



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

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

*POA Thanks
To
Cauley & Heather Price*



The Ugly.....

The Bad

The Good

How tireless effort and ingenuity can transform a corner.

WPPOA NEWS

PRESIDENT'S REMARKS **Bill Lykins**

Board Meeting Dates

- 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.

Update on the projected widening of Silver Bluff Road

On May 26, 2011, the South Carolina Department of Transportation (SCDOT) held an informational meeting concerning the Silver Bluff Road reconstruction. The SCDOT staff presented two versions of the proposed construction. One version is preferred by SCDOT while the other version is preferred by the City of Aiken. The actual structure is the same in both versions: the roadway will have two driving lanes of 12 feet each, a 15 foot divider lane with curbs and gutters along the entire length of the project.

The difference in the two versions is the actual location of the roadway. The SCDOT layout will essentially follow the present alignment with widening on each side of the pavement. The plan preferred by the City of Aiken would shift the roadway to the east – closer to Woodside Plantation Drive. In the City's version, most all of the additional right of way needs would be taken from properties on the east side of Silver Bluff Road. In the SCDOT plan, the right of way is essentially divided equally between the east and west sides of the road. The City plan requires 7.07 acres of property taken, while the SCDOT plan would take 5.35 acres. The WPPOA feels the SCDOT plan is the best one and also the fairest to all property owners. As two officials stated during the meeting, "the SCDOT plan meets the fairness doctrine."

One Other Note

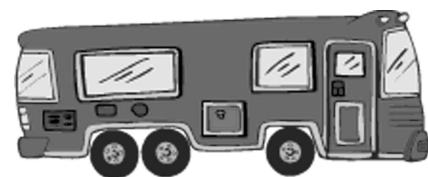
I would like to address another issue. You probably have noticed the horses are no longer at our main gate entrance. Earlier this year, one of the horses nipped or bit an individual. A complaint was filed with the Animal Control department of the City of Aiken. This resulted in the horses being quarantined on the site for a period of 45 days. This animal had a habit of nipping at people when being petted or fed. The WPPOA board felt this was a nuisance and a potential problem that should not be allowed to continue. Therefore, we informed the owner of the horses that this particular horse would have to be removed from the premises. The owner complied with our request but also elected to remove all three of the horses. We hated to see the horses moved but the potential for other incidents dictated the action. Hopefully, another horse owner will be interested in stabling their horses at Woodside.

*Please note...
The POA
office will be
closed on
Monday,
July 4,
2011.*

NOMINATING COMMITTEE **Joe Bends**

It is not too late to put your "hat in the ring" to run for your property owners board this fall. If you have an interest, please contact the POA office or one of the nominating committee members. The members are: Joe Bends, Bill Roberts, Melanie Brock, Phil Haggerty, Bob McCann, Larry McHale, Larry Travis and Joann Tripp.

RV Storage Area renewals begin July 1st and are due no later than July 29, 2011. If you currently have space and want to keep it, mark this date! There is a waiting list for the RV area.



COMMON AREA LANDSCAPING

Nancy Hughes

A few odds and ends to discuss this month...

Main Gate Area

Some of you may have noticed that the trees at the Main Gate/Silver Bluff Road are somewhat overgrown. We will be doing some pruning of these trees – as much as the city will allow. The city is very protective of the trees along Silver Bluff. However, we expect to prune enough to open up the roadway and brighten up the whole area.

East Gate Drive Holly Bushes

This is for all you naysayers, take a look at the severely pruned holly bushes. They really are coming back quite nicely. Sorry, I couldn't resist saying "I told you so."

Signs

Occasionally signs pop up on residents' property. Just a reminder...only WPPWA approved signs may be posted, even on residents' property.

Landscaping Strategic Plan

Next month, my newsletter article will focus on the landscaping strategic plan. I will be able to give you the details of what we expect to accomplish for 2011. Stay tuned!

ROADS & UTILITIES

Bob Horne

You may have noticed numerous markings on Plantation Drive. These markings outline sections of the road that have been judged to be in the need of patching.

We have issued a request for quotes to do this work, which will consist of cutting the current pavement, digging out the section to a depth of 10 inches, replacing and compacting the stone base and placing a 3 inch layer of paving on top of the stone.

We have received the bids for this work and selected a contractor. We expect the work to begin in July and last for three to four weeks. During this time Plantation drive will be

restricted to one lane on that portion of the road on which the work is being conducted.

