

# WPPOA NEWS

VOLUME 14, ISSUE I

January 2011

## *Board Meeting Dates*

**February 21, 2011**  
**March 21, 2011**  
**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.**



## **GARDEN CENTER RENEWAL**

**IF YOU HAVE NOT YET  
RENEWED YOUR  
GARDEN PLOT, PLEASE  
CONTACT THE POA  
OFFICE IMMEDIATELY.**

## **PRESIDENT'S REMARKS**

**Bill Lykins**

**T**he year of 2010 has passed and I thought it might be of interest to re-cap some of the significant happenings for the WPPOA.

Number one on the list has to be the purchase of the WPPOA office – with kudos going to Chuck Newton for his effective negotiating with the Development Company, resulting in a very reasonable purchase price. We also applaud WDLP for their reasonable valuation of the property. The purchase of a similar property at another location would probably have cost two to three times more.

Number two on my list would be the completion of the East Gate renovation and upgrades. The cost of this project will be paid through a reduction of the payroll of our security force.

The final major project was the repair and resurfacing of East Gate Drive and the installation of reflectors on the arterial roads. Both of these projects were completed below their estimated cost.

The board and POA staff negotiated new contracts with our security and landscaping companies, resulting in a zero increase in one case and a very minimal increase in the other for 2011. In the coming year we will continue our efforts to find economies in our operation. This will be a challenge as more areas of operation move from the development company to the POA.

In closing, I would like to note that the monthly newsletter is the board's way of keeping property owners informed of happenings in the Plantation. Please consider keeping your newsletters for reference and, if we haven't answered your questions, give us a call. The POA staff will direct your concern to the appropriate board member and you will be contacted. Thanks to everyone and Happy New Year!

*"A good deed is never lost – he who sows courtesy reaps  
friendship; and he who plants kindness gathers love."*

*- Basil*

# COMMON AREA LANDSCAPING

**Nancy Hughes**

## Contacting Us

**B**efore you read this article, turn to the back page of the newsletter and find the Board Member list. What's missing? You astute folks will notice right away that the contact information is missing.

Including the board member contact information has been causing some confusion, so we decided to remove it. If anyone has a question, comment, issue, etc., the best, most efficient way to have it addressed is to contact the WPPOA office.

Phone: 641-9663  
Email: WPPOA@WPPOA.COM  
Address: 1411 Silver Bluff Road, Aiken, SC 29803

Property owner concerns are very important to us. The WPPOA staff tracks all property owner communications, routes them to the appropriate board

or staff member and ensures that they are addressed. Contacting a board member directly can be hit or miss. If a board member is away or misplaces a communication, this can cause response delays or possibly no response at all. The board members rely heavily on the awesome WPPOA staff to keep us and all Woodside matters organized. You should count on them too!

## Doggie Doo

On a yuckier note, I have been asked to remind everyone to please pick up after their dogs. I know there are many considerate pet owners who are making an effort, which we all appreciate. However, some residents have gotten sloppy. If you own a pet, it is your responsibility to pick up after your pet. Your neighbors are complaining, and, believe it or not, so are the landscapers. In some areas it has become so bad that the landscapers can not do their job. By the way, kicking it under the pine straw is not picking it up; it's creating messy surprises for unsuspecting walkers. Of particular concern are Eagle's Nest and Winged Elm Circle. Please be considerate of your neighbors - the common areas in Woodside are for everyone to enjoy.

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# SECURITY

**Bob Christopher**

**S**peeding continues to be a major concern within our Woodside community. Because the problem is ongoing, we will begin using our SpeedSentry display sign to help residents monitor their speed and to assist us in determining the areas where speeding is most prevalent. We will provide the information gathered from SpeedSentry to Aiken Public Safety Department and they will step up patrols of areas where we continue to see violations.

If we all cooperate in this effort and give ourselves a few more minutes to reach our destinations, we can arrive safely and avoid the inconvenience of having to deal with an automobile accident. Sadly, Aiken County has recently seen the very tragic consequences of speeding and we do not want to see those circumstances repeated in our neighborhood.

