

WEDGEFIELD WRAGG

Issue #1

July, 2022

Email: www.wedgefieldhoa.com

Presidents Report

Summer is here and with the warmer weather there will be increased foot, bicycle, and golf cart traffic on our roads. Please remember to stay below our posted speed limit of 25 m.p.h. and keep our roads safe. School is out and the neighborhood children are using our roads to visit their friends or ride bikes and they are not always visible around corners and turns. The best way to keep them safe is to slow down while you are driving through the neighborhood. We will be doing some minor road projects this summer and part of that will be to add a few more speed humps to help slow down car and truck traffic in the community.

With the summer season in full swing, it's a great time to get out on the golf course if you're a golfer and enjoy the improvements that are taking place on the course. There have been many changes made there with the goal of making the course a focal point in Georgetown and beyond. Stop in to see the newly added Brickhouse Pub and have a cool drink and a sandwich and stay for the live music they feature on Thursday and Friday nights.

It's also a great time to get out on a boat if you have one and use our neighborhood marina to access the Black River and the other nearby waterways that make boating a fun pastime. If you intend to use the marina facility you will need to get an access card from the WPA office. There is a \$25.00 fee to cover the cost of the card.

I hope you all can get outside and have a safe and fun summer this year.

Gary Dreher
Board President

Secretary's Report

The new computer has been installed and updated with all office data. This new equipment will allow us to place the regular Board meeting on a Zoom platform. Zoom will allow Association members and Board Members the ability to watch the meetings from anywhere with internet connection. The WPA office will post the Zoom meeting invitation on the QPA website for each meeting. A Zoom meeting invitation can also be obtained by sending an email request to the WPA office.

During the meeting, late requests to join the meeting will not be accepted. All members should mute their connection during the meeting unless the Presiding Officer requests otherwise. The meetings will be recorded. The Board hopes this will enable more members to watch and gain a better understanding of how the Association operates.

Winyah Auditorium has been reserved for our Annual Meeting on November 19, 2022.

The Public Comment will no longer appear on the Regular Board Meeting agenda. This part of the agenda is not listed in the By-Laws Article VII Section 12, which lists the order of business. Board Policy Section IV 2.03, provides for members wishing

to be placed on the agenda, must notify the President one week prior to the Board meeting and provide the subject to be addressed. There are other guidelines that need to be followed listed in the policy. In addition to speaking at a meeting, Association Members have the option to write a letter, phone, or email the office to answer questions, concerns, or complaints.

The WPA office is collecting member email addresses. As you can imagine, there have been many times we would have shared information with all our members. Please send the office an email with your name and address or come into the office and fill out an email address form. We will not share this information outside of the office. Thank you for your cooperation.

Stan Earnhart
Board Secretary

Treasurer's Report

As of May 31, 2022, our Operating Account with South State had a balance of \$220,358.86. The Debit Card account with South Atlantic had a balance of \$1,949.35 and the ARC Refundable Deposit Account with South Atlantic had a balance of \$90,835.64. The Reserve Account balances were: South Atlantic- \$197,299.08, Anderson Brothers- \$100,050, Edward Jones- \$273,852.04, and TD Bank- \$223,758.31 for a total of \$793,959.43.

**Peggy
Phillip**

Legal Report

The Legal Committee is currently working on two different resident legal questions with our attorney. Until these are resolved, no additional information is available.

The Legal Committee has been discussing the potential contract with Spectrum and trying to develop a program that will work for Wedgefield. If negotiations are successful WPA policy changes will be required. These changes involve the entire community and will be placed on the annual meeting ballot in November.

Potential liability questions have been raised regarding Golf Carts and the WPA. Joe Crosby, our attorney has advised the Legal Committee that many years ago. The WPA had authorized the County Sheriff to enforce traffic laws within the Plantation. This WPA Board action, makes the county legally responsible for traffic enforcement. The WPA cannot enforce the law.

Stan Earnhart
Board Secretary

Please give the office your email address for updates.

