

**WOODSIDE PLANTATION**

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Aiken, SC 29803

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**WPPOA OFFICE**  
Melanie Brock, Association Manager

Sandi Buchanan	Wayne Brock
June Carlson	Dean Fickbohm
Trisha Leveille	George Hughes
Michelle Yonce	

**WPPOA BOARD OF DIRECTORS**

**PRESIDENT**  
Bill Lykins

**VICE PRESIDENT/ LAKES & DAMS**  
Bill Bower

**SECRETARY/ARB**  
Joe Bends

**TREASURER**  
Pat Shippey

**COVENANTS (CEEC)**  
Mike Sims

**STREETLIGHTS, SIGNS & RV**  
Bob McCann

**SECURITY**  
Bob Christopher

**ROADS & UTILITIES**  
Bob Horne

**COMMON AREA  
LANDSCAPING/ GARDEN CENTER**  
Nancy Hughes



**New Employee in the POA Office**



**W**e welcomed Sandi Buchanan to the POA office in January as the administrative assistant for security, roads, newsletter and advertising. Sandi moved to Aiken about three years ago when her husband took a grocery

store management position. A graduate of Ohio University, Sandi managed and then owned a bookstore in Ohio for over 27 years. Sandi enjoys the frequent sunshine here in Aiken. Her predecessor, Adrienne Knowles, moved to an even sunnier locale, the Bahamas, where her husband accepted a new career position.

**WPPOA NEWS**

**THE JOY OF LIVING IN WOODSIDE**

**F**rom time to time, we need to “stop and smell the roses.” Not only do we live in Aiken but we are blessed to live in Woodside Plantation, taking advantage of the many amenities it offers. The golf courses, the Woodside and Reserve clubs, the walking trails, the neighborhood organizations such as W.O.W. (Women of Woodside) and more offer us unparalleled opportunities for community involvement and getting to know our neighbors.

Woodside is a bit of a “melting pot” of families from around the country who have discovered Aiken. Some of us stumbled upon Aiken, others found it through friends and relatives- but each one of us has enjoyed the beauty of our new hometown. Historic downtown Aiken offers wonderful shopping for clothing, antiques, gifts, art, home décor – and a farmer’s market. The selection of restaurants within a few square blocks can be overwhelming.

Hopeland Gardens offers 14 acres of beauty with winding garden walkways. Hitchcock Woods is the largest urban forest in the United States, boasting over 65 miles of trails for walking, horseback riding or bird-watching. The equestrian community in Aiken also brings much acclaim to our town as we are one of the nation’s finest training grounds for thoroughbreds. So, whether you decide to watch horses racing or lobsters racing, you are bound to find a variety of enjoyable activities in our beautiful community. Our master-planned community is a gem in the Aiken community that we are blessed to call home – share the joy with a neighbor today!



*Board Meeting Dates*

- April 18, 2011**
- May 16, 2011**
- June 20, 2011**
- July 18, 2011**
- August 15, 2011**
- September 19, 2011**
- October 17, 2011**
- November 21, 2011**
- December 19, 2011**

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



The POA Office will be closed on Friday, April 22 in observance of the Good Friday holiday.

## COMMON AREA LANDSCAPING

Nancy Hughes

### BITS and PIECES...

- ◆ The severely pruned bushes on East Gate Drive were, and still are, holly bushes. They were very overgrown and encroaching into the street. Cold Creek determined that they needed the severe pruning. If you look closely you can already see some new growth. They should be in presentable condition by fall. Be patient.
- ◆ Some residents have noted that the island on Woodside Plantation Drive, just past Holley Lake Road, heading toward The Reserve Club is difficult to see at night. My recommendation is to put your vehicle's high beams on. It is a dark road at night. With your high beams on, you can't miss the island.
- ◆ For the most part, property owners are responsible for their yards all the way down to the street (there are a few exceptions on Woodside Plantation Drive). This includes maintaining the strip of grass between sidewalk and street.
- ◆ If there is a street sign on your property, you are responsible for making sure it is clear and visible. For example, if there are shrubs around the street sign, the property owner is responsible for trimming the shrubs so they do not block the street sign. This is a safety as well as directional issue.

