

WEDGEFIELD WRAGG

www.wedgefieldhoa.com

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President's Report

Congratulations to Ken Gaspari, Stan Earnhart, and Jonathan Rutstein for winning the 2021 election to the Board of Directors. Each will serve a three-year term. Bob Garrison will serve until next November when that position is up for renewal along with Bob McMahan and Adam Anderson.

As we look forward to a new year, we would like to ask anyone interested in serving on a committee to please contact the office for information. We are seeking volunteers that are open minded and with ideas on how to improve the community.

Board Officers and Committee

Chairpersons for 2021 are:

President- Bob McMahan

Vice President- Adam Anderson

Secretary- Stan Earnhart

Treasurer- Peggy Phillips

ARC- Tom Macedo

Legal- Bob Garrison

Finance- Peggy Phillips

Communication- Jonathan Rutstein

Community Liaison- Adam Anderson

Drainage- Stan Earnhart

Water Amenities- Ken Gaspari

Condo Liaison- Jonathan Rutstein

Roads- Gary Dreher

Grounds- Gary Dreher

Compliance- Bob Gaarrison

Robert McMahan

President

Treasurer's Report

Thank you to the residents who have paid their 2021 assessments. In order to maintain our assets and have reserves for future maintenance and replacement, it is necessary that all property owners pay their share. Otherwise, we may have to increase the amount of the assessment in the future. Please accept your share of responsibility for the community and pay your portion. The Finance Committee and Legal Committee will pursue every avenue to collect the delinquent accounts. Anyone delinquent is incurring \$29 per month late fees. They are not eligible to attend meeting, vote receive marina cards and stickers or obtain approval from ARC for improvements or renovations to their property. Additionally, a lien will be placed on these properties in July. Any and all legal fees incurred by the WPA for collection purposes are the responsibility of the delinquent property owner and will be included in the cost to bring the account up to date. Attorney involvement can cost \$400 or more.

Peggy Phillip

Treasurer

Finance Committee Chairperson

Compliance Report

Inherent in the purchase of property in Wedgefield is a responsibility to abide by the covenants, by-laws, and policies of the Wedgefield Plantation Association. These covenants, by-laws and policies are available for review on the WPA website. Additionally, printed copies of the covenants, by-laws and policies are available at the office and should be provided to all new resident property owners by the Welcome committee.

Whether by indifference, willful neglect, or lack of knowledge there are a number of residents who choose to act less than responsibly in relation to adherence to these established rules and regulations. Here is a list of some of the more common violations reported to the office:

- 1) Burning of garbage or yard waste is prohibited in Wedgefield. Covenant #7 and Policy manual Section V, #3 pertain to these restrictions.
- 2) Golf Carts may only be operated by licensed drivers age 16 and older per Wedgefield policy and State law. Section X of Policy Manual pertains. Additionally, golf carts must be insured for liability and a waiver of liability must be recorded in the Wedgefield Office.
- 3) Trailers on residential properties are limited to no more than two units per lot and no trailers or motor vehicles may be stored on vacant lots. Reference Section V #2 for further information.
- 4) Covenant 11 and Section V #1 of the policy manual deals with real estate sale, open house,

yard sale and political signage. A temporary sign permit is required and size limitations and placement restrictions are explained in these sections. Real estate signs require permits whether for "by owner" sale or through a real estate agency.

It is the hope of the WPA that property owners will act in a responsible manner and abide by the regulations voluntarily and without the WPA being forced to impose penalties on violators. Please take the time to make yourself aware of the rules and regulations of the plantation. Any questions about these above-mentioned issues, or any other concerns regarding compliance with other rules and restrictions should be addressed to the WPA office.

Bob Garrison
Compliance Committee Chair

Roads

There was a request to replace the post for a stop sign at Wraggs Ferry and Wedgefield Village roads and to move it back to the previous placement where it had broken off. A new post and plastic sleeve were purchased and the sign was put back at the previous location.

A pothole that was on Francis Parker was filled with asphalt patch.

It has now been over a month since the speed humps were installed and so far the feedback has been mostly favorable and we have observed cars and trucks slowing down to pass over them. There has been some comments that suggested more speed humps should be installed but we would like anyone that would

like to see more added to send your requests to the HOA office via email or phone call. You should give a general location or address and include comments regarding observations of speeding that might be reduced with placement of a speed hump.

Be a good neighbor and please slow down as you drive through our neighborhood, especially when you see people walking or riding bikes.

Gary Dreher
Roads Chairman

Drainage Report

The Drainage Committee proposed four projects to the Board addressing those areas with major flooding issues. The Board approved the bids allowing work to begin. We are pleased to report that Drainage Project #1 on Joanna Gillard has been completed. The drain pipe is now properly pitched and has effectively drained the street catch basin eliminating the source of the flooding.