Finance Report

Some residents may be confused about our Financials concerning Operating vs. Reserve Accounts. These are the guidelines the Board must use for the distribution of Association funds:

The Board is responsible to contribute to the preparation and approval of the annual budget and for the appropriate and accountable expenditure of the annual budget and 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.

Operating Budget: the dues collected, first pay the items in the Operating Budget. These are used for the day-to-day expenses of the community. Each year's "actual" expenses help to establish the next year's proposed budget.

Any additional funds collected may be moved to the Reserve Accounts, at the discretion of the Board. 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. **Once funds are moved to Reserves they cannot be moved back into Operating** and can only be used for the established categories; currently: Roads, Drainage, Marina, Emergency, Canal, Landscape. The percentages allocated to each of these items can be changed by the Board the recommendation of the Finance Committee.

Peggy Phillips
Finance Committee Chairperson

Communications/Website

There are several ways that Wedgefield residents can communicate with each other.

- The Wedgefield HOA website <http://www.wedgefieldhoa.com/>
- Facebook: Wedgefield Property Owners Forum
- Facebook: Wedgefield Community Support Group

The HOA website posts current information about Wedgefield Plantation such as HOA board business, board officers, policy manuals ETC.

There are several Facebook groups that can be accessed on Facebook which provide, post and conversation between Wedgefield property owners. Both groups are private and must be joined.

Dave DeCreny
Communications Chairman

Grounds Report

Our landscaping company has completed the spreading of pine straw in the neighborhood common areas along with maintaining the grounds through mowing and trimming bushes and trees. Their next project will be the semi-annual clearing of the top of the dike at the spoil site. This involves them taking their equipment out on a boat so that they can access the site, unloading the equipment, and clearing the trees and shrubs that begin to grow at the top of the dike. The spoil site is maintained so that we have a place to deposit materials when the canals are dredged.

Our sprinkler system for the front entrance area is currently not functioning properly and in need of repair. We will be getting estimates to repair the system so that we can get it working properly to keep our plantings and grasses watered and growing. We will also be looking at cutting down or trimming any dead trees or tree limbs that are visible in the common areas.

Gary Dreher
Grounds Chairman

Drainage Report

We are working for 06/06/22 opening of 12 clogged under street drain pipes. Also 3 culvert grates and piping that are clogged. If this is July 01, then we have done this project. (I hope)

Each home owner is responsible for maintaining their ditch and under driveway pipe clear of debris and free flowing for their property. Each owner is responsible for working with neighbors to maintain any swales and ditches between the properties clear of debris and flowing.

We are reviewing all new home build plans for proper drainage and piping thereof.

We welcome any comments reference drainage through the HOA Office, in writing please.

Joe Myers
Drainage Chairman

3 HOA Board Positions are Open

Members of the Nominating Committee: Kim Forbes, Candy Sorenson, and Eileen Kramer would like to inform the community of the following requirements.

- Applications are due by Monday, August 1st at 2:00pm at the HOA office.
- These positions are three-year terms.
- You must be a WPA member in good standing
- Please submit your application which must include: contact information (email, phone, and address) qualifications and experience.
- For any questions, please contact the HOA office.

Be a voice for Wedgefield's Future!

Water Amenities

The man-made canals were created during the initial construction in the mid 1970's by the developer and designed to take advantage of water-oriented recreational activities and to provide neighborhood drainage into the Black River.

If these canals were allowed to fill in and cease to carry off rain and storm runoff, 122 homes would be directly adversely affected plus a sizeable section of the golf course would be flooded and unplayable.

The original design depths were 8' in the main canal and 6' in the finger canals. Silting, residential and golf course run-offs and storms reduce the

depths so that canal maintenance is required for navigable waterways, and this involves periodic dredging. State permits, DHEC approval, Engineers and of course Contractors are involved. All this requires years of planning, committee work requiring thousands of man-hours, and of course funding!

Not only is fishing, boating and aeration that is invigorating to the fish, plant and aquatic life habitat improved, but the Wedgefield community real estate market is affected resulting in increased property values for ALL residents. We are a Waterfront Golf Community of 576 homesites.

