

# WPPOA NEWS

Volume 12 ISSUE 8

August 2009

## *Board Meeting Dates*

**September 15th  
Annual Meeting  
6:00 pm at WCC**

**September 21st**

**October 19th**

**November 16th**

**December 21st**

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

## **VOTE!**

**Y**ou will receive (*OR have received*) a mailing with a ballot for the election of the Board of Directors and proposals for 5 amendments to our Covenants. It is important that you vote. The Covenants require a quorum.

Cumulative voting is allowed on Board Member selection. That is, if there are 3 positions being filled, you may cast your 3 votes for 3 persons, or 3 votes for a single person, or 2 votes for 1 and 1 vote for another.

Your ballot will be placed in 2 envelopes. This allows us to confirm you are entitled to a vote and to maintain confidentiality.

If you don't plan to attend (or are not sure of being able to attend) the Annual meeting, please drop your envelope off at the POA office during working hours or at the Main Gate drop box any time prior to the day of the Meeting.

## **MAINTAINING AN ATTRACTIVE PLANTATION**

**George Sewell**

**W**e all moved to Woodside because we were attracted to the ambiance of the area. Our Covenants and supplementary rules are intended to maintain that ambiance and therefore our property values. No one likes to see trash or yard debris on our streets over the weekend or any longer than necessary before removal by the city. Depositing debris in the streets is a safety hazard at night. This has been discussed innumerable times in this Newsletter, the last time in April. At that time, I stated that I would begin fining for pickup items left at the street prior to the afternoon of the day prior to scheduled pickup.

I do not like to issue fines. I also do not like to see our streets littered with debris any longer than necessary. It is preferred to place trash and yard debris at the curb the morning of pickup, but no earlier than noon of the day prior to pickup. Unfortunately, I have had to issue fines. This will continue.

There are several examples of violations of these rules on this page. One shows debris at the street on Sunday. The small quantity should have been bagged, stored out of sight and placed at the curb when the garbage is put out. The larger pile should have been stored in an area on the property and put out no earlier than the afternoon prior to pick up. The 2 garbage cans were out on Sunday, left from the past Wednesday. One owner had just returned from a trip, the other was located at their second home and informed me that the can would be removed "this week". That left Monday, Tuesday or Wednesday before the next pickup. **WHEN AWAY, IT IS THE OWNER'S RESPONSIBILITY TO ARRANGE TO HAVE SOMEONE RETURN GARBAGE CANS TO A STORAGE AREA, OR DELAY PUTTING THE GARBAGE OUT UNTIL RETURNING. LEAVING THEM OUT WILL INCUR FINES.**



## PRESIDENT'S REMARKS

**Chuck Newton**

### POA Office and Adjoining Property:

I thought it would be informative to most of you to use this month's column to talk about the POA office building and the adjoining property. To begin with, there are approximately 7 ½ acres of land encompassing the area bounded by Woodside Plantation Drive, the Main Gate entrance road, Silver Bluff Road and the property line of Eden Gardens. Located on this land are a stable, the office building used by the POA and several storage sheds. All of the above, other than office furnishings and miscellaneous items in storage areas belonging to the POA, is owned by the Development Company.



The building itself was first partially occupied by the POA in the early 1990's, sharing it with the owner. When they completed an expansion across the street in 2001/02, we began utilizing the entire space as well as some of the shed storage area. The Development Company was very generous in allowing us to rent this at a cost which was some fraction of its' commercial value and we have enjoyed this for the intervening years. We, of course, pay the utilities

and upkeep. In addition we have made a few improvements such as the paved parking area over the years.

Now comes 2009 and we are engaged in discussions with the Development Company concerning us, the POA, becoming the owner of the buildings and about 4 acres of the land. To those involved in our business to any degree, you realize that we need office space, storage space and an area for meetings. We have become a small village of 1800 residences and continue to grow, with a number of services required from a centralized office.

The existing location is the best possible spot to provide these services required by both residents and vendors although, long term, either a rebuild or extensive upgrades will be required. Your board is currently identifying all of it's options, both as they relate to the current location as well as other locations, with the long term needs of the POA and community in mind. Regardless of the outcome, we are looking at an annual cost increase for facilities which is some multiple of what we budget at present.

We will keep you informed as decisions are made.

