

WOODSIDE PLANTATION

1411 Silver Bluff Road
Aiken, SC 29803

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

WPPPOA OFFICE
Melanie Brock, Association Manager

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

WPPPOA BOARD OF DIRECTORS

PRESIDENT
Bill Lykins

VICE PRESIDENT/ LAKES & DAMS
Bill Bower

SECRETARY/ARB
Joe Bends

TREASURER
Pat Shippey

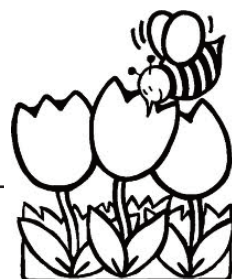
COVENANTS (CEEC)
Mike Sims

STREETLIGHTS, SIGNS & RV
Bob McCann

SECURITY
Bob Christopher

ROADS & UTILITIES
Bob Horne

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



IT'S ALMOST READY!



The NEW Resident Directory for 2011 – 2012 is nearing completion. All full-time residents will receive a copy in the mail. Part-time residents may pick up a copy in the POA office. If you need more than one copy, extras are available for purchase in the POA office.

WPPPOA NEWS

PRESIDENT'S REMARKS

Bill Lykins

Board Meeting Dates
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.

The board of director's met on February 21, 2011 and was honored with a visit from Mayor Fred Cavanaugh and Mr. Richard Pearce. The mayor introduced Mr. Pearce as the new City Manager of Aiken. Both Mr. Cavanaugh and Mr. Pearce reinforced the importance of Woodside Plantation to the city of Aiken. They especially wanted to express their appreciation for the volunteer work that Woodside residents do for the city.

Another purpose of their visit was to give an update on the status of the Silver Bluff road project. As I understand it, the South Carolina Department of Transportation (SCDOT) is reviewing the final proposal changes. If the changes are approved, then SCDOT will begin the process of drawing construction plans for the project. Once plans are finalized, SCDOT will obtain environmental approvals, rights of way where needed and then construction drawings will be finalized. Once all of the above has been accomplished the project will be advertised for bids. Considering all of the above, it is my feeling that actual construction is probably one and a half years away.

On another note, the next edition of the Woodside Plantation resident directory is expected to be mailed with your newsletters in April.

Finally, a resident recently asked me if bicycles are permitted on the walking paths that parallel Woodside Plantation Drive. The answer is "yes," however, walkers always have the right of way.

Property Owner Decal Renewal

From April 1 through May 31, property owners may renew their decals at the POA office.

All residents must show their current vehicle registration to renew their decals."

Just a Reminder...

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

COMMON AREA LANDSCAPING

Nancy Hughes

Walking Trail Activities

The Woodside Trail Group is planning two hikes during April 2011. All Woodside residents and their guests are invited to attend.

Hike #1 – **Sunday, April 3, at 2:00pm.** Hikers will explore a section of the Woodside Equestrian and Hollow Creek trail. The distance is about 3 miles and a car shuffle will be required. Join us at the end of Commonwealth Drive to arrange the car shuffle. Bring water! Call the hike leader, Jim Pierce, at 649-2810, if you have questions.

Hike #2 – **Friday, April 22, at 3:00pm.** Join us for an Earth Day hike on a portion of the Hollow Creek trail. Hikers will meet at the end of Commonwealth Drive and follow a circular route back to the starting point. The hike is about 1 mile and we plan to have light refreshments afterwards at the trail head. Call the hike leaders, Jennie & Stan Mechanic, at 514-2730, if you have questions.

Our Irrigation System

Spring is approaching and we are starting to get questions about irrigation of the common areas. Actually, how and why we water are very popular questions all year round, so I thought I would pass along some information. Our irrigation systems are really a water maintenance system. It is very difficult to rehydrate dry ground – especially such a large area as Woodside. We have to stay ahead of the watering and never let the ground get too dry.

Irrigation is a big job in Woodside. We water miles of roadsides. We have over thirty timers and thousands of sprinkler heads.