We realize that this work will result in minor inconveniences to many residents. We ask that you understand the necessity of this work and be patient and follow the direction of the people who will be stationed at each end of the current work zone. Every effort will be made to minimize any inconvenience.

This project will delay for some time the need to totally resurface Plantation Drive and save a major expenditure.

We thank you for your understanding and patience.

LAKES & DAMS

Bill Bower

Aquatic Services: Granite Ridge Aquatic Services (GRAS) monthly inspection and treatment of 4/24/2011 report:

1. Burden Lake had no treatments.
2. Royal Lake had no treatments.
3. Holley Lake was treated for alligator weed near the dam. The retention pond above Holley Lake was treated for fanwort.
4. Magnolia Lake had no treatments.
5. Oakman Lake was treated for water primrose and alligator weed in the shallows.

NOTES: a. If you notice specific problems, please notify me or the WPPWA 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. Homeowners who use lake water for irrigation will be advised when

chemicals are added that would be harmful to residential vegetation.

Lakes and Dams Committee:

FISHING and LAKE ACCESS: Please observe the following rules when using the lakes for fishing and recreation.

1. Lake access: Please obtain one of the lake access maps from the WPPWA office and use ONLY the indicated access points. Stay on WPPWA property and do not trespass on our neighbors' yards. The property lines go all the way to the high water mark so generally your feet must be in the water when you are near private property, including golf course property and undeveloped property belonging to WDLP. Do not cross private property to gain access to the water unless you have specific permission from the property owner.
2. Fishing is for property owners and their accompanied guests only. If you see someone who is not clearly a property owner, please notify Security and/or the WPPWA office.

Woodside's small lakes and ponds offer excellent fishing opportunities for children. From the photo with two of my grandchildren, both of whom are afraid to hold the fish, you can see the excitement from each of them catching a fish. Size means nothing to our children and grandchildren.

While I am not an expert of fishing with children and grandchildren, I offer the following suggestions if you want to try your luck and your patience.

- 1- Children under six may get more enjoyment from catching minnows rather than fish. I have taken out my grandkids and others and had a great time by setting out minnow traps and as minnows are caught splitting the minnows between the kids in their individual buckets. When they are done, they get to release them. Please note that on one occasion, one of the children attempted to make a pet of a minnow and take it home in his pocket.
- 2- If you are fishing with children, use a bobber with nightcrawlers or minnows. This allows them to see when they are getting a bite on their line and makes it more exciting.
- 3- Always bring snacks. Even if they just finished breakfast, they will get hungry.
- 4- If fish are not biting, don't stay. Allow the kids to release the minnows or nightcrawlers as a closing activity. The next

time they may be biting as fast as you can get your line out.
 5- Don't get carried away with catching fish yourself. On a recent outing with a friend and his son, the six year old had landed between 30 and 40 small bass. We knew it was time to leave when he told us that we could catch the fish now because he was finding frogs.

6- If you know someone that lives on one of Woodside's lakes ask for permission to fish at their place. Even if everyone makes a potty stop before you leave your house, you will appreciate being able to use your friend's bathroom.

Please call me if you have questions on taking your children or grandchildren out on Woodside's lakes or if you want some suggestions on where to go or what to use.



Ken Ziomek fishing with his granddaughters

C.E.E.C. (COVENANTS)

Mike Sims

My friend Ralph asked me how things were going on the board and I informed him that things were going fairly well, except that during this particular season of the year, I am being deluged with a horrendous torrent of complaints from concerned citizenry regarding properties not being mowed or otherwise properly maintained. I continued, "it seems as though that within every one of the Plantation's sub communities there is one yard critically nestled amongst a number of surrounding meticulously kept and well manicured lawns that only gets mowed every other week or so and these are the ones that create a complaint that much like a meteor strike to the POA office for attention and resolution".

Then Ralph proffered a suggestion of "Orwellian" genius. Suppose, said Ralph with a devilish twinkle in his eye, that it were to be mandatory that both every common and privately owned property in the Plantation be mowed on "WEDNESDAY" - just think of all the benefits that would flow - lawn service vehicles with their accompanying trailers would only be crowding and congesting Plantation thoroughfares one day each week instead of five days a week; the non melodious sound of lawnmowers, edgers, and blowers would cease to pound our auditory senses day in and day out. The current cadre of lawn service providers could not even begin to meet the demand of a one day work week so the local economy would be ignited with instantaneous growth - jobs would be created and lawn service equipment sales would skyrocket. In addition, the men who care for their own lawns would be kept off the golf courses making Wednesday a true ladies day offering and last but not least, the unsightly and non aesthetically pleasing views of our pastoral settings would all but disappear. An from another perspective, enforcement would be relatively easy because with a PC, an iPad, a notebook or even an iPhone, compliance of the Plantation populace could be monitored through the use of real-time Google Earth.