Our canals and their common areas including the spoil site, rice-fields and boat landing area with it fishing docks and boat launching facilities were deeded to the WPA in 1994 making those areas under the jurisdiction of the WPA and therefore we are responsible for maintenance unlike the privately owned golf course which also benefits All property owners.

The present Water Amenities Committee has already begun the next daunting project which will be years in the making. A search to help identify funding sources and assessment of the HOA owned 12.8-acre spoil site with a 2800 foot-dike perimeter have been addressed so preparation for obtaining permits for the spoil basin can begin. We are fortunate to have several committee members that have experienced the last dredging project which went smoothly.

There are three main tasks initially involved in this project. 1)Survey of the existing spoil area. 2)Survey canals to determine the amount of silt to be removed. 3) Applications to Army Corps of Engineers and DHEC for dredging permits.

We hope this continued type of communicate will help keep everyone current with the ongoing activities of the Canal Depth Maintenance Project by the Wedgefield Water Amenities Committee. You may address any questions to Joe Myers, Chairperson and Board Member.

Jmyers35@bellsouth.net or text 704-363-0553. We will attempt to be diligent in keeping all interested individuals current in the progress over the next 3 to 4 years with fruition in 2025-2026.
Joe Myers
Water Amenities Chairperson

Compliance Committee

The Compliance Committee has addressed 21 complaints since January. Sixteen of those complaints have been satisfactorily resolved. The remaining complaints were determined to be a non-compliance (not in the covenants) issue, forwarded to the proper committee for resolution, or were filed by a non-property owner (not a member of the Association). As of the last Compliance Committee meeting there were no outstanding complaints.

The committee has also started using the LED Board to remind residents of WPA golf cart requirements and increase awareness of this long-standing subject.

Please remember, that complaints must be submitted in writing and sent to the WPA office. There is a form available in the office to report compliance complaints. Names are never shared.

Stan Earnhart
Compliance Committee Chairman

Boat Club

Wedgefield Boat Club Members enjoyed a Memorial Day program at the VFW Club May 30th. This was our first time to get together since last year Memorial Day. Our program consisted of an update on members and update on new Planning Committee members. Planning Committee is: Shirley Peterson, Commodore, Karen Macedo, Treasurer, Bob Buice, Chris Carroll, Sandie McMillin and Bob Ramsey. Our BRB band entertained during the 3 hour event. Mike Macedo led the group as we stood for the Pledge of "Allegiance" and sang our "National Anther". Our Veterans, Gary Dreher, Bob Buice, Hinson Floyd and Bob Ramsey stood at the American Flag during this part of the ceremony. Gary Dreher read the story of the "White Table" Bob Ramsey read the origin and story of the "Red Poppy". Members enjoyed a dinner catered by Hog Heaven.

Plans are in progress for future events. If you are interested in joining the Boat Club, please contact Shirley Peterson at 843-546-3870.



Wedgfield Country Club

Wow, time flies when you're having fun! June is our eighth month of ownership; we are proud of the accomplishments to date. While we acknowledge that we are not where we will be, we are far from where we started.

Here is a summary of accomplishments to date: Built the new Pro Shop, Renovated the Brick House Pub, Built the Cypress Tournament Room, Renovated the cart barn, Expanded the driving range and tee area, Built the driving range support building with token machine dispenser, 16th hole-framed the tees, built a bulkhead, combined the ponds, and new cart path, Cleaned all ponds and contracted monthly treatments, Improved the walkways and grounds, Renovated the cabins for stay and play, Renovated the manor house, Built hole monuments at tee areas (8 completed, 10 more in the next month), Cleared behind the 17th green-view to Black River, Built strong teams in the Pro Shop, Cart support, and Brick House Pub.

While much has been accomplished in a short period of time, we are just getting started. With support buildings and facilities in place, we are focused on the golf course conditions, maintenance building, equipment, and continuing to improve operations.