We try to water as efficiently as possible, by monitoring the weather, and trying to adjust the timers accordingly. However, Woodside is so large that it takes up to a day and a half to adjust every timer on the plantation. As a result,

there are times when some sprinklers are running during a quick shower. In addition, sometimes (especially in the summer) it can be raining on part of the plantation but high and dry on another. Fortunately, most of our water comes from wells, not city water.

The best, most efficient time to water is early in the morning. The wind is the least then and we can capture the dew on the ground. Unfortunately, this can interfere with the early morning walkers. We try to accommodate the best we can. Watering at night does not seem to be a good option, as the sprinkler heads tend to get vandalized.

In general, the sprinklers are turned completely off from Thanksgiving until Easter, unless we have a warm winter. In that case, we might need to water roughly once a week – especially for the rye grass and the bedding plants – while the temperature is high. Starting in the spring we start to water twice a week and then three times a week in the summer. We try to let the ground dry out between watering to allow the grass to develop deeper roots and to discourage fungal diseases. If the temperature is above 90° for an extended period with no rain, we may need to increase the watering. In the fall we begin to reduce watering except for the rye grass areas. For about 2-3 weeks, those areas get watered twice a day for a short time, each cycle, to keep the rye seed moist, so it germinates. Once the rye grass is established, we cut back to watering 2-3 times a week and then shut the systems off for the winter.

Last, but not least are the sprinkler heads, and we have about a thousand of them. Some are over 20 years old. They break. They wear out. They come out of adjustment. Our Woodside crew, as well as the Cold Creek crew, works on them all of the time. We do a thorough run through of all of the systems three times a year. Here's where you can help. If you see a sprinkler head not working properly, please report it to us. We have flags at the WPPOA office and ask you to flag any sprinkler heads that is not working properly so we can adjust or replace it.

LAKES & DAMS

Bill Bower

Aquatic Services:

Granite Ridge Aquatic Services (GRAS) will start monthly inspections, water sampling and necessary treatments for aquatic weeds in mid-March. If you notice specific problems, 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:

After a cold December and January, rising temperatures in February warmed Woodside waters sufficiently to initiate pre-spawn bass feeding. In the six previous years that I've fished on Woodside's lakes and ponds, I've never experienced bass fishing this good in February. While most of the 101 bass I caught during the past month were 12 to 14 inches long, I did land a 4 lb. bass and a 12 inch crappie. If you fished in the past and would like to get started again, please e-mail me (ziomekk@bellsouth.net) to get on the fishing e-mail list to keep up with fishing success and planned outings. Please call me (649-9842) if you have some questions about fishing at Woodside. While fishing has been good this past month, it's going to get even better over the next few months.

Many thanks to Ken for his efforts to keep our lakes clean and also to help folks to begin and improve their fishing skills.

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

Lakes and Dams Committee:

1. The DHEC biannual inspection of our dams was conducted on February 16, 2011. There were no safety issues. A few post-winter titivation issues need to be resolved and these will be taken care of in a priority order. Most have to do with areas of minor erosion and excessive vegetation growth at the outfalls. Updates will be included in the next few newsletters.
2. The Lakes & Dams Committee will begin meeting this fall to organize lake inspections and cleanup days. If you are interested in helping, please contact me or the WPPOA office.



When "Old Glory" Gets Old

When you have an American flag that is showing wear and tear, it needs to be disposed of in a proper manner. From time to time, the WPPOA needs to replace their flags and has arranged to do it correctly. If you have a worn-out flag, feel free to drop it off at the POA office and we will include it with our flag disposal.

C.E.E.C. (COVENANTS)

Mike Sims

Well, the armadillos are “blooming” as evidenced by the aeration of the pine straw areas of my property - the daffodils are pushing their leaves upward - blooms to follow I hope, and I’ve seen some beautiful forsythia in full bloom around the Plantation. Evidently, “spring” is just around the corner. All this means however is that the annual drudgery of “spring cleanup” is upon me.

In order not to be cited for “unsightly conditions”, I have the back breaking work (don’t laugh it is back breaking for a “70 something”) of picking up thousands of pine cones, innumerable small limbs strategically placed out of easy reach by the recent high winds and surely at least 2 feet of leaves in the side yard. Not to mention that I have already “wasted a round of golf” due to having to prune the pampas grass plants in our backyard as my wife pontificated at breakfast one morning that they were getting very scraggly and seedy looking.

