

WEDGEFIELD WRAGG

www.wedgefieldhoa.com

July, 2023

MARK YOUR
CALENDAR!

Nominating Committee

There will be three openings for the Board of Directors for the Wedgefield Plantation Home Owners Association.

Wedgefield Plantation has gone through major improvements over the last several years. Too many to mention in fair detail and many more to come. Dedicated Board of Directors stewardship is a large piece of the success of this Beautiful Historical Neighborhood we all call home.

Interested Residents can apply with the Candidate application in this newsletter or pick up an application at the HOA office. The hours of operation at the office are Monday thru Friday 9-3:30. All applications must be submitted by July 12th to the HOA office, without exception. The new Board of Directors will commence after the election on November 18, 2023. Positions are for a three year term. All Candidates must be Homeowners in good standing.

If you have questions please contact one of the members of the Nominating Committee.

Eileen Kramer, Cynthia Fry, Jill Huggins, Jill DeMarchi and Donna Boshears

Community Events

Blood Drive July 10th from 2-7 PM @ HOA Office Parking Lot

Each person will make \$35 and \$25 will be donated to Helping Hands

Click to schedule:

https://donate.thebloodconnection.org/donor/schedules/drive_schedule/215995

Food Truck Tuesday (every week 5-7PM)

Presidents Report

As the calendar turns to July it is hard to believe we are now in the 7th month of the WPA HOA fiscal year already. When the Board reorganized after the November Director Elections and as your elected President, I asked each Committee Chair to establish specific goals & objectives they could complete through their committees for this year.

We then developed a spread sheet for the entire WPA HOA committee structure to meet timely action steps to complete by year end. That action is beginning to bear fruit.

The first accomplishment of this effort is from Meredith Marsh as the Chair of the Grounds Committee. The entrance way restoration project, which included clearing of vegetation, planting, trimming of trees, renovating the irrigation system and a new sign across from the Gate House and additional lighting of the entrance. We are not finished yet, as we will be doing more clearing and planting in July.

The next project is the work of the Capital Development Committee. The Committee was established last October but not organized until January, when I asked Stan Earnhart chair and to select committee members to set in motion specific objectives to include a pool, pickle ball & tennis courts, nature walkway and children's play area for the WPA HOA.

On the administrative side of the WPA HOA, we have laddered our Reserve Funds to increase our investment income and our Treasurer Valerie Cooper aided us in retaining a new CPA & accountant to handle our financial reporting and tax filing. In April, I established a committee with Bob McMahan as Chair to review the ARC Section III policy revisions. The Committee completed that task and reported to the Board at the June meeting and the recommendations have been

forwarded to the ARC committee for their review.

At the June Board meeting we set up a subcommittee to review the WPA HOA Bylaws, Covenants and Policies with the objective of bringing all these documents into conformity with existing State law and common-sense enforcement protocols.

We continue to move forward on the major canal dredging work. Joe Myers as Water Amenities Chair is set to begin sometime in 2024. Ken Gaspaari as Roads Chair will be completing a new road study to examine how we spend our valuable resources for road improvements.

This year we started the Food truck Tuesdays as a way to seek broader social engagement in the community and from the turn out they have become very popular. Trina Davis, our Communications Chair has many more fun things in store for our neighborhood. We plan more events in the Fall which may include a Casino Night, Halloween Haunted Trail Ride and Christmas at the Manor House. Some of these activities are a partnership with Eagle Corp golf course and their Food & Beverage Manager, Justin.

So, as you can see, we have been a busy Board and in the last 6 months of our fiscal year we have more projects to complete.

Jonathan M. Rutstein

President WPA HOA

Treasurers Report

Thank you to all who have paid their annual fees to the HOA. Over 90 percent of owners have paid and are current. In July, we will begin the process of attaching liens to those who are not current.

Our current CPA has been non responsive and has not done any work since January, even after multiple attempts to contact him. The Finance Committee met in June to review three proposals and with their recommendation, The Board approved Taylor and Gruber CPA to produce our monthly Financial statements, and Joan Hodges to conduct the audit of the 2022 year end statement and file our tax return.

A new five year Reserve Study is underway to provide the Board a solid road map for future funding needs to maintain our current assets such as our roads, marina and landscape needs.

Lastly, the Finance Committee in conjunction with the Board of Directors will be looking at options to fund some capital improvements projects such as the pool, pickle ball and tennis courts and nature trail.

Valerie Cooper

Treasurer

Drainage

This is the Low Country of South Carolina with parts at or below sea level. SC DHEC holds that any standing water that is gone within 48 hours is not a problem. Longer if a named storm, like a hurricane.

Another government Agency is Federal Emergency Management Admin (FEMA) which decides what is flood-able land. Most of WEdgefield is now according to FEMA in a flood plain. If a mortgage is FHA then Flood insurance is required now for that home. If no mortgage, then up to the owner. FEMA ran into some whopper of claims from Mississippi River floods so decided to expand flood insurance requirements so here we are. No, Wedgefield is not sinking just redefined by the feds.

This committee is not aware of any drainage problems which are within the HOA's responsibilities to the community. We are rushing the storm waters to the canals and other conduits to the Black River.

