished. Please don't leave young children unattended.
- Keep the fire to a controllable size.
- Never use liquid accelerants to light a fire.
- Extinguish the fire completely before going inside.

As always, be a good neighbor and ensure your fire does not cause any disturbance or inconvenience for others around you!

SECURITY**Greg Hoffman**

1. Soliciting: There have been a number of instances of individuals soliciting within the community. The most frequent example of this is pine straw vendors. In some cases solicitors use the names of neighbors or other residents to gain confidence. In some cases they do not deliver what is described or promised if you choose to do business with them. Please note that soliciting is not permitted inside the community and anyone doing so should be reported to security and/or the POA office.

2. Fishing/Lakes: As a follow-up to my last newsletter article, fishing is not permitted on Spalding or Cuning lakes as they have no public access. The only exceptions on these lakes are for residents whose property actually intersects the lakes.

COVENANTS

Linda Rudd

It's still summer as I write this but outside it looks like fall may be just around the corner. Most of us are a bit tired of the heat and humidity and ready for a change! To illustrate this, last week I was stopped by a friend and fellow resident whom I can always count on to give feedback on my articles. He is usually encouraging and always adds insight. This time he just had to tell me my articles have become redundant! Time for a change with the season! So, although it is still tempting to give the same reminders about when and where to put out the yard debris, I will resist and talk about fall and winter traditions as we move toward our beloved and stressful holiday season.

Many of my garden plants have begun to tire; potted annuals are root bound and look haggard! Fall is a time to cut back or pull up and a time to rejuvenate by planting new fall color. The area nurseries are advertising close outs and are hinting at new things to come for the fall such as pansies and chrysanthemums. Fall is a great time to plant trees or shrubs with the hope

of spring growth and color. Plant now, enjoy later. The most challenging time will come in early winter when we decorate for the holidays. Outside planting takes a rest, but making the Plantation festive by showing our holiday spirit gives us lots of options for seasonal yard decorations. I was recently reminded about the Women of Woodside (WOW) efforts to promote holiday traditions through the sales of their "Mailbox Huggies". These special order Huggies are made of everlasting greens and red bows that decorate your mailbox. WOW urges each street to "renew this tradition and unify the Plantation". Please call Colleen Dorrycott to order yours or you can order one at the WOW Kickoff on September 15th. As always, the proceeds will go to benefit charity. I'm sure in the coming months I will again be redundant by reminding everyone when it is time to take the decorations down!

But for now, enjoy the FALL!

DEVELOPMENT COMPANY

Diana Peters

Mario's Italian Kitchen –Now Under New Management!

The Owners and operators of Mario's Italian Kitchen, Frank Petrocitto and Jane Titzell, have both been experiencing long-term and ongoing health concerns. In order to better address their personal circumstances, Frank and Jane made the decision to retire effective last month. Operation of Mario's Italian Kitchen is now under new management.

Mario's Italian Kitchen will continue to operate in its current location and format. Be assured that the dining experience offered will be excellent throughout the transition and moving forward.

Please join everyone in wishing Frank and Jane well, and please continue to enjoy and support Mario's Italian Kitchen!



WOODSIDE PLANTATION

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Fax: 803.641.1831
Email: wpboa@wpboa.com
www.wpboa.com

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June Carlson Trisha Leveille
Michelle Yonce George Hughes
Roy Blake Dave Prough

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Mary Shultz

SECRETARY, LAKES & DAMS
Dan Franck

TREASURER
Lynette Brumfield

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COVENANTS
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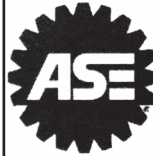


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September 2015.

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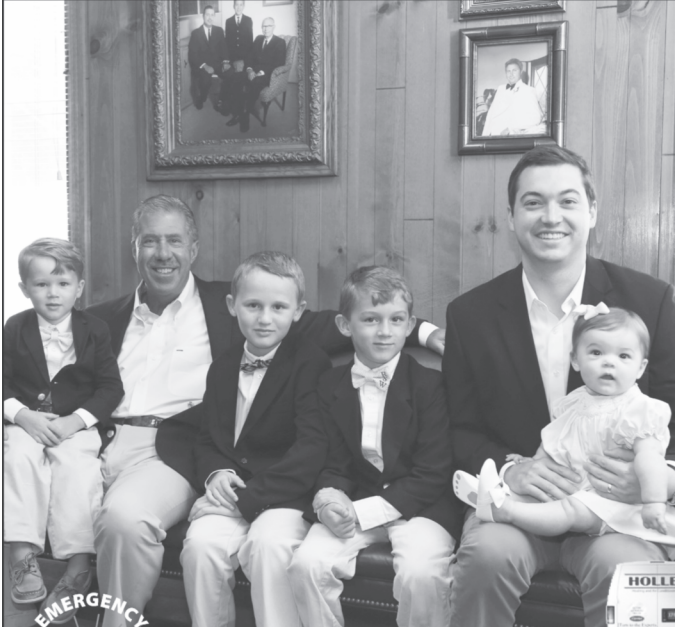
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September 2015.