We have some exciting news regarding our management team: Mitch Thompkins: Mitch will be promoted to Marketing Director effective June 15th and will assist with the transition on the golf course. We are grateful to Mitch for his monumental accomplishment of re-opening Wedgfield and bringing it to its current

conditions. As part of our overall growth strategy Mitch will assume the responsibilities of developing a camp program at the range, member relations, public relations, growing our tournament schedule, liaison with the community, special events, sell memberships and outings, corporate memberships, sponsorships, and more. With Mitch's credibility and strong ties to the community, we feel this position best utilizes his abilities.

Zach Alder: We are excited to introduce our new golf course Superintendent beginning June 15th! Zach was the assistant Superintendent at the renowned Dune's West and worked for three years at Long Cove and over a year at Belfair as an Assistant in training. He earned his degree from Western Kentucky University in turfgrass management. Zach is highly skilled and well trained and will instantly institute an aggressive and comprehensive plan to bring WCC to an outstanding level. We look forward to seeing you soon.

New Directory Updates

Alexander & Vilma Billinis
80 Wedgefield Village Rd #46
773-354-6764 (Alex)
773-790-3108 (Vilma)

Richard Brumback
491 Francis Parker Rd.
843-833-8838

Dave Buttles
31 Wedgefield Village Rd #1
843-601-2769

Sarah Elliott
131 Governor Johnston Rd.
843-325-3755

Gerald & Johnnie Ann Enter
40 Pine Grove Ln.
904-583-0632 (Johnnie)
904-583-1661 (Gerald)

Joanna & Stewart Flowers
180 Joanna Gillard Ln
(843)250-1812

Richard & Karen Harris
871 Francis Parker Rd.
704-577-5411

Terry & Kim Hickman
117 John Waties Ct.
251-605-7114 (Terry)
251-214-6488 (Kim)

Jim & Nioma Klewer
15 Capt Anthony White Ln.
919-612-9383 (Jim)
919-602-9229 (Nioma)

Paula Lareau
382 Wraggs Ferry Rd.
864-423-4037

Katherine D Leventis
45 Ricefield Place

Meredith & Ryan Marsh
960 Francis Parker Rd.

John Marklewicz
545 Francis Parker Rd.
412-367-9069

David & Whitney Martin
1095 Francis Parker
254-813-3036

A Cheryl Massie
134 Wedgefield Village Rd. #35
28 William Screven St.
843-465-1159

Ernest McClellan
2124 Wedgefield Rd.
843-344-7606

Ward Nihiser
855 Francis Parker Rd.
850-910-1515

Scottie Powell
945 Francis Parker Rd.
843-833-3419

Richard & Lori Reiss
755 Francis Parker Rd.
803-396-5354 (Rich)
732-236-4372 (Lori)

Hank & Georgeanne Ridgill
49 DuckPond Place
843-908-1948

Larry Roberts
434 Wraggs Ferry Rd.
631-885-1798

Brandon & Michelle Skipper
102 King George Rd.
443-206-6512

Dan & Maryann Stewart
102 King George Rd.
501-701-8198

Stephen Thornton
23 William Screven St.
864-473-7775

Rose Holt
17 John Waties Ct.

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

Doug & Amy Wagner
90 Haig Ct.
817-228-3637

Apologies! Corrections

David & Jeanne Harris- should be David
& Jean Harrison

Lois Love- should be Loise Love

Spectrum Proposal

The following is a summary of the proposal from Spectrum to provide Wedgefield WPA residents with a bulk video(cable) and internet package at a reduced rate. The package would include a Spectrum select package of cable channels, up to 3 set top boxes, 1 DVR, and 1 modem and wireless router for internet. It would be for a five-year contract with a maximum of 4% increase per year starting the third year. This proposal is similar to what cable providers offer to owners of apartment buildings and so-ops where the cable/internet cost is included in the rent of HOA fee. Current rates for Spectrum cable/internet services to individual customers can range from about \$100.00 to over \$200.00 a month for basic services and some options.