## LAKES & DAMS

**Bill Bower**

### PLEASE: No Swimming in lakes

1. Mr. Richard Ashley of Granite Ridge Aquatic Services has submitted his report for July 2009 and has scheduled the following actions:

- Holley Lake will be treated for alligator weed and water primrose along the end opposite the dam.
- Small pond above Holley Lake (WPPOA owned) has been treated for algae and dye added to retard algae growth.
- Burden Lake has been treated for floating hearts.
- Royal Lake has been treated for alligator weed.
- Magnolia Lake needs no treatments.

2. Additional inspections and engineering work are in progress to support the turnover of Oakman Lake. The shoreline inspections are complete and documented by photographs. Soundings have been taken and recorded. All

measurements fall within the specifications required by the Covenants. WPCC has agreed to repair the storm-drain out-fall near the Cupp sixteenth green. The subsurface drains in the dam are being verified by WDLP. We will keep you informed of the progress of the turnover.

3. The WPPOA has recently had survey work performed on Royal Lake to confirm the elevations of the normal spillway, the emergency spillway and the dam. The results show that the "normal" lake level is being maintained properly and safely. Additional survey work is needed to evaluate the emergency spillway elevation. Note: the major water supplies to Royal Lake are from storm drains, spring feeds are minimal. Therefore lake level will vary during wet and dry periods.



## ANNUAL MEETING

The Annual Board Meeting will be held at the Woodside Plantation Country Club on Tuesday, September 15th, 2009 at 6:00 pm.

## JULY 2009 BOARD MEETING MINUTES



Meeting was called to order by President Chuck Newton at 3:00 p.m. at the Woodside Plantation POA office conference room. Quorum established.

**Attendees:** Chuck Newton, President  
Bill Roberts, Vice President  
Ed Gibbons, Treasurer  
Joe Bends, Secretary  
Bill Bower, member  
Nancy Hughes, member  
George Sewell, member  
Diana Peters, WDLP  
David Ford, WPCC  
Melanie Brock,  
Association Manager

**Absent:** Bill Lykins, member and  
Ernie Squarzini, member

**Guests:** Pat Shippey

### APPROVAL OF MINUTES:

Mr. Newton: there being no additions or corrections, the minutes of June 15, 2009 stand approved as written.

**Reports:** Treasurer's report and financial statements were reviewed by Ed Gibbons, ARB report was submitted to the Board Members prior to the meeting. All submitted reports are maintained in permanent Association records.

### BUSINESS:

**Motion:** Mr. Gibbons moved to suspend the rules for a 15 day wait on a motion in order to consider a Covenant Amendment on Treasurer duties.

**Vote:** For – 6.  
Against – 1.

**Resolved:** Board rules will be suspended to consider a Covenant Amendment on Treasurer duties.

**Motion:** Mr. Sewell moved that an Amendment related to Treasurer duties be sent to the homeowners.

**Vote:** Unanimous.

**Additional**

**Information:** As always the full motion is archived with POA records. Since all homeowners in good standing have received a ballot with this proposed amendment, it is not reprinted here.

**Motion:** Mr. Roberts moved that an Oakman Lake Access Agreement between the POA and the Development Company be approved by the Board and signed by President, Chuck Newton.

**Vote:** Unanimous.

Meeting adjourned at 4:40 p.m.

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## SEPTEMBER 8TH ELECTION POLLING PLACES

- *Precincts 69 & 70* – Town Creek Baptist Church
- *Precinct 53* – South Aiken Church of God (Whiskey Road)

Your Precinct will be stated on your Voter Registration Card.

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## ANNUAL GUEST DECALS

Renewal will end August 31st, 2009. Please have your guests bring their current vehicle registration to the POA office to obtain the 2009-2010 decal.

## SECURITY & VICE PRESIDENT

**Bill Roberts**

### SECURITY ISSUES:



There was one accident within Woodside during the period between early July and the date of this note (mid Aug.). This is down from four earlier in the year. Slowing down and observing the Aiken Traffic laws does help to curb accidents. There are still instances of running stop signs as well as other major infractions. If you get caught, it's expensive. By the way, there are several identified vehicles being watched for - be aware!

### STOP SIGNS, WHITE LINES AND LOOKING AROUND CORNERS:

We all need to stop at the stop signs. IF vision of cross traffic is slightly obscured at that point, simply inch forward until you have vision, then proceed. A white line (stop bar) is in the roadway for this purpose. Tickets have been issued for failure to stop, not for adhering to the above common sense method.



### SPEED HUMPS:

Security officers are reporting that the addition of these "hump" at the two gates have reduced the incidents of excessive entry speed. This was the primary purpose. The stop signs at the gates also continue to have meaning. Please observe the traffic laws.