While fully recognizing that Ralph in jest was pulling my chain, I did think to myself that our covenants do provide us the freedom of having differing views on what is or is not aesthetically pleasing but correspondingly, it also fosters upon us the responsibility to participate in a governance process. Hopefully this governance process will never become a small subset of the political dystopia currently being championed by the other side of the aisle.

As director of covenant education & enforcement, I encourage each of you to assist in keeping Woodside the premier community we all decided to move into - it is our individual and collective responsibility to do so.

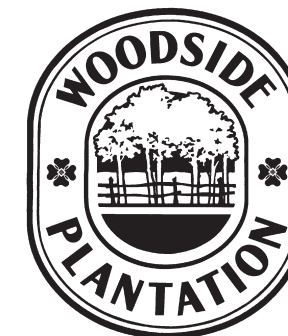
"See ya next month".

SUMMARY OF COMPLAINTS

MAY 2011

Debris - 2	<u>Referred Complaints</u>
Pet - 2	ARB - 2
Referred - 10	Common Area Landscaping -3
Unsightly Conditions - 14	POA Maintenance - 1
Total Complaints - 28	Security -4
	Total Referred Complaints - 10

MAY 16, 2011 BOARD MEETING MINUTES



Meeting was called to order by Mr. Bill Lykins at 3:05 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
Bill Bower, member
Nancy Hughes, member
Bob Horne, member
Mike Sims, member
Bob McCann, member
Bob Christopher, member
Melanie Brock, Association Manager

Motion: Mr. Sims moved that Mr. and Mrs. Gerald Lanoue of 193 Glen Haven Circle in Woodside Plantation be granted an exemption as permitted under Amendment 22, paragraph 8b to allow their daughter and granddaughter to live in their residence on a permanent basis. Granting such exemption will not result in more than 20% of the residential units being in violation of the restriction.
Vote: unanimous
Additional information - this motion relates to Glen Haven as a community for ages 55 and older.

Diana Peters (DC)

Guests: John Abshire

Approval Of Minutes: Mr. Lykins: There being no additions or corrections, the minutes of April 18, 2011 stand approved as written.

Meeting adjourned at 3:55 p.m.

Respectfully submitted,

Joe Bends
Secretary

Welcome To Our New Residents



W. Stewart and Susan Andrew
217 Pink Dogwood Circle
Moved from: Reading, PA

Charles & Carol Fiedler
202 Grassy Creek Lane
Moved from: Manchester, CT

Les Stahl and Cheryle Weal
119 East Pleasant Colony Drive
Moved from Rockville, MD

Robert & Blanca Barnett
157 Boxwood Road
Moved from Albuquerque, NM

Dale Morgan and Ann Hughes
233 Sweet Gum Court
Moved from: Hobbs, NM

Chadwick & Jessica Wilcox
159 Cottonwood Creek Lane
Moved from: Toledo, OH

Robert & Leslie Bruno
332 Magnolia Lake Court
Moved from: North Carolina

Maria Robinson
10 Juniper Loop
Moved from: Charleston, SC

Harry & Patrecia Wood
174 Twin Ponds Lane
Moved from: Lakeland, FL

Dana Davis
248 White Cedar Way
Moved from Cedar Creek

SECURITY

Bob Christopher

The privilege of living in a gated community requires that we all abide by rules and regulations. One of the most important rules is our property owner decals. The purpose of the decals is to limit access to our neighborhood and increase our safety. Having just finished the annual renewal period, I thought this would be a good time to review this process.

Every year, the renewal period for property owner decals runs from April 1 through May 31. The decals are the identifying source for the guards to give us access to our neighborhood. Residents must have a current property owner decal displayed on the windshield of each vehicle they drive. The only form of identification required to have a P.O. decal issued is the CURRENT vehicle registration.