Please help be our eyes and ears by reporting any damage to common property, destruction of signs, tire tracks, etc., to the POA office. Every instance will be investigated.

**The Blotter  
DECEMBER 2010**

Alarms	0
Decal/Pass Violation	0
Emergency Vehicles/Public Safety	88
Fishing	0
Gate Maintenance	0
Landscaping	2
Light Maintenance	0
Animal Nuisance	0
Parking	0
Suspicious Condition/Person	2
Traffic violations	2 **
Vandalism	0

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

## LAKES & DAMS

**Bill Bower**

### Aquatic Services:

**G**ranite Ridge Aquatic Services (GRAS) will reduce the number of inspections of the lakes to every other month during the winter. If specific problems are noted, please notify me or the WPPOA office.

### Fishing:

The following is submitted by Ken Ziomek in support of his efforts to promote fishing on our lakes:

“Many thanks to Angela and John Martone, Frank Shallo, Jim Iwert, Dale Hutsell, Tim Bendle, Denny McGurer, Larry McComas, Jim Burke, Dick Shank, Pete Bowers, and Ralph Smith who joined Jack Royalty and me for this year's winter cleanup of the lakes and lake shore. The high level of participation allowed us to spend more time cleaning up the shallow area near the shoreline.



Based on this year's cleanup, I offer the following observations:

- Empty cans and bottles near golf cart paths adjacent to the lake shore have declined substantially from previous years. Congratulations to the golfers.
- The behavior of trespassers continues to be a problem. This category includes vendors who believe they have a right to use and misuse our lakes and "friends" of residents who fish without being accompanied by a resident. Within one week after the cleanup, empty McDonald's coffee cups

were found discarded on a lake shore. I doubt that we have any residents that go to McDonald's in the AM to get their coffee and then discard their trash at our lakes. While many of the trespassers leave their cans and bottles on the shoreline, a number of them have taken to filling empty bottles with lake water, capping them and throwing them in the lake to sink. They eventually drift to shore where they have to be picked up and removed. Please call security if you see parked vendor vehicles or cars with guest passes at our lakes.

- Finally, the lake cleanup on Magnolia and Burden Lakes was made more difficult because some dog owners have begun throwing bagged dog droppings in the lake. Multiple bags were found in each lake.

If you are interested in fishing and are not receiving my e-mail updates, please call (649-9842) or e-mail (ziomekk@bellsouth.net) so I can include you on the list. As a final reminder, the winter season offers some tremendous fishing for those willing to put forth some extra effort. Fishing in February has rewarded me with multiple bass between five and nine plus pounds. You may not get the quantity, but the quality is there.

Many thanks to Ken for his enormous efforts in keeping our lakes clean and helping folks start and improve their fishing skills.

### Lakes and Dams Committee:

- The Oakman Lake siphon system will be tested in February in conjunction with a planned lake cleanup effort.
- DHEC will conduct the bi-annual safety inspection of our lakes in March. Results will be reported in the newsletter.

## ANNUAL ASSESSMENT

**Just a friendly reminder - assessment invoices for 2011 have been mailed.  
Payments are due by March 1 without penalty.**

# TREASURER'S REPORT

**Pat Shippey**

The final figures for 2010 were not available at the time this article was written. Through the middle of December, expenses were within budget. Both the East Gate road project and the installation of reflectors came in under budget.

The 2011 assessment invoices have been mailed. If you have not received one, please contact the WPPOA office. Payment is due no later than March 1, 2011 without penalty.

Thirty-six new homes were added to the assessment base for 2011. This is 80% more than we projected in 2010. Hopefully, this rate of new home construction will continue in 2011.

The auditors will be here in January to perform the 2010 audit and prepare the tax returns.