### AUTOMATED GATES:

There have been occasional inquires relative to the future plans for operating the two new automated gates on a 24/7 basis. As of this particular date and time, neither the Village nor the Anderson Pond gate is the direct responsibility of the WPPOA. They are still owned and maintained by the Development Company. After the gates are accepted by the POA, there are still no assurances that they will be operational on a basis different than that of today. We are looking at cost effective opportunity and hope to do what's best for all of our neighbors that rely on the daily functioning of these gates. We will however, assure that the Main and East Gates will stay primary and continue on a 24/7 basis.

### **The Blotter JULY 2009**

Alarms	3
Decal/Pass Violation	6
Emergency Vehicles/Public Safety	72
Fishing	1
Gate Maintenance	0
Landscaping	0
Light Maintenance	0
Animal Nuisance	1
Parking	4
Suspicious Condition/Person	0
Traffic violations	3 **
Vandalism	1

\*\*This does not include the numerous citations issued by Aiken Department of Public Safety

## GETTING TO KNOW YOU:

Officer of the month for August is Larry Stewart. Larry works the East Gate Monday through Friday, 6 a.m. to 2 p.m.

Wave and smile as you pass. More on Larry on the back page.

## ADD-ONS:

To the residents of Woodside who are complaining about the newly installed Speed Humps (from an e-mail received)...

"You brought it upon yourself by driving past the Guard Station without stopping for the Stop Sign."

From an unhappy resident who received two ADPS tickets © (speeding and running a stop sign). "I didn't know it was a police car."

From another recipient of a speeding ticket, "No complaint, I was doing 38 in a 25 mile zone. Guess I deserved it." EDITORS NOTE: This is rare.

## ARCHITECTURAL REVIEW BOARD

**Joe Bends**

### CONSTRUCTION GUIDELINES RELATIVE TO WORKERS:

The following are a few thoughts regarding construction workers in the Plantation. Builders of residences within the Plantation must be licensed by the State of South Carolina and must also have a City of Aiken business license. As I am sure you know, there are “subs” or in-house groups that address the various parts of home building. In addition, home improvement and repair bring countless other companies and individuals through our gates.

The Building Guidelines states;

*“Construction workers are allowed access to and from the construction site only and are strictly forbidden from riding about the Plantation. Construction vehicles should be parked on the construction site whenever possible. When not possible, construction vehicles shall be parked on the street in front of the construction site and on the same side of the street as the construction site.*

*The conduct of workmen is the responsibility of the general contractor. Workmen are not allowed to use club facilities nor fish in Woodside’s lakes without the presence of a property owner. Loud cars and speeding are not permitted on the*

*Plantation. Loud music from radios and disturbing property owners or guests will not be permitted.*

*Workers are not permitted to work prior to daylight hours, no earlier than 6:30 a.m. during Monday through Friday. Workers are permitted to work evenings past 6:30 p.m. providing the work is not disturbing the neighbors. Inside work can continue until 12:00 midnight. The builder is to notify security at the East Gate, 642-0320, or in person if any worker needs to stay past 6:30 p.m. Weekend access for workers begins at 8.00 a.m. on Saturday and Sunday. These times are subject to change.”*

These regulations are used as guidelines and are not intended to restrict, penalize, or impede construction firms. They are designed to enhance Woodside Plantation’s overall appearance to our residents and visitors. Repeated violation of these regulations could result in the suspension of a building permit, fines or the possibility of being prohibited from working in Woodside Plantation.

It is my hope that we see a steady increase of workers along with the sounds of hammers and saws. Whether it is renovation or new construction, it is a sign of a “face lift” or growth, and we need both to continue as a Premier Community.

## COVENANTS (C.E.E.C)

**George Sewell**

The question comes up from time to time from homeowners who live on a golf course concerning golfers and their access to an out of bounds ball on their property. The Covenants are quite clear in allowing “registered golf course players and their caddies to enter upon a lot to recover a ball or play a ball, subject to the official rules of the course, without such entering and playing being deemed a trespass. After a Dwelling Unit is constructed, such easement shall be limited to that portion of the lot included in the Golf Course Maintenance Easement Area, and recovery of balls only, not play, shall be

permitted in such Easement Area.” The Covenants describe the easement area “limited to that portion of such lots within twenty (20) feet of the lot line(s) or tract line bordering the golf course.” You may review this provision of the Covenants by referring to Part Two, Article IV, Section 4, on pages 36 and 37.

