

WEDGEFIELD WRAGG

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Treasurer's Report

Some residents seem to be confused about Operating vs. Reserve Accounts. These are the guidelines the Board must use for the distribution of Association funds.

The Board is responsible for the appropriate and accountable expenditure of the Association's membership dues. Budgets are created, using actual expenses and Reserve Study guidelines, so the Association does not find itself overextended or otherwise unable to meet its obligations to the members.

Membership dues for the payment of recurring expenses, as well as eventual major repairs and replacements are separated into two specific accounts, by law. The dues are collected, first pay the items in the Operating Budget. Any additional funds collected may be moved to the Reserve Accounts, at the discretion of the Board.

Operating Funds are used for the day-to-day operations of the community. The Board is responsible to contribute to the preparation and approval of the annual budget. Each year's "actual" expenses help to establish the next years proposed budget.

The Reserve Account funds are kept in separate bank accounts, and are only used for replacing and maintaining specified existing assets. The Reserve Funds have strict criteria governing their use as well as rules of accountability. The suggested contributions each year are based upon a professional Reserve Study which determines the estimated timeline and replacement costs. Reserve Funds cannot be moved into Operating and can only used for the established categories: Roads, Drainage, Marina, Emergency, Canal, Landscape. The percentages allocated to each of these items can be changed by the Board at the recommendation of the Finance Committee.

Peggy Phillip

Treasurer

Finance Committee Chairperson



Secretary's Report

Although November 20 seems a long way off, we are preparing for the annual WPA meeting. This year the meeting will be held in Winyah Auditorium. The Annual Election Information packets must be mailed by October 1st to give every property owner time to review the important decisions facing the Plantation. If you do not receive your Annual Meeting Packet by November 1st, please notify the WPA office. Please be aware that all Board candidates must be listed as a property owner in the County Records. Likewise, any resident voting in the WPA Elections must be a property owner as well.

Stan Earnhart
Secretary

All proxy ballots must be received within 10 days of the meeting (November 10th) to be valid or you will need to come vote in person.

All golf cart drivers need to be 16 years old or older, insured and registered with the office.

Drainage Report

Improving our drainage system in the low country can be a challenging task. We are planning to refurbish the ditches to their original condition as quickly as possible. Maintaining the drainage system requires residents to properly maintain the grass and weeds growing in their ditches and not to throw grass in your ditches. This will slow drainage. Please, do not allow trees to grow in your ditches. Residents with ditches behind their property need to be concerned about this problem. These trees eventually will stop drainage.

Policy prohibits the WPA from maintaining residential drainage pipes. Maintenance for pipes includes prohibiting roots from growing into the pipe. Residents should keep each end of the pipe clear of dirt or silt building up inside the pipe.

The bottom line: We need the help of every resident to keep drainage water flowing.

Stan Earnhart
Drainage Chairman

Roads Report

We have had very few issues with the roads except for connections being made to the sewers to accommodate new construction of homes in the neighborhood. The county recently came back and filled a connection that was not properly filled after work was done on John Green Lane. We will be meeting with a representative from Coastal Asphalt to review the conditions of our roads to see if any areas are in need of immediate repair.

We have a street sign at the intersection of Francis Parker and King George that broke off due to rusting at the base and we are in the process of replacing that post and a couple others that have been damaged in the neighborhood. It will be completed once the new posts are delivered.

Be a Good Neighbor

If you are getting this newsletter its most likely because you live in Wedgefield and are one of our neighbors. As you know, Wedgefield has a homeowner's association that helps manage the common properties and keep them in good repair and looking nice. We also expect that our residents will keep their properties in good repair and well maintained. You can be a good neighbor by following some simple guidelines as outlined below.

