



Wedgefield Plantation Association

XX Issue 3, 2007

PRESIDENT'S LETTER

I hope you are all having a wonderful summer. The weather has been warm, not much rain and few mosquitoes. These past three months have produced a lot of changes for the Board. We have three new Board members; Carol Zieske, Jim Lawrence, and Len Aberle have been appointed to the Board replacing Quinn Smith, John McBride and Randy Vaughan. I welcome our new members and want to thank those leaving the Board for their help and contributions.

The Board Officers and Committee chairs are listed as follows:

President	Seymour Birnbaum
Vice President	Denis Claveloux
Treasurer	Carol Zieske
Secretary	Dan Longhi
ARC Committee	Ron Pietkewicz
Condo & Community Liaison	Jim Lawrence
Communications & Utility Liaison	