In summary, the golfer may enter 20 feet of the property to retrieve his ball. He may not linger there. No golf cart is allowed past the property line, usually defined by the out-of-bounds stakes.

## NOMINATING COMMITTEE

**BILL BOWER**

You should have received your ballot for the election of three members of the WPPOA Board of Directors and a group of recommended Covenant amendments. Please exercise your right to vote. Note that “cumulative voting” for candidates allows you to cast all of your votes (three per lot owned) in any combination you desire. All for one or split among two or three candidates. The annual meeting will

be September 15 and a quorum is required to make the election and covenant amendments voting valid. During the Annual meeting the results of election and any covenant amendments will be announced. The new Board will meet shortly after the annual meeting to elect officers and appoint Director Assignments.

## TREASURER'S REPORT

**Ed Gibbons**

**W**e ended July with the same basic results through the first six months of the year. Current Assets are slightly below 2008 levels. Total assets are \$83,000 above 2008 primarily due to the lack of paving expenditures in 2008. We did expend approximately \$185,000 in 2009 for paving.

Our revenues are up from 2008 due to the assessment increase and revenues related to economic conditions are less than 2008. This will not change drastically, as we receive most of our revenue during the first quarter of the year.

Expenses are \$4000 below 2008 levels, which help significantly to increase our excess of operating revenues over operating expenses by \$28,000 more than 2008. All departments are under budget for 2009 expenses.

Hopefully, this trend will continue for the balance of the year.

The next significant challenge is the 2010 Budget. With a number of new areas coming under POA responsibility and the corresponding increased landscaping and security requirements, some costs will raise over 2009 levels. Much work will be required by the new Board to offset these increases wherever possible either thru cost reductions in other categories or by increased revenue. While the Treasurer has certain responsibilities, ultimate budget approval is by the full Board.



I will, hopefully, have additional information to pass along to you in my last newsletter in September.

## UPDATE FROM YOUR CLUBS

**David Ford & Ross Desmond**



**Y**our Club Managers would like to remind everyone that while you are out enjoying the beautiful surroundings of Woodside Plantation it is important to remember that our golf courses, while perfect for a scenic stroll, can be a very dangerous place for walking or riding a bike. Our resident golfers (while they may not want to admit it) are not always as accurate as they would like, so, for your safety, PLEASE remember that our courses are CLOSED to all non – golfing activities during the hours of

operation. The golf course hours of operation are from 7:00 a.m. until dusk Monday through Sunday.

Please understand that we continue to monitor the courses and will ask members and non – members alike to leave the courses for any activity other than one that is club sanctioned during those operational hours.

Enjoy the rest of the summer and we look forward to seeing you at the Clubs!

## NOTICE

As of August 12, 2009, the following property owner(s) are delinquent in the payment of their 2009 Property Owner Assessment.

Name of Property Owner(s)	Address
Trustee of U.S. Bank, Residential Assets Securities Corporation	536 Holley Lake Road
Sami Khoury	114 Laurel Oak Drive

*HAPPY LABOR DAY!*

The Woodside Plantation POA office will be closed Monday, September 7th, 2009 in observance of Labor Day. **Trash pick-up will be delayed one day.**

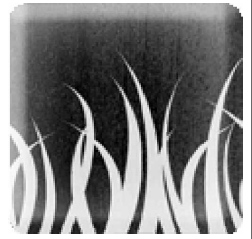
## COMMON AREA LANDSCAPING

**Nancy Hughes**

### BEING FISCALLY RESPONSIBLE:

**W**e all know that the economy has not been in great shape. For many that has meant personal sacrifices and changes in spending habits. Your WPPOA Board would like you to know that we take our fiscal responsibilities very seriously. We always look for the best value for our (your) money. In addition, we are looking for ways to reduce expenses while still maintaining the beauty of Woodside. For example, in trying to address some of the bare spots along Woodside Plantation Drive, we decided to use plugs instead of sod. The plugs will take longer to fill in, but we saved a considerable amount of money by going that route. Another idea that is being considered is not overseeding rye

grass this Winter. As a test, we could consider allowing the grass along East Gate Drive to go natural. That means that the grass along East Gate Drive would be brown with some bare spots all Winter. By not overseeding East Gate Drive we could save an estimated \$2,000-\$3,000. What do you think?



Please email me at [hughes0213@bellsouth.net](mailto:hughes0213@bellsouth.net) and let me know what you think of this idea. Also, send along any common area landscaping cost saving suggestions that you might have.