1. Keep your lawn cut on a regular basis. Lawns that are overgrown or that have a lot of weeds generate many complaints and look unsightly. Cutting your lawn and trimming overgrown bushes and trees instantly makes your house look better and improves the look of the neighborhood.
2. Don't store or leave tools, garbage cans, cars that are not running, etc. at the front of your house or in visible areas around your house.
3. Slow down. We have a posted speed limit of 25 mph for all the Wedgefield roads. We do not have sidewalks in our neighborhood, so anyone walking, biking, or riding in a golf cart is using the same roads to get around. Slow down when cars are oncoming or anyone is visible walking or biking on the streets, it's also a good opportunity to wave and say hey.
4. Volunteer. If you have extra time, attend an HOA meeting and volunteer to be a board member, or to be on a committee, or volunteer when we ask for help with our spring planting or other projects that benefit the community to help save money for us all.
5. Be kind. There's been a lot of negativity in the world today and you can help offset that by being friendly, checking in on your neighbors and saying hi, and just waving as

you pass each other on the street. A little bit of kindness goes a long way.

Gary Dreher
Roads Chairman

Grounds Report

The planting of new perennial plants that are better suited to the shady conditions at the front entrance has been completed and the plants are taking nicely. We expect that by next spring the plants will be fully rooted and begin to fill in better. The hydrangeas that were planted have begun to bloom and fill out as well and should beautify the entrance for years to come.

The spoil site was inspected and grounds work to clear brush was completed in early July. The purpose of doing this work is to ensure that the spoil site remains intact and viable for future dredging operations on the Wedgefield canals.

The landscape contractor (Howard's Quick Cut) will also be trimming back vegetation that obscures visibility around the curves on our main roads. If you have an issue seeing around any of our roads or intersections, please email or otherwise notify the HOA office and we will do our best to clear any obstructions.

Gary Dreher
Roads Chairman

Compliance Report

At several recent monthly Board meetings, it has been suggested by several residents that it is a board members obligation to serve the wishes of individual or groups of residents, regardless of the covenants, by-laws and policies of the Wedgefield Plantation Association. If board members were, in fact elected as delegates to the board, this belief might have some basis in fact. However, board members are elected to act as trustees to protect the franchise that is the WPA, and are obligated to uphold the covenants, by laws, and policies of the organization, and to act in what they perceive to be the best interests of the WPA as a whole. This includes accepting the fiduciary responsibilities that accompany the job.

Recent events, such as the building collapse in Florida, underline the necessity for elected Board members to accept the responsibilities that accompany the position to which they were elected, even when they are tasked with making less than popular decisions.

Bob Garrison
Compliance Chairman

ARC Report

We have been in a building boom here in Wedgefield for the past year. Properties in Wedgefield are in demand. 69 properties have changed hands since January 1st. Currently we have 15 houses under construction and 10 applications that have been approved for construction. Keeping this in mind I would ask again if any resident has an outside project in mind it. Reroofing, fence or shed installation, tree removal etc., please contact Michelle at the office to get an application. Your cooperation is greatly appreciated.

Tom Macedo
ARC Chairperson

Community Liaison

Please put all complaints, questions, and comments for the board in writing. That can be through email, traditional mail, the drop box or handing it to the office manager. I always try to get you an answer withing 48 hours of receipt.

Adam Anderson
Community Liaison

Communications

As we go to press, you no doubt have received your HTC bill for September, the rates for cable and internet have gone up. The Board is diligently reviewing the Spectrum contract and will be meeting the Spectrum Rep in the near future to discuss refinements to their contract. In case you haven't heard the Wedgefield Plantation Golf course has been sold to a group of investors from Charleston National Golf Course. The planned take over is scheduled for October 2nd.

It is unlawful to feed, entice, or molest an alligator except as permitted under state and federal law. A person who violates this subsection is guilty of a misdemeanor and, upon conviction, must be fined not less than five hundred dollars nor more than one thousand dollars or imprisoned for up to thirty days, or both. The magistrates court retains jurisdiction over this offense.
(Per county law)

Very soon the new phone directories will be ready to be delivered. Volunteers are once again needed to be Street Captains to distribute these directories. Please call the HOA office to volunteer at 843-546-2718.

Boat Club

WE ARE BACK!!!!