The gist of all of the above is a humongous “waste management” problem of immeasurable dimensions:

- I can not creatively distribute this debris in the natural area of my neighbor’s property
- I can not creatively distribute this debris in the woods adjacent to the golf course
- I can not pile this debris at street side if it is not late Tuesday afternoon

So like you, I must place this mac-mountain of material in numerous bags, try to insure that the bags are not visible from the street or my neighbors’ property and in the blistering hot Tuesday afternoon sun, drag each bag up a 35 degree 250 foot driveway and place them curbside and hope the “sanitation engineers” handle the bags in such a manner as I do not have an additional chore of sweeping the street. Life is tough in Woodside, but it is a price we should all be willing to pay.

SUMMARY OF COMPLAINTS JANUARY 2011

Debris – 1	<u>Referred Complaints</u>
Referred - 3	
Unsightly Conditions – 11	Common Area Landscaping - 2
Vehicles - 1	Security –1
Total Complaints - 16	Total Referred Complaints - 3

WELCOME TO OUR NEW RESIDENTS

Bennett, John and Susan
199 Red Cedar Road
Moved from: Texas

Glaser, Douglas and Kathleen
168 Foxhound Run
Moved from: McMurray, PA

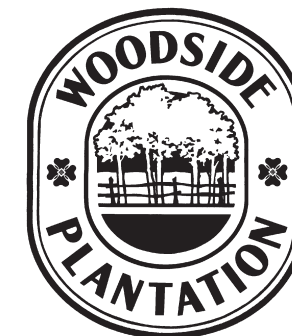
Shioleno, Mark and Karen
221 Boxelder Drive
Moved from: Greenville, SC

Drzyzga, William and Nelson, Inge
176 Glen Haven Circle
Moved from: Vermont

Hughson, Jerry and Rita
1019 Anderson Mill Road
Moved from: Upper Marlboro, MD



FEBRUARY 21, 2011 BOARD MEETING MINUTES



Meeting was called to order by board president Bill Lykins at 3 p.m. at the Woodside POA office conference room. A quorum was established.

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

Diana Peters, WDLP
David Ford, WPCC

Guests: Fred Cavanaugh, Mayor of City of Aiken
Richard Pearce, City Manager of Aiken

APPROVAL OF MINUTES:

Mr. Lykins: There being no additions or corrections, the minutes of January 17, 2011 stand approved as written.

Reports: 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.

Business: No new business.

Meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Joe Bends
Secretary

POA NOMINATING COMMITTEE

Joe Bends

In case you missed the note in last month’s newsletter, the search for those home owners who might have an interest in running for the POA’s Board of Directors for 2011 has started. We will have three openings this September. A nominating committee has been formed consisting of Melanie Brock, Association Manager; Phil Haggerty, Larry McHale, Bob McCann, Bill Roberts, Larry Travis, Joann Tripp and myself. If you think you might have an interest in serving on your Board of Directors or would like to know more about what

we do, we would like to talk with you. You can contact any of the committee members, Board members, or simply come to one of the Board meetings that are held the 3rd Monday of each month at 3pm in the POA Office. It is a great opportunity to meet the board and get a feel for the business of the day. Please call the POA office several days before the meeting if you would like to attend. You will be hearing more from your committee as we have news to share.

SECURITY

Bob Christopher

Thank you to the residents for making Security aware of the bus driver exceeding the speed limit. The Board of Education and the bus contractor have been contacted about this issue and have said they will adjust accordingly. If you see otherwise, please notify the POA office or myself.

We are in the process of rotating the Speedsentry throughout the plantation to help residents monitor their speed. Speeding continues to be our number one issue.

Our covenants expressly prohibit door to door solicitation. If you encounter any solicitation, please contact Security.

As a reminder, the Village Gate is not staffed and is currently available only to residents who have a bar codes and vendors with decals designated as "small."