The proposal/contact would require that Wedgefield QPA collect the monthly cost from residents and then submit a monthly payment to Spectrum that is based on the number of occupied homes in the Wedgefield community. We currently have about 455 occupied homes that are built and occupied in our community and about 60% of those homes are currently Spectrum customers. The way the contract is written to create an incentive for Wedgefield residents to increase the households using Spectrum as a provider for cable/internet services by offering a greater discount if higher customer numbers are achieved. For example, based on the current proposal, the following rate reductions could be offered:

At current 60% Spectrum customer estimate for Wedgefield, we estimate

that the above package can be offered for \$90 a month. At 70% customer enrollment, the monthly cost would be \$78.00. At 80% enrollment, the monthly cost would be \$69.00 At 90% customer enrollment, the monthly cost would be \$62.00.

*The above costs are calculated by dividing the amount that the Wedgefield WPA would be required to pay Spectrum monthly by the number of Spectrum customer enrolled in the package deal. A \$6.00/ month household fee is added by the WPA to cover the cost of billing our residents for the service.

As shown, the monthly costs per customer would be reduced with increased Wedgefield resident enrollment with Spectrum. Potential savings for residents could range from \$120.00 to over \$1,300 per year depending on what your current costs are for those services at the current 60% enrollment. If the 90% enrollment the cost savings for each customer could range from \$456 to over \$1656 per year.

For the WPA to offer this package and properly manage it, we would need to create a functional billing process for our residents that would allow the WPA to collect the above amounts and pass them along to Spectrum in the most efficient way. To do this, we would need to increase staffing at the office. We would ask that anyone signing up for the package agree to the service for a minimum of a year at which time they can opt out or stay with it for the next year. Ideally, the WPA would bill and collect on a quarterly basis (for the next 3 months service) to reduce

administration costs and would ask that some form of automatic payment to be used if possible. If needed, the billing could be done via email or text message to keep costs down.

PROS

- Reduces cost to each customer allowing for significant savings, especially if increases in membership are achieved
- Reduces risk of significant increases to customers that occur after initial new customer promotional rates expire.
- No additional costs for DVR or set-top boxes. Currently under many plans these are additional charges at \$5-\$10 per month.
- Wedgefield WPA would have better bargaining power to improve services that Spectrum provides.

Cons

- Wedgefield enters binding contract with Spectrum for 5 years and would be required to pay Spectrum a monthly set rate for that period. Whether or not an adequate number of residents enroll in the service. If membership were to fall below current 60% enrollment, the costs per enrolled customer could go higher than the \$90 monthly rate.
- Proposal requires Wedgefield WPA to setup new monthly or quarterly billing to residents who sign up and create separate accounting records to manage the collection.

- WPA board members would need to oversee and manage the contract over the 5-year period.
- Wedgefield WPA would need to manage any delinquent accounts but would have the ability to shut off services if needed for non-payment.

How Your Garden Grows: The Effect of Trees on Property Value

Your next home improvement project may be as simple as planting a tree. What's the best return on investment for home improvements that increase your home's value? What are some of the common characteristics of old, wealthy neighborhoods? Think about it Most of them have big, old trees! Plant a tree in your yard. The value of a tree in your yard will increase as it grows.

If you will be in your home for a few years, plant a tree in your yard in the tight to ten-foot range. The cost of a tree this size should be in the \$100 to \$150 range, depending on species. If you are planting something more sought after, like Japanese maples, expect to pay more, but the value of these trees also increases more as they mature the Council of Tree and Landscape Appraisers states that "a mature tree can often have an appraised value of \$1,000 and \$10,000." Planting a tree just may yield the best return on investment. And a home improvement project this easy can't be beat. Dig a hole, twice the diameter of the tree's root ball, plant your tree, keep it watered until established, and watch as the value of the tree in your yard grows along with the value of your home.