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## WELCOME TO OUR NEW RESIDENTS



Brumfield, Vincent &  
Adams-Brumfield, Lynette  
240 Commonwealth Way  
*Moved from: Southfield, MI*

Cassingham, Robert  
117 Hemlock Drive

Crawley, Keith & Christina  
230 Bellewood Drive

Galbreath, Doug & Tina  
146 Boxwood Road

Greene, Elizabeth  
158 Longwood Green Court

Heerdt, Doug & Margaret  
142 E. Pleasant Colony Drive

Holt, Timothy & Catherine  
121 Live Oak Road

Kefgen, Bruce & Judith  
103 Club Villa Drive East

Leugers, Michael & Marilyn  
130 Trippi Lane  
*Moved from: East Harwich, MA*

Mabe, Keven & Linda  
207 Boxwood Road

John, Manosh & Verghese, Vinaya  
132 Holley Ridge Road

McEachern, Robert & Patricia  
147 Bellewood Drive  
*Moved from: Middletown, NY*

Miele, Colleen  
181 Boxwood Road  
*Moved from: New Jersey*

Wallace, Maurice  
332 Huntington Court

White, Thomas & Pamela  
228 Bellewood Drive  
*Moved from: Bluffton, SC*



Please remember to inform the POA when you have ANY changes in your contact information – phone numbers, e-mail addresses, etc.  
As well, it is very important to have current information on your emergency contacts.

# ARCHITECTURAL REVIEW BOARD

## Joe Bends

... and a Happy New Year from your ARB. I would expect that the bulk of our work in 2011 will be with home owners who are looking to upgrade the exterior of their home and property. If you have not seen or worked with the submittal form that is a requirement for the process, you can make a copy from the ARB section of the POA web site at wppoa.com. or pick up one at the POA office.

Since this is a case of "one page form fits all", we will often be looking for additional information. Try to think about your project through the eyes of others and you will guess what some of those questions may be. Some of the most commonly asked questions are: the location of your project as related to your property lines; color swatches and samples; and in some cases, your reason for making the improvement (such as a fence, for example). For construction projects, we will need information on the construction company you have chosen to use. Obviously, the builder is your choice, not ours, but we may have some additional questions if the builder has not previously worked in Woodside Plantation. Pictures, catalogue pages, sketches and detailed descriptions are all helpful in letting us understand exactly what you are doing so we can make a decision when we first review your request or after a subsequent site visit. You are welcome to attend the ARB meeting when your project is discussed - simply contact Trisha in the POA office to make arrangements. If the project is not clear to us, causing us to "guess" about

something, you can expect a delay in the decision process until all clarifications have been made. It is important that you indicate when you expect to begin your project and the expected completion date. Approved projects are good for one year from the approval date. If there are any fees or refundable deposits involved, they must be received in the POA office before any work begins. There is a Fee & Deposit Schedule on the POA website at wppoa.com.

Approval of a submitted improvement plan by the ARB should not be viewed as a guarantee or representation of proper design or good workmanship. As the homeowner, you are the "contractor" and thus responsible for the conduct of your workers/contractors. You are also responsible for securing any required City of Aiken building permit(s), and you have sole responsibility for compliance of the approved plans.

The ARB meets the 2nd and 4th Monday morning of each month and we will work hard to provide you a speedy and thoughtful response. If we do not approve your project, we have an obligation to tell you why. There is an appeal process in place if the home owner wishes to use it. We have expanded our team this year and we look forward to working with you on your projects. We're not experts but we may have some suggestions simply based on what we have seen in the past.



### December 2010 ARB Activity

Building and Environmental Inspections – 28  
New Construction - 1  
Tree Removal Requests – 6

Homeowner Improvements – 8  
Satellite Dish Location Requests – 8

## RESIDENT DIRECTORY

***We haven't forgotten the resident directory. We are expecting to publish the updated edition before the summer months. We'll keep you posted on the publication date – thanks!***

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

**Mike Sims**

**A**s we embark on a new year, I know all of us hope 2011 will be a year of progress and growth, both in Woodside Plantation and the U.S. economy in general.