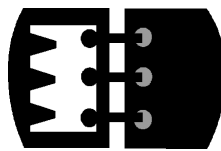
## STREETLIGHTS, SIGNS & RV AREA

**Ernie Squarzini**

### STREETLIGHTS:



Based on resident input and your Board's own inspections, we are aware that there are still several streetlights in an "always on" condition. Almost all of these are within the newer areas of the Plantation and the Development Company's area of responsibility. We continue to communicate these situations to the Development Company, which is dependent on the Electric Companies' response and corrective action.

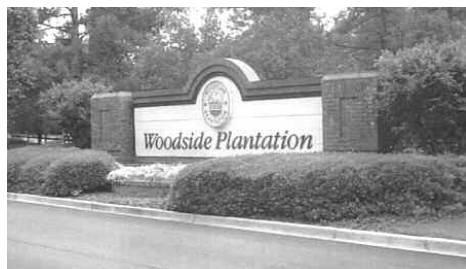


## RESIDENT DIRECTORY

Please call the Woodside Plantation POA office if you have any changes you would like to appear in the 2009-2010 Resident Directory. We will mail the Directory with the October Newsletter. The directory will be mailed only to full time residents. Part-time residents may pick their copy up at the POA office.

## CHUKKER CREEK GATE

The Chukker Creek Gate is now open during school hours: Monday through Friday 6:45 a.m. to 8:00 a.m. and 1:45 p.m. to 3:00 p.m.



## WOODSIDE PLANTATION

1411 Silver Bluff Road  
Aiken, SC 29803

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

### WPROA OFFICE

Melanie Brock, Association Manager

June Carlson	Wayne Brock
Trisha Leveille	Dean Fickbohm
Adrienne Rundorff	George Hughes
Michelle Yonce	

## WPROA BOARD OF DIRECTORS

### PRESIDENT

Chuck Newton 420 Spalding Lake Circle 642-4382

### VICE PRESIDENT/ SECURITY

Bill Roberts 148 Crane Court 643-3425

### SECRETARY/ARB

Joe Bends 145 Fox Trace Court 643-8129

### TREASURER

Ed Gibbons 142 Longwood Green Ct. 644-7558

### COVENANTS (CEEC)

George Sewell 30 Waterlocust Court 643-9419

### STREET LIGHTS, SIGNS & RV

Ernie Squarzini 242 Forest Pines Road 641-4230

### LAKES & DAMS

Bill Bower 512 Holley Lake Road 649-9130

### ROADS & UTILITIES

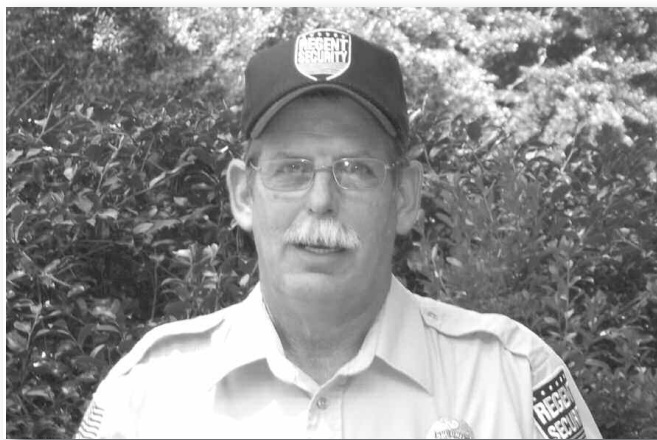
Bill Lykins 5 Burden Circle 648-4289

### COMMON AREA

### LANDSCAPING/ GARDEN CENTER

Nancy Hughes 139 Sugar Maple Circle 502-0213

## GETTING TO KNOW YOU



Larry Stewart is the Officer of the Month for August. Larry works the East Gate Monday through Friday from 6:00 a.m. to 2:00 p.m. Larry has been employed with Regent Security since January 29th, 2009 and assigned to Woodside Plantation since March 18th, 2009.

Officer Stewart was born and raised in Southern California where he met his wife. They later moved to Tennessee where they raised their two children. Last October he and his wife came to Aiken. Larry has a son in the Army and stationed in Afghanistan and a daughter that is in Tennessee. He also has a 2 year old grandson and a granddaughter expected any time now! In his spare time, he enjoys cooking on the grill and smoker, sports and spending time with his family.

Please smile and wave next time you see Larry at the gate!