<i>The Blotter</i> JANUARY 2010	
Alarms	0
Decal/Pass Violation	1
Emergency Vehicles/Public Safety	72
Fishing	0
Gate Maintenance	1
Landscaping	0
Light Maintenance	0
Animal Nuisance	0
Parking	1
Resident Assistance	2
Suspicious Condition/Person	5
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 2011 annual assessment was due on March 1, 2011. Late notices will be mailed out the week of March 8. As of the due date, only 7% of the assessments were delinquent. This compares to a 10% delinquency rate at this time last year. There are only two delinquencies carried over from 2010. Both properties are in foreclosure and in the bank's name. Payment is expected when the properties are sold. Expenses in February were in line with budget projections.

In February, 10% of the billed assessment amount was transferred to the Designated Reserve Fund in accordance with the approved 2011 budget. There is now over \$550K available for the maintenance and repair of the roads.

The 2010 tax returns were completed this month. The WPPOA membership voted at the Annual Meeting last September to use the IRS revenue ruling 70-604 in its preparation. This ruling permits the carryover of excess funds by Associations tax-free. As a result, there were no federal or state taxes due for 2010.

If you have been reading the newspaper articles about the large increases in the state unemployment insurance bills mailed out to employers recently, you may have wondered how the WPPOA was affected. The WPPOA bill showed a 15% increase (from 2% to 2.3%) and the increase was retroactive to January 2010. This increase amounts to about \$200 more per year. However, there is talk of increasing the wages upon which the premium is calculated from \$7,000 to as much as \$12,000. This would cost the WPPOA over \$100 more per employee per year. So let us hope that doesn't happen.

If you have not paid your 2011 assessment, please do so as soon as possible to avoid further late fee charges. Thank you.

ARCHITECTURAL REVIEW BOARD

Joe Bends

The following are some comments about vacant lots. We hear from time to time that real estate agents representing a lot for sale recommend to owners that they take some action to at least make their lot easy to walk and show to a potential buyer. We do understand that potential buyers may not take a serious look if they can't "walk" the lot. "Grubbed" is a term we use. You can make a request to the ARB to have your lot grubbed. It is defined as removal of underbrush and tree roots, leaving trees that are required to remain. As a reminder, trees over 4" in diameter at 4' above grade must receive approval by the ARB to be removed.

If, in this process, there is a need or desire to provide fill dirt, do plantings, or in some way, change the contour of the lot, some type of landscape plan will be required for approval. Once again, questions and plans can be lodged with the ARB. "Cleared and grubbed" is defined as the removal of everything - trees, roots, etc. These areas are generally only inside the required building envelope, driveways, patios, etc. and **will not be approved** until after building plans are approved.



February 2011 ARB Activity

- Homeowner Improvements - 13
- Satellite Dish Location Requests - 4
- Building and Environmental Inspections - 22
- Fines and Warning Letters - 1
- Tree Removal Requests - 16
- Homeowner Issues - 1
- Landscape Plans (both Approvals and Recommendation to the DC-ARB) - 5

Festival of Homes

Diana Peters

The much-anticipated Woodside Plantation Festival of Homes will be held April 15, 16 and 17, 2011. The event is a unique opportunity for the community to see eight superbly constructed and beautifully furnished homes in both Woodside Plantation and The Village at Woodside while supporting an excellent cause. All ticket proceeds will go to Nurture Home, a United Way funded program of Mental Health America of Aiken County, to provide homeless women and their children a nurturing, caring haven while emphasizing education, self-reliance and responsible independence. The event will also feature several raffles, the proceeds of which will benefit the American Cancer Society's Relay for Life Tournament held annually at The Reserve Club and Woodside Plantation Country Club. Women of Woodside are providing the significant volunteer staff an event of this size requires. In addition to home tours, the festival will also feature home and lifestyle seminars by Nandina Home & Design, Laurie McRae Interiors, Furniture Connection and Cold Creek Nurseries.

Event tickets are \$10 in advance and \$15 at the door. Advance tickets are available from Women of Woodside, Woodside Development Sales Office, Aiken Design Center, The Reserve Club, Prestige Appliances, Southern Bank & Trust, The Furniture Connection and Nandina Home and Design. Please call Woodside Development at 643-4653 for more information.