

WEDGEFIELD WRAGG

Issue# 1

June, 2020

www.wedgefieldhoa.com

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President's Report

I hope everyone is doing well during this time of the coronavirus pandemic. We live in a beautiful neighborhood and we all want to keep it that way. The fact that many of us have been staying home and working from home has increased our awareness of certain conditions of Wedgefield Plantation.

Most of us are aware that there is a Policy Manual that covers the By-laws and Covenants for the Wedgefield Plantation Association. The By-laws and Covenants have been written as not to be overly restrictive to the residents. This being said, the residents should embrace the overall intent of the By-laws and Covenants. There has been increased correspondence concerning the decreasing beauty of Wedgefield Plantation.

Two covenants come to mind addressing the overall beauty of Wedgefield. Covenant #6: "It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly, or unkept conditions of buildings or grounds on such lot, which shall tend to substantially decrease the beauty of the neighborhood as a whole or the specific area."

Covenant #7: "No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants or animals, or device

or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the other property in the neighborhood by the owners thereof."

These covenants cover unkept lawns, deterioration of house exteriors, unregistered vehicles, debris piled on vacant lots or at the sides of houses, and the parking of numerous vehicles, lawn mowers, golf carts, or boats on the front yard.

Please be aware of the beauty of our neighborhood and know that letters will be sent out for violations.

Robert McMahan
President

Community Liaison

If you have any questions or comments, please write or email the board and I will get you an answer as soon as possible.

Adam Anderson
Community Liaison

Treasurer's Report

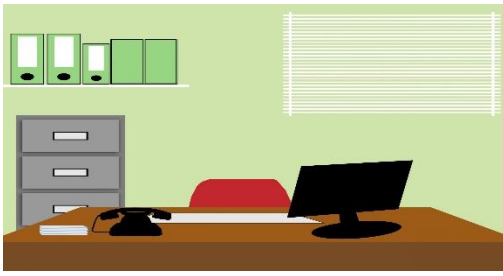
Thank you to all who have paid their assessment for this year. In order to maintain our assets and have reserves for future maintenance and replacement, it is necessary that all property owners pay their share. Otherwise, we may have to increase the amount of the assessment. Please accept your share of responsibility for the community and pay your portion for this maintenance. We have completed the roads project and the amount spent was \$304,244.39. Also completed was a drainage project on Wedgefield Road at a cost of \$26,480. Both of these projects were paid from Reserves.

Peggy Phillip
Treasurer
Finance Committee Chairperson

Secretary's Report

It is extremely important that the office be notified of all property transactions. This is very helpful to maintain the files for mailings or any other correspondence. Monthly Board Meetings are held on the third Tuesday of each month at 7:00 PM. All are encouraged to attend to gain first-hand knowledge of Board activities. A period is afforded at the end of each meeting for resident comments.

Larry McMillin
Secretary



ARC Report

There has been some confusion from residents as to what projects require an HOA permit. A good rule of thumb would be whenever an exterior project is being planned to contact the office to find out if a permit is required. The regulations pertaining to your project are available at the office. Please allow us a few days to approve your project and prepare the permit before proceeding.

Tom Macedo
ARC Chairperson

Roads Committee

We wrapped up a large repair project in February. Coastal Asphalt did a great job and was a pleasure to work with.

Speeding continues to be a problem in the plantation especially on Wragg's Ferry, Wedgefield Road, and Francis Parker. At the April Board meeting, we decided to form a special committee to look into what the board can do to address this issue. We will report our discussions and solutions at the monthly board meetings.

I will be resigning from chairing the road committee but will be remaining on the committee. Gary Dreher will be chairing the Roads Committee going forward.

Adam Anderson

Wedgefield Boat Club

Due to the Corona Virus, we have had to cancel all our events since meeting in February for our DuesRDue Party. We polled our members for a Captain Rod's Boat Tour for our June event. Over 60 members said they would not attend due to the Virus. We want to keep everyone safe and healthy.

Therefore, our Planning Committee is taking it one month at a time to determine if we can go ahead with our event schedule. At this point we are planning to do our "Pool Party & Picnic" August 15th. Members will receive details and schedule prior to the party, **IF we can do it.** We stay in touch with our members through our monthly Newsletter. We ended 2019 with 96 members and our renewal in Feb. was 92 members. Our Secretary is Linda Meltzer. Our Treasurer is Heather Dreher.

If you are interested in more information and would like to join the Boat Club, please call Shirley Peterson, Commodore 546-3870.

Shirley Peterson
Commodore



Loose Dogs

Georgetown County has a dog restraint ordinance, commonly called "The Lease Law". This ordinance required:

- A. All dogs must be kept restrained on a leash or in a pen.
- B. The ordinance has penalties for dog owners who allow their pets to bark or create a disturbance.

Board Policy:

Only pets of property owners are permitted. Their owners are responsible to see they do not constitute a nuisance.

Many members of the community enjoy walking, bicycling, and jogging. We also have a number of small children on the plantation who play out of doors.

If the Board is made aware of loose or excessively barking animals, it shall be the policy of the WPA to first contact the owner, by letter to make them aware of the problem. Then if action is not taken, the Board will report the situation to the Georgetown County Animal Control Officer. Fines may apply. All resident complaints against pet owners must be documented by correspondence sent to the office.



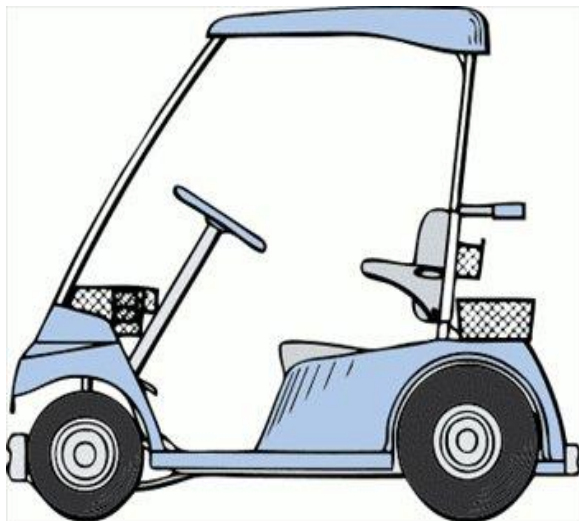
Golf Carts

The WPA shall require each property owner, whose golf cart is driven on WPA roads, to sign a waiver releasing the WPA, from any and all liability for any injury suffered by driving, riding, or otherwise using a motorized golf cart on WPA roads and property.

The owner/operator agrees to comply with all federal, state, and local laws pertaining to the use of motorized vehicles.

The owner further agrees that all drivers of motorized golf carts must be sixteen (16) years of age and in possession of a valid driver's license.

The owner/operator shall have current and valid insurance on the motorized golf cart(s)



Property Respect

Defacing, vandalism, or destruction of any house or property within the Wedgefield Plantation is a serious act. The WPA will not condone any such activity and will assist law enforcement in any and all investigations.

Please respect other people's property. If you don't have clear permission from the property owner please stay off their property.



Marina/Landing

The landing on the Black River is an amenity furnished and maintained by Association funds for members only. Lending of gate cards is not permitted and Forfeiture of privileges will be enforced. Please close the gate behind you as you enter and leave. Also, unauthorized vehicles who do not display the required stickers are subject to being towed at the owner's expense. Only members in good standing are eligible to use these facilities.

Contact Us

Wedgefield Plantation
Association

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