After a year and half of no events, we are very happy to inform everyone that the Wedgefield Boat Club held its first event for 2021. We celebrated Memorial Day with a Patriotic Program, short business meeting, Picnic and our BRB Band at the Manor House. We honored our Veterans, and remembered those who gave their life for the Freedom of our Nation. Mike Macedo led us as everyone stood for the Pledge of Allegiance and singing of the National Anthem. Bob McMahan played Amazing Grace on his bag pipes at the close of the ceremony. Attached is a picture of the 16 veterans in attendance for the event. The BRB band entertained us with music for 2 hours.

Mitch and his crew prepared a picnic of hamburgers, hot dogs, potato salad (homemade by Ms. Cynthia) and warm brownies topped with vanilla ice cream. We introduced and welcomed 13 new members bringing our membership to 105 members. 69 members and guests attended this event.

Our Planning Committee is in the progress of lining up events for the rest of this year. We are planning a Pool Party and Picnic in July. Membership for the year, is \$25.00 per person.

If you have any questions, please call, Shirley Peterson Commodore at (843)546-3870.



Nominee Resumes

Thomas C. Cobb

I am a retired resident of Wedgefield Plantation for three years and native South Carolinian. In 1977, I graduated from Furman University with a bachelor's in Economics and Business. In 2016, I returned to Furman and received a post-graduate diploma in Corporate Sustainability.

My career spanned 40 years in corporate real estate and property management with companies including Michelin Tire and Cushman & Wakefield, where I managed the TIAA-CREF corporate campus in Charlotte. The campus is 1,000,000 square feet and houses 5,000 employees. During my career, I developed budgets for large commercial properties, wrote and managed hundreds of contracts, and managed large professional staffs. Early in my career, I was the Director of Public Buildings for Greenville (SC) County Government. Most recently I worked part-time in the Wedgefield CC Pro Shop.

As I ride through the neighborhood, I see so many abandoned vehicles, boats and even abandoned houses. Also, many occupied properties that are out of compliance with the by-laws and covenants. As a member of the Board, I will try to influence improvements in the neighborhood that will continue to make this a great place to live and keep our property values high. I enjoy many things about life in Wedgefield Plantation and would like the opportunity to contribute to its well-being by joining the Board.

David A. DeCrenney Sr.

I have lived in Wedgefield Plantation for 2 years. I have experience in IT communications with websites and data management and could use this knowledge to enhance HOA and board communications with the residents.

I spent the first 20 years of my career as a retail manager in the grocery store and drug store business with responsibility for profit loss, inventory management and hiring and promotion of employees. I then went to school for a specialty in IT Website creation and management and became a senior programmer analyst contractor for various IT companies.

Most recently I was in charge of the website for the Pennsylvania Employee Benefits Trust Fund which handled the communication and data for 100,000 state employees and the data base updates. I believe we can use e-mails and web communication to better inform and enrich our community.

Michael Downes

My name is Michael Downes. I've been a resident of Wedgefield for 4 and a half years. I live at 2829 Wedgefield Rd.

I served in the submarine force as a Quarter Master 2nd class. After my 4-year enlistment I started framing houses. I then got into the insurance restoration business. I worked my way up to field supervisor. I would handle all aspects of the job from meeting with customers to finalize their wishes. Getting the proper permits to complete the job setting up subcontractors and meeting with inspectors.

In 2012 I was in an accident and became disabled. Since moving into Wedgefield I've noticed how great this community is. I'd like to help keep it moving forward by becoming a Board member of the WPA.

All golf cart drivers need to be 16 years old or older, insured and registered with the office.

Joe Myers

Resident for 7 years. Joined 2 committees for education and to help keep Wedgefield a great Water-front/ Golf community. Assisted protecting our entrance off of 701 from a planned disaster this year.

I have a BS in Economics and Psychology, and an MBA, all thru UNC Chapel Hill.

Have many years of experience in Manufacturing Management, reaching the Vice President level in three international companies: American, French, and British. Then opened my own Executive Recruitment Office aka Head Hunters. I have a lapsed NC Real Estate Sales License.

In addition to Family, I enjoy fishing and hunting. Have quite an extended family when I include my wife's clan. We enjoy playing Bridge and listening to Beach (shag) music.