Thanks again to all those who keep an eye out and let us know about potential problems.

## POA NOMINATING COMMITTEE

Joe Bends

Your Association will have three openings for the board in September. If you have an interest, please let us know through the POA office or by contacting any one of the following committee members: Melanie Brock, Phil Haggerty, Bob McCann, Larry McHale, Larry Travis, Joanne Tripp or Joe Bends.



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Several gardening plots are still available for rent in both the regular and pesticide-free zones. Each plot measures 12 feet by 12 feet. Whether you are an experienced gardener or want to try your hand at gardening for the first time, stop into the POA office to reserve your space.

## LAKES & DAMS

Bill Bower

### Aquatic Services:

Granite Ridge Aquatic Services (GRAS) has started monthly inspections, water sampling and necessary treatments for aquatic weeds.

1. Burden lake was sprayed and rechecked for 'Floating Hearts'. The treatment appears to be successful.
2. Royal lake has some 'Alligator weed' starting to grow and will be treated in mid-April before it takes hold.
3. Holley lake has some light water primrose at the upper end that will be treated in mid-April.
4. Magnolia lake has some 'floating hearts' starting to appear. These will be treated on April 8. Homeowners have been advised not to use the water for irrigation for three days after treatment.

NOTES: a. If you notice specific problems, please notify me or the WPPOA office.

b. Dick Ashley of GRAS informed me that none of his treatments are harmful to aquatic life (fish) and should not interfere with fishing. Regret inconvenience caused by suspension of fishing. In the future, signs will be posted if there are any fishing restrictions.

### Fishing:

For information on fishing in Woodside: Contact Ken Ziomek at 649-9842 or ziomekk@bellsouth.net

- There is a rumor that the famed Hoochi-Koochi soft bait is in short supply. Call Jim Burke or Ken for details.
- If you need to divest yourself of a boat suitable for fishing in Woodside, call Ken and he will help.

### Lakes and Dams Committee:

1. The DHEC bi-annual inspection of our dams was conducted on 16 February, 2011. The formal report states all of the dams 'appear to be in satisfactory condition and functioning properly.' Recommendations include:

- Continue to keep the vegetation mowed, irrigated and healthy.
- Remove vegetation from downstream outfall areas.
- Replant bare areas to minimize erosion.
- Monitor and evaluate performance of valves/siphon systems.
- Monitor aquatic/animal (Beaver) activity and take measures to alleviate damage due to burrowing.
- Repair eroded areas.

2. The Lakes & Dams Committee will begin meeting this spring to organize lake inspections and cleanup days. If you are interested in helping, please contact me or the WPPOA office.



## Property Owner Decal Renewal

The renewal period for property owner decals began on April 1 and will continue through May 31. All property owners are required to show a current vehicle registration in order to renew their decals. Please note that residents with barcodes MUST renew their property owner decals by May 31 or their barcodes will be deactivated. A re-activation fee of \$10 will apply.

An additional reminder: if you break a windshield or trade/sell your vehicle, please return the decal to us if you wish to have a free replacement. This keeps unauthorized persons from gaining access to Woodside. If decals are not returned, there is a \$25 replacement fee. Barcodes should also be returned. Each resident account receives their first two barcodes at no charge. Each additional barcode carries a fee of \$10.

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

Mike Sims

## ANOTHER WASTE MANAGEMENT CHALLENGE

Really folks, this is an actual email that I received from Ms. "T" - (it is a sort of "if the shoe fits, wear it", if it doesn't fit, then don't feel offended)

Dear Mike,

I enjoyed the article covering waste management and wondered if you could have next month's news include pet waste management.

I addressed a problem with a neighbor regarding picking up after her dog. Some dog lover's seem to think that property refers to grass & that natural areas such as pine straw do not apply. I also have a wooded lot because I enjoy my privacy and the neighbor seemed to think that the covenants don't apply to the woods which are my property. Seemed to think it was common property.