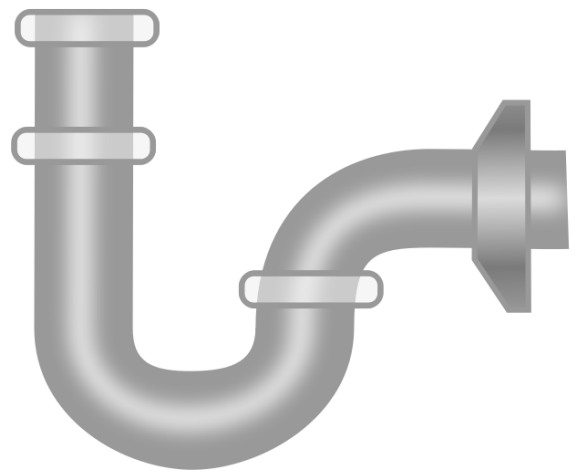
Work began on Project #3 on March 17th. When completed, Project #3 will stop the flooding that has occurred on Possum Trot Lane.

During the week of March 22, work will begin on Project #2 at Wraggs Ferry Road, improving water flow in the drain pipes located under the road and replacing the bulk heads for those pipes between golf holes 1 and 2. Project #4 will restore the ditches around the Francis Parker and John Waties intersection reducing the Flooding that occurs in that area.

When these projects are completed, the Drainage Committee will design a multi-year program to refurbish all of the ditches and catch basins. When the system is working at capacity, a maintenance schedule will be designed for the Plantation Drainage System.

We have received several calls saying we know we are in the “low country” but it has never been this bad. We have had a very rainy year and the ground water table is very high. It is the Drainage Committee’s goal to restore the drainage system and reduce standing water throughout the entire Plantation over the next few years. We encourage residents to help us develop an effective plan by reporting standing water or any other drainage problem to the committee.

Stan Earnhart
Drainage Chairman



ARC Report

ARC has been very busy with new homes being under construction and home owners making improvements on existing homes.

Currently we have 12 new home construction projects which have had plan approval. Also, many applications have been submitted for exterior home improvements which include tree removal, decks and porch additions, fences, sheds, and bulkhead replacement.

Keeping this in mind please submit any plans and obtain an application from the office to allow ARC sufficient time to go over your request for any exterior projects you may be undertaking.

Tom Macedo
ARC Chairperson

Grounds Report

The pond pump was cleaned out so that it now operates properly. The pond was treated to remove the weeds but it may require more treatment to be effective.

A new contract is in place with Howards Quick Cut and they have continued to do the grounds maintenance on a weekly basis where needed. They recently did some additional clearing of pine straw off the roadways and swales on Francis Parker that improved the overall appearance of the roadsides. We will be asking them to do some additional clearing of weeds and brush on lots where they are overgrown, and in some instances impeding drainage and visibility around corners.

We are at a point where we will need to order plants for the spring flower planting and will be asking for volunteers within the HOA to assist with planting them. If you are interested in volunteering to help with the planting of flowers, please give you name and contact info to the office so that we can add you to our list.

There was a suggestion by Peggy to consider using shade-tolerant perennials at the entrance where we have had limited success with the flowers. Dale Hayman has volunteered his expertise to design the plantings and specify plants that will work well in that space.

Based on past yearly expenditures for flowers and plants, I am requesting approval of up to \$2,000 for this year's plantings.

I'd like to also thank all the volunteers who have helped with completing some of these small projects, most notably Tom Macedo and Peggy Phillips.

Gary Dreher
Grounds Chairman



Communications

The Committee has discussed the need for an update to the 2019 Association directory.

We have had a lot of new individuals purchase homes in Wedgefield and seems that the time is right to update the document. The Committee believes that we should add more information to the Directory which would include email addresses. At present, we do not have a complete email list and have no uniform method of communication other than the quarterly WRAGG and WPA web page. So, watch your mail boxes, we will be coming around with our flyers for updates.

The Committee also has submitted to the Board information from Spectrum communication regarding a plan to cover the WPA with Spectrum cable and internet services. The plan was reviewed by the Board but no action was taken, although there was some opposition by Board members to the Spectrum plan. See the full plan details below.

- Spectrum Wireless Ultra Internet Bulk Service
 - Current Speed up to 400x20Mbps
 - Free – 1 Standard modem and 1 wireless router/unit
- 5 Year Agreement (April 2021- April 2026)
- Up to 4 % Annual increase
 - Bulk Rate will not increase more than 4% in any given year
 - One Year Rate Freeze. Bulk Rate will not increase until January 2023
- \$100.00 per unit door fee to be paid to Wedgefield HOA
 - Property Owner/Management Company will receive a one-time payment (up to \$46,000) within 90 days of contract from Spectrum to be used as they wish

Wedgefield Plantation

Spectrum Bulk Video and Internet Proposal

460 Homes

New Bulk Proposal:

- Spectrum TV Bronze Video Bulk Service
 - Includes up to 217 channels on the Spectrum TV Channel Line-up
 - Includes High Definition and Music Choice channels associated with Spectrum TV Bronze Channel Line-UP
- Free- 3 HD Set Top Box/unit
 - HD Digital Set Top Box will receive High-Definition channels associated with the Spectrum TV Bronze Channel Line-up

Bulk Rate: \$50.00 / month / unit (does not include taxes)*

*Budget about \$6.00 for taxes

Jonathan Rutstein
Communications



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