A Hydrologist studies our Drainage Map and opined that at least 20% of the Golf Course excess/storm water ultimately drains into our Canal system then the Black River. Some of our properties drain onto the Golf Course which itself drains into canals and marsh. Quite a complex drainage system.

Let us know via email or letter if you think you have a drainage problem within HOA sphere of responsibility or see a clogged system pipe. No not you pipes. Give your name, address and phone number

Joe Myers

Drainage Chair

Water Amenities

Marina: Should we spend Capital Improvement monies to expand the parking lot for boats/trailers? Crowded at times.

Yes, boating has gashed thru the plastic look good material on a couple of float blocks but foam flotation still buoyant. Repair estimates are running \$4,000-\$5,000.

Canals: Depth Maintenance Project is in full execution with Earthworks Engineering Firm providing the Professional engineering and analysis of the needed steps to obtain all 6 government agencies' permits and approvals to maintain a safe canal water depth in the canal system for resident and visitor Boating. Can swim at own risk in canals but not at the marina landing, in case you were wondering. Sunbathing is optional. We hope to have the project successfully completed by March 31, 2025- started summer of 2022. 3 year project.

Our 13 member committee is trying to keep communications open so ask if you have a pertinent question. Oh, yes trying to maintain at least 6 feet depth in the middle 30 feet in all the canal system. Thanks for that question. Actually the main 3 canals nearest the river, their depth will be 8 feet. (another question there). Yes, because any owner can use the marina landing and anyone can boat in the canals, we will accept monetary funds from everyone willing to help with the funding of the project. Thanks in advance if you do help this great Humanitarian Cause. These canals carry off more than 20% of the Golf Course storm water.

Joe Myers
Water Amenities Chair

Communications

Hello Everyone,

It's been a busy 3 months for us. The Food Truck Tuesday Celebration was a big hit. The Black River Band was enjoyed by all, and we had a great turnout. The Food Truck Tuesdays will continue at least through July and we plan on getting some different trucks in. Keep your eyes posted.

July 4th will be a Huge Party with Golf Cart Parade, Water Slide, Jump Castle, Food and Ice Cream. Bring some chairs and hangout for a while.

We are continuing to work on our website being a bit friendlier and getting emails from all homeowners so we can keep everyone posted of happenings.

Our official Facebook page is Wedgefield Plantation Bulletin Board. This page is used mostly for communications between the HOA and the community. It is not for general comments, memes, or "for sale" items.

Trina Davis

Communications Chair.

Wedgfield Boat Club

Wedgfield Boat Club Members, New Members and Friends enjoyed a Memorial Day program and picnic dinner at the Wedgfield Manor House Monday May 29th. Our membership is now up to 80. Our program was entirely devoted to our Veterans and all those who served and gave their life for our Country. Standing at the flag for the Pledge of Allegiance and National Anthem were: Bob Ramsey, Tom Doran, Allen Cooper, Wyndell Peacock, Bob buice, David Proctor, Gary Dreher, Hinson Floyd and Robert Way.

The program consisted of Bob Ramsey reading the story/origin on the "Red Poppy". Shirley Peterson read the story of "America's White Table". In concluding the program, Bob McMahan played "Amazing Grace" on his bagpipes in his Scottish attire.

Our BRB Band entertained with music before, during and after the event. Mitch and Jamie prepared the hamburgers, hot dogs and sides for the picnic.

If you are interested in joining the Boat Club, please contact Shirley Peterson at 843-546-3870. You do not have to own a Boat to join the Boat Club. We try to plan 5-6 parties/events every year.

Shirley Peterson

Commodore



The Women of Wedgefield

We have just successfully completed another year of the Women of Wedgefield.

I have been President for 5 years and we have grown our group by leaps and

bounds. We have donated to several local non-profit agencies for women and

children in our community as well as meeting new friends, supporting other

women, and just plain having fun. (Did I mention all the food involved? YUM!)

We would also like to thank Judy Troup and Vali Smith for their support and being

on the board for the last few years.

It's been an honor to lead WOW, but I would like to pass the leadership baton to

Cheryl Ramsey and Michele Bennett for the upcoming year starting in September.

I am certain that they will have plenty of new ideas and opportunities to continue

our community support.

Thanks for everything!

Trina Davis
WOW President

Grounds

Hello everyone! Just a quick report and update on what is going on with grounds this current year. As you can see, there are some big changes at our front entrance, as Nate and his crew have worked tirelessly to brighten it up for our neighborhood. I would like to individually thank, Nate, as well as his wife, Micki, Ken Gaspari, Morgan Fowler, Marge Miller, Gary Dreher, John Sasso, as they each have had a big part in this project. There are some other things that we hope that you'll be seeing around soon, such as some fresh lighting in the trees in and around the circle, as well as continuing to fill in the beds behind the guard house, and freshening up the house itself as well.

As a reminder, here we are in July. So, let's be diligent and start saving those milk jugs for the luminaries on Christmas Eve. Some may still choose to use bags, which is perfectly fine. But for those that prefer to have jugs, we ask that each homeowner save at least 10 of their own, as we cannot house everyone's jugs any longer. Thank you again for your support! Please feel free to reach out with any new ideas you may have for grounds, as this is OUR community, and though we may not be able to get all requests fulfilled, fresh ideas are always welcome from our neighbors! Have a great summer!

Meredith Marsh,

Grounds Cha

Contact Us

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