Effects of Trees on Property Value

The value of a tree in your yard can improve your property value more than you may think. The Arbor Day Foundation cites some of the following effects on trees on property values:

- The effect of trees on property value. Landscaping can add approximately 10 to 20 percent more value to a property—especially landscaping that incorporates mature trees. Commercial areas with trees also attract more customers (and they stay longer and spend more money), and apartments with trees have reduced tenant turnover.
- The effect of trees on resale value. A well-chosen tree adds curb appeal and makes the home appear established within its environment. According to the Arbor Day Foundation's research, "83% of realtors believe mature trees have a 'strong or moderate impact' on the salability of homes listed for under \$150,000; on homes over \$250,000, this perception increases to 98%"
- The effect of trees on energy efficiency. Depending on how your home is sited on your property, trees can provide shade during the heat of summer or protect your home from the winds in winter. This effect of trees can cut cooling and heating costs. According to the U.S. Forest Service, "trees properly placed around buildings can reduce air conditioning needs by 30 percent and can save 20 to 50 percent in energy used for heating." If your selling your home, this effect of trees on your home could be a

- real selling point then talking to potential homebuyers.
- The effect of trees on the senses. Whether it's a tree's first blossoms of spring or the vibrant reds, oranges, and golds of fall, trees usher in the seasons and announce their passing. Even the bare branches and bark of deciduous trees can be stunning against a stark winter landscape or dusted with snow. Don't discount the effect a beautiful tree could have in winning over the heart of a potential homebuyer.
 - The value of trees for the good of the planet. If you're not convinced yet of the value of trees in your yard, consider this. Trees do more than provide decoration. As we learned in elementary school, trees absorb carbon dioxide and release oxygen, which helps reduce the impacts of fossil fuel use and keep the planet in balance. The U.S. Department of Agriculture estimates that "the net cooling effect of a young, healthy tree is equivalent to ten room-size air conditioners operating 20 hours a day." In addition to this effect, tree roots also reduce soil erosion and storm runoff. These days, educated homebuyers and gardeners are interested in simple strategies to save energy and improve water quality. If you've invested time and energy to plant some trees and improve your landscape, the value of a tree in your yard will carry more weight when it comes to winning over potential homebuyers who care about sustainability.
 - The effect of trees on your mood. Communities with more trees report lower crime rates and lower levels of anxiety. In one study from Texas A&M University, looking at trees reduced stress within five minutes, as indicated by changes in blood pressure and muscle tension. Communities with lower levels of anxiety and lower crime rates also tend to have higher property values.
 - The effect of trees on privacy. A well-sited tree can screen a house from a busy road or a noisy neighbor. The effect of mature trees can create an extension of your home and provide an additional, outdoor room where street noise and the visual impacts of other houses are minimized.

In combination, the effects of trees on property value listed above can provide substantial return on investment for a relatively low-cost home improvement project. Never underestimate the value of a tree in your yard.

This information was condensed from an article in a Realty magazine about increasing the resale value of your home.

ARC

The ARC Member Reviewers continue assisting applicants prepare new home building and existing home exterior projects permit applications. Your ARC review committee, together, has recently accomplished policy upgrades to fulfill its Covenants chartered purpose. We have improved our requirements to build higher quality new homes. ARC has also increased violation fine amounts to encourage better compliance with our Contractor Work Rules and Site plans including tree retention and drainage. Contractor work rules are enforced, responding to HOA member violation complaints. Inspections are done. Construction and final inspections are made to ensure our new homeowners get what the contractors promised, and that our new neighbors get what they have paid for. These policy upgrades will better protect and, over time, will increase property values for all of us already living here.

It is important for HOA members to apply for a permit before doing any new landscaping projects, especially tree removal. Tree Retention Plans and Landscaping Plans are reviewed for approval to better preserve the natural beauty of Wedgefield. Clear cutting is rarely approvable. ARC has also greatly increased tree removal violation fine amounts to encourage better compliance for both new home and existing home project.

Application forms are available at the WPA Office. An ARC Member can assist by phone, by office meeting or site meeting to help applicants.

Robert Ramsey
ARC Chairman

Contact Us

Wedgefield Plantation

Association

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843-527-2718

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