Spring has arrived & perhaps the dog lovers of Woodside need a reminder that ownership responsibility includes not excreting on neighbor's property as well as common areas & trails of Woodside. Ownership means they should train their pets to excrete on their own property, not train them to excrete on their neighbor's property & common areas. Of course accidents happen, but when the walks to the neighbors coincide with the dog's elimination habits one wonders about neighborly intentions. Picking up should be reserved for accidents of course, but should not be a daily occurrence on a neighbor's property.

Thank you for your efforts with the covenants. Perhaps you can write a humorous article addressing pet waste management.

Ms "T", there is no way I can improve on your message. Just a friendly reminder to our canine owning friends (hopefully, I will still have mine after this newsletter)

Article I, Section 13 of our Covenants states -- In order to preserve the aesthetic qualities of the Common Properties and Restricted Common Properties, to maintain sanitary conditions on the Property, to prevent the spread of worms and infectious diseases on the Common Properties and Restricted Common Properties, and to maintain a proper respect for other Owners and users of the Common Properties and Restricted Common Properties, each person who keeps a pet within a Dwelling Unit shall abide by the following restrictions, conditions, and affirmative obligations.

- (i) No pets may be kept, bred, or maintained for any commercial purpose.
- (ii) The Owner of such pet or pets, or horse or horses, shall exercise best efforts to not allow the pets or horses to excrete upon the Property owned by others or the Company, or to excrete in any area within the Common Properties or Restricted Common Properties, which are regularly traversed or in which children may be expected to play.
- (iii) The Owner of such animals shall use a scoop or other devise to clean up any defecation or solid excrement left by their pet or Horse upon the Common Properties or Restricted Common Properties, Open Space, bike paths or roadways.

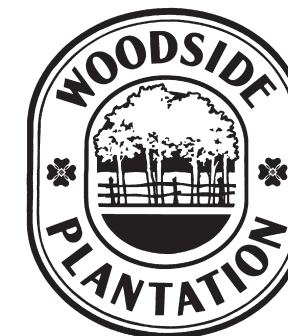
"See ya next month"

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### SUMMARY OF COMPLAINTS MARCH 2011

Pet – 3	Vehicles - 1
Referred – 5	<b>Total Complaints - 21</b>
Unapproved tree removal - 1	<b><u>Referred Complaints</u></b>
Unightly Conditions – 11	Security – 5

## MARCH 21, 2011 BOARD MEETING MINUTES



Meeting was called to order by Mr. Bill Lykins at 3 p.m. at the Woodside POA office conference room and a quorum was established.

Reports: The treasurer's report and financial statements were reviewed by Pat Shippey. The ARB report was submitted to the board members prior to the meeting. All submitted reports are maintained in permanent Association records.

Attendees: Bill Lykins, president  
Pat Shippey, treasurer  
Joe Bends, secretary  
Nancy Hughes, member  
Bob Horne, member  
Mike Sims, member  
Bob Christopher, member  
Melanie Brock, Association Manager

Business: Pat Shippey moved to accept the audit report as presented by Louis Grant of Robinson Grant & Co.  
Motion: Unanimous

Diana Peters (DC)

Meeting adjourned at 4:00 p.m.

Absent: Bob McCann, member  
Bill Bower, member

Respectfully submitted,

Guests: John Abshire  
Scott Singer

Joe Bends  
Secretary

Approval of Minutes: Mr. Lykins: There being no additions or corrections, the minutes of February 21, 2011 stand approved as written.

### *Welcome To Our New Residents*

Gooding, Barry & Carolyn  
915 Steeplechase Road

Kolcun, Andrew & Deborah  
160 Winged Elm Circle

McCarthy, Kevin & Judy  
17 Juniper Loop

Jarvis, Craig & Lynn  
4060 Woodside Plantation Drive

Miller, William & Lucy  
245 Sterling Grove Circle

Vertetis, Thomas & Maureen  
179 Balfour Court

Moore, Charles E.  
117 Club Villa Drive East



# SECURITY

## Bob Christopher

### Decals and Bar Codes

New 2011-2012 property owner decals for residents' vehicles became available on April 1. The deadline for displaying new decals and keeping your bar code activated is May 31, 2011. There will be a fee of \$10 to reactivate your bar code beginning June 1, 2011.