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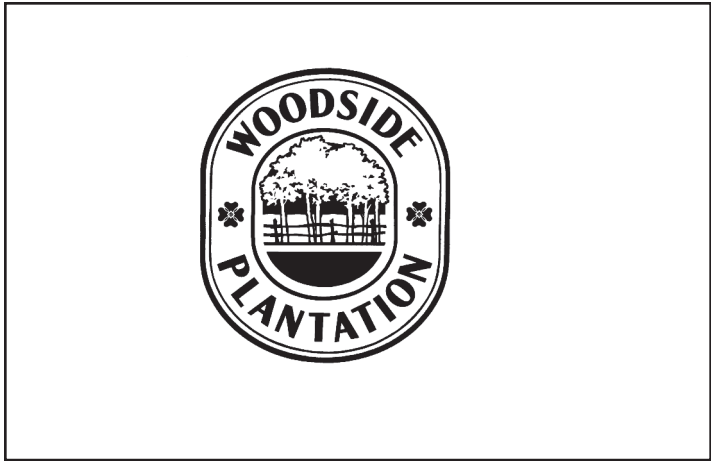


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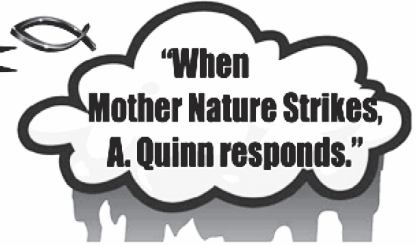
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He no longer has TV cable service but watches all of the movies and television stations you do for a fraction of the cost. Working with many different vendors and services, he is able to deliver the best products and services at or below competitor's costs. This saves you time, money and the hassle of researching products or services. This is a new and affordable option to **lower your monthly bills**. Enjoy the convenience of having all of your electronics and services working the way you want them to while paying less. There are no monthly bills or yearly service cost for his services. Pay for what you need on a reasonable hourly basis. Some recommended services may require monthly or annual fees.

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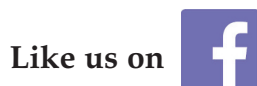
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Advertising prices per month: Business Card \$35, Quarter Page \$55 and Half Page \$85.

September 2015.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS

198 Pink Dogwood Circle **\$305,900**



138 Tall Pine Drive **\$269,000**



206 Pink Dogwood Circle **\$309,000**



209 Boxelder Drive **\$439,000**



110 Eagles Nest Lane **\$209,900**



110 Boxwood Road **\$239,900**



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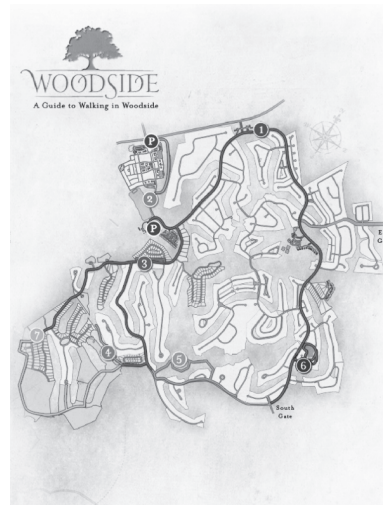
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 Realtor
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The Fansmith Team

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WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS

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



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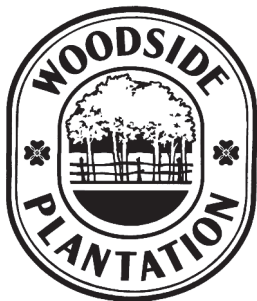
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Professional Service

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September 2015.

WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



Overnight parking is a violation of safety code and the Covenants & Restrictions of Woodside. Please note that Overnight parking is NOT allowed. You will be ticketed and the information will be turned into the POA office. After numerous incidents, you will receive a letter as a warning. Repeat offenses will be subjected to a fine and/or towing as directed in the Covenants. Having streets clear will enable us to have all Woodside roadways open for emergency vehicles throughout the night.

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Landscaping - Tractor Work**

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Stump Grinding
Landscaping



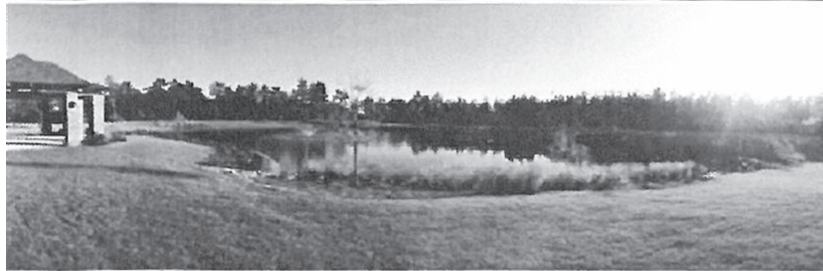
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Owner
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September 2015.

WOODSIDE PROPERTY OWNERS CLASSIFIED ADS

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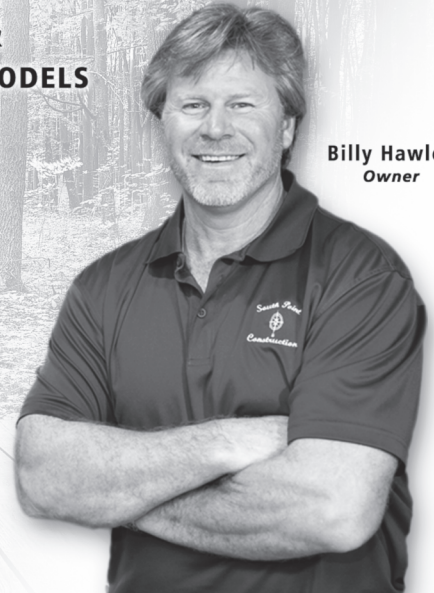
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Wednesday,
September 23*

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Monday-Friday: 10am-9pm Sunday: 12pm-6pm

Managed by:

Tony and Sonya Nguyen

(Woodside Residents)

Cut out this advertisement and present during payment for \$2.00 off your next visit*

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WOODSIDE PROPERTY OWNERS' CLASSIFIED ADS



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