In South Carolina, citizens are required to renew their license plates every two years and their license plate decal stickers every year. The question of why the board has required that vehicle registration must be shown is answered by a representative with the Department of Motor Vehicles (DMV):

“The vehicle title shows ownership only. Insurance cards show only that a vehicle is insured, not legal to operate. Proof of insurance is not proof of registration. Only the registration, which is required to be present with the driver, shows that a vehicle may be legally operated on South Carolina roads.”

If a vehicle has just been purchased or leased and has not yet been registered, a bill of sale or lease agreement will be accepted in place of a registration card. The license plate information should be furnished to the POA office as soon as it is issued.

The process of renewing your decals within the allotted time frame automatically keeps barcodes active. Those residents who may not be here during that two-month period and/or those who do not renew their P.O. decals during that time will be assessed a \$10 reactivation fee for their barcodes. In other words, if you renew during this two-month period there are no fees involved.

From time to time, I will cover other rules and regulations that we chose to follow when we moved into a gated community. Thanks for your understanding and cooperation!

DEVELOPMENT COMPANY

Diana Peters

Celebrate Independence Day at The Village!

Bring your family, chairs or a blanket and come hungry to **The Village Independence Day Celebration** beginning at 5:00 p.m. on Monday, July 4! This fun-filled family event features open house tours and our own South Aiken High Boosters hosting a fundraiser by selling hamburgers, hotdogs, popcorn, cotton candy and drinks. Enjoy a picnic

with your family and support your local school team at the same time. Bruster’s Real Ice Cream will be on hand to make sure you keep your cool. And, add inflatables, face painting, balloons, Frisbees and horseshoes for after dinner entertainment while you wait for the **fireworks display at dusk!** Come out with your friends and family and enjoy an old-fashioned, family-oriented Independence Day! No glass, please!


The Blotter MAY 2011

Alarms	0
Decal/Pass Violation	2
Emergency Vehicles/Public Safety	57
Fishing	3
Gate Maintenance	0
Landscaping	0
Light Maintenance	1
Street Maintenance	2
Animal Nuisance	6
People Nuisance	3
Other	7
Parking	5
Resident Assistance	4
Property Damage	1
Suspicious Condition/Person	6
Trespassing	1
Traffic violations	1**
Vandalism	1
Littering	2
Water Leak	1

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

ARCHITECTURAL REVIEW BOARD

Joe Bends

...and the subject is your  We have had some questions related to mailboxes, posts and décor. Information on mailboxes and replacements has been published for a number of years in the Newcomer Information section in the front of your Residents’ Directory and in the Easy Reference Guide to Woodside, available at the POA office. The general guidelines have not changed.

Woodside Plantation requires uniform mailboxes and posts for all residents throughout the Plantation with the exception of Charles Towne Place and the Highlands (Glenlevit Lane, Balfour Court, Cameron Alley & Thornhill Drive). Mailboxes are the personal property of each homeowner. As the owner, you are responsible for all repairs, replacement and cost associated with the mailbox. They need to be straight and in good condition. The POA reserves the right to request and require homeowners to repair, replace or repaint their mailboxes if warranted. Replacement posts, boxes, paint and lettering are available through the POA office for a fee.

Plantings are allowed around the mailbox and post but lettering must be kept visible to assist emergency vehicles to more quickly locate a residence. Plantings must not encroach beyond the inside of the curb. Have a heart for your mailman reaching into that box every day. Flowering plants bring bees and excessive greenery is a great home for snakes and bugs. We would expect you might attach balloons for a birthday party or tastefully decorate the box for major holidays. Don’t forget they need to be removed promptly after the event or holiday.



May 2011 ARB Activity

- Building and Environmental Inspections - 26
- Homeowner Issues – 4
- Improvements – 11
- Landscape Plans - 6
- New Construction – 1
- Satellite Dish Location Requests - 7
- Tree Removal Requests – 21

TREASURER’S REPORT

Pat Shippey

Operating revenues through May, excluding assessments, are comparable to operating revenues at this time last year. Operating expenses remain within budget projections with the exception of landscaping where irrigation repairs, well pump replacements, and dead and damaged tree removal have exceeded budget projections. Eleven (11) accounts remain delinquent in the payment of the annual assessment as of May 31, 2011, one less than at this time last year. Of the eleven accounts, four 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, 2011. A reactivation fee will be charged when assessments are paid. A list of properties still delinquent is published below.

- 141 Tall Pine Drive
- 329 Live Oak Road
- 243 Forest Pines Road
- 170 Mockernut Circle
- 333 Live Oak Road
- 149 Sweet Gum Lane
- 158 Enclave Drive