### East Gate – A Reminder to All

When entering Woodside from the East Gate the left lane motorists need to yield to motorists entering from the bar code lane. Please observe the posted signs.

### Home Security

Even though we live in a gated community we are not immune to theft. The first step is to harden the target or make your home more difficult to enter. Remember, the burglar will simply bypass your home if it requires too much effort or requires more skill and tools than they possess. Most burglars enter via the front, back, or garage doors.

Plan to "burglarize" yourself. You'll discover any weaknesses in your security system that may have previously escaped your notice. Lock up your home, even if you go out for a short amount of time. Many burglars just walk in through an unlocked door or window. Your house should appear occupied at all times. Use timers to switch lights and radios on and off when you're not at home. Always lock your car when it is in your driveway. Keep your garage door closed as much as possible. Always remember to report suspicious behavior to ADPS or to the Woodside security staff. If you plan to be away from your home for an extended period of time, contact Security to be placed on the out-of-town watch list.

### Be a Good Neighbor

Good neighbors should look out for each other. Get to know your neighbors on each side of your home and the three directly across the street. Communicate with them often, and establish trust. Good neighbors will watch out for your home when you are away, if you ask them.

- Agree to watch out for each other's home
- Let someone that you trust know when you'll be away
- Ask a neighbor to pick up your newspapers, mail and flyers
- Offer to occasionally park your car in their driveway
- Return the favor

<b>The Blotter MARCH 2011</b>	
Alarms	0
Decal/Pass Violation	1
Emergency Vehicles/Public Safety	82
Fishing	0
Gate Maintenance	1
Landscaping	0
Light Maintenance	0
Animal Nuisance	2
Parking	1
Suspicious Condition/Person	2
Traffic violations	1 **
Vandalism	1

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

# TREASURER'S REPORT

## Pat Shippey

The POA Board voted to accept the audit prepared by Robinson Grant & Co. at the March 21, 2011 Board meeting.

At the end of March, 43 accounts remained unpaid for a total delinquency of \$26,560 or 1.9% of the total assessment. In 2010 at this time 1.8% of the amount billed was outstanding. Late fees continue to accrue each month until paid. The annual assessment must be paid in order to obtain renewal decals for your vehicle(s). The new decals are now available at the POA office.

March expenses were in line with the budget except for Landscaping which had an increase in unscheduled maintenance and irrigation repairs due to the impact of the cold weather we experienced this winter.

# ARCHITECTURAL REVIEW BOARD

## Joe Bends

Yes, there is a requirement for a refundable deposit under certain situations when work is done either on the inside or outside of your home.

The ARB has no requirement for a home improvement submission when you do repair or replacement on the exterior of your home using the same materials and color or work on the interior. We do, however, have a requirement for a \$500 refundable deposit if you contract for and utilize a dumpster or a cement truck in connection with the work.

Examples include projects such as a new roof. You do not need approval to replace your roof with the same color but if the contractor brings in a dumpster, you need to provide a \$500 deposit that will be refunded after the dumpster has been removed and the site checked by someone from the ARB.

You might replace a cement walk or a driveway and find you need that cement truck. It is the clean out from the truck that can cause an issue. A \$500 deposit is required and will be refunded when the project is completed and the site checked.

Dumpsters and cement trucks have the potential of providing harm to streets as well as personal and common property. You are the contractor and responsible person for the vendors you use. While it is a rare occasion when homeowners don't take responsibility, deposits are collected to help insure work that impacts neighborhoods is completed on time with proper clean up and repair of damage is accomplished. If vacant lots are used to stage this kind of work, permission must be obtained from the owner and the site returned to its original state.

Currently, new home construction requires a \$2000 deposit. Home additions and major alterations require a \$500 deposit.

If you have questions, please let us know.



### March 2011 ARB Activity

Homeowner Improvements – 15	Landscape Plans (both Approvals and Recommendation to the DC-ARB) - 10
Building and Environmental Inspections - 23	Homeowner Issues - 1
Tree Removal Requests – 20	
Satellite Dish Location Requests - 2	



*Each day of our lives we make deposits in the memory banks of our children.  
- Charles Swindoll*

*Remember Mother's Day is May 8, 2011.*