I would like to serve on our WPA Board in hopes that the WPA can be strengthened as a community with Waterfront and Golf center place. I moved here from Heritage Plantation in Pawley's in 2014 and do not regret the relocation. Not sure what committee/s I would like to be assigned. I am inclined toward Legal, Drainage.... I currently am on Finance and Water.

We can learn from other Communities and other experiences and still keep within the Covenants and By Laws in place. We can change By Laws at our Annual Meeting if unhappy with one or more. Covenants are another matter requiring Attorney assistance.

Directory Updates

In each edition of the Wragg, we will provide you with the information we have related to your new neighbors. Please let us know if we have missed someone!

Your Welcome Committee/Directory Committee:

Jean, Neena Carolyn & Marion

Rose Holt
17 John Waites Court

Larry & Martha Nottingham
525 Francis Parker Rd.
Larry 703-389-2273
Martha 703-402-7028

Jo & Joe Schaeffer
1045 Francis Parker Rd.
Jo 215-416-2967
Joe 856-912-8450

Elizabeth Avant & Raynard Stuckey
34 Wedgefield Village Rd unit 52

Apologies! Corrections

David & Jeanne Harris- should be David & Jean Harrison

Lois Love- should be Louise Love

Finance Report

The 2022 annual assessments will be mailed the last week in December, 2021, and are due by February 1, 2022. The assessments are our only source of revenue in order to support the day-to-day operation of the Association and to provide Reserve Funds necessary to maintain, repair, or replace our existing assets. We use a reserve study prepared by Reserve Professionals as a guide for anticipated future expenses.

The Finance Committee and Board met and prepared the 2022 budget. This was approved at the September, 2021, Board Meeting. The annual assessment will remain at \$525 per property for 2022. It is necessary for each property owner to participate in paying their share in order to keep the assessments at this level.

This year's Annual Meeting will be held on November 20, 2021. Our By-laws state: "members in arrears in payment of their yearly assessment within ten(10) days prior to the Annual Meeting are not in good standing and shall not be entitled to vote". If you have not paid your assessment for 221, or prior years, please do so now. Thank you to everyone who takes pride in this community and accepts their portion of responsibility for its upkeep.

Peggy Phillips
Treasurer

New Marina cards available at the office. You must exchange your old card for the new card or there will be a charge of \$25.00 for the new card.

November 26th, 27th and 28th please be available to decorate the Plantation for the Holidays.



The Annual Tree Lighting will be held on December 5th at dusk. Watch for details.

A letter from the new owners of the Golf Course:

Dear Neighbors & Friends,

It is with great anticipation that we share our vision and future plans for Wedgefield Country Club.

We greatly respect and admire the supreme efforts of Mitch and Jamie Thompkins along with many others. Nevertheless, Wedgefield Country Club is faced with significant challenges and debt. We will be making many necessary changes and improvements to the club as new owners.

Although some golf courses have been thriving in this economic climate, many other country clubs were forced to close, without hope of ever reopening again. We do not want that for Wedgefield Country Club!

Our efforts will officially begin on Monday, October 4th and will be initially focused on bringing the golf course, the pro shop, the driving range, and the snack shop up to an acceptable and competitive level. We will also service the golf course equipment as well as the maintenance building. There will be a lot of activity related to these improvements so please be supportive and cooperative with any staff you encounter during this process.

These projects will be followed by a major cosmetic improvement of the Manor House along with improved walkways and landscaping.

We, the new owners, along with Mitch Thompkins and a hand-selected group of investors from the neighborhood, realize that it will be monumental task to bring this special place back to its former splendor. Therefore, it is our sincere hope that the community will join and support us in

our efforts to make Wedgefield Plantation Country Club the “Talk of the Town” so it will be appreciated and enjoyed for generations to come.

We look forward to meeting you in person in the coming weeks and thank you in advance for your patronage.

Kind Regards,

Tim Kane, Phil Crescenzo, Dave Crescenzo and Christian Crescenzo



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