Every property owner should have received their 2011 annual assessment statement. The increased amount reflects the cost of growth due to a lower income in our current stagnant market for lot sales and new construction. Enclosed with the assessment statements were details on the Vacant Lot Mowing program. The Board and the POA strongly encourage the owners of vacant lots to participate in this program for two reasons: it is an extremely good value for the service provided and it eliminates unsightly conditions on vacant lots. Use of the program drastically cuts down on complaints and saves the postage cost of sending violation letters.

On a stronger note, we have observed a noticeable increase in the number of covenant violations occurring in rented properties in the Plantation. Please note it is the duty of the property owner to inform their tenants that Woodside is governed by covenants, in order to guarantee that our community remains the premier neighborhood in which we chose to live. Tenants are expected to observe our covenants and the property owner is ultimately responsible for the actions of their tenants. Should covenant violations occur that cause a fine to be issued, that fine will be assessed on the property owner, not the tenant.

I wish you all a healthy and prosperous 2011.

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### SUMMARY OF COMPLAINTS

**December 2010**

Referred – 2  
 Trash Violation – 3  
 “Unsightly” condition – 4

**Total Complaints - 09**

**Referred Complaints**

Security –2

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Don't forget  
 Valentine's Day  
 Monday, February 14th!

## WOODSIDE DEVELOPMENT

**Diana Peters**

### *Festival of Homes*

**E**xciting plans are underway for the 2011 Festival of Homes that will take place in Woodside Plantation and The Village at Woodside. The Women of Woodside (W.O.W.) will once again provide the volunteer staff for the festival.

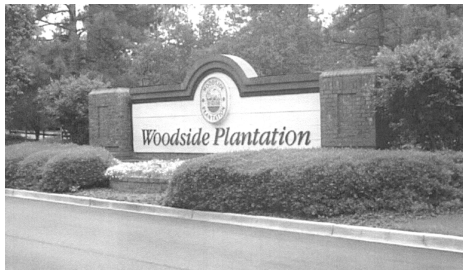
This year, Nurture Home is the local organization that's been selected to benefit from ticket sales. A transitional living program for homeless women and their children, Nurture Home emphasizes education and provides their clients with tools to help them gain self-sufficiency and work toward personal development.

Scheduled for April 15, 16 and 17, 2011, the Festival features tours of new homes in the Plantation and The Village. The last festival, held in 2009, was very successful. Thanks to the incredible efforts of the Women of Woodside, over \$13,000 was raised to support Habitat For Humanity and several other organizations.

Woodside Development, L.P. is looking forward to this year's event and partnering with W.O.W. to make it even more successful than the 2009 event. Watch for more details in the coming weeks including the announcement of the featured homes, decorators and designers. Then, mark your calendars and invite your friends to share in the excitement.

### *Answers At Your Fingertips*

**W**hile almost everyone knows to call 911 in an emergency, there's a resource available at your fingertips to answer a wide variety of everyday questions – just dial 2-1-1 from any phone. Citizens of Aiken can find answers to general questions such as their legislative representatives, county taxes, marriage licenses, birth certificates, animal problems, water problems, road closings, storm preparation, where to pay utility bills or Department of Motor Vehicle inquiries. This helpful service is staffed 24 hours a day, seven days a week to serve the citizens of Aiken. Make a note and try it out!



**WOODSIDE PLANTATION**

1411 Silver Bluff Road  
Aiken, SC 29803

Phone: 803.641.9663  
Fax: 803.641.1831  
Email: [wppoa@wppoa.com](mailto:wppoa@wppoa.com)

**WPPOA OFFICE**

**Melanie Brock, Association Manager**

<b>Sandi Buchanan</b>	<b>Wayne Brock</b>
<b>June Carlson</b>	<b>Dean Fickbohm</b>
<b>Trisha Leveille</b>	<b>George Hughes</b>
<b>Michelle Yonce</b>	

**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

**A BIG**

**THANK YOU!**

**The Security staff would like to thank all the residents that so generously remembered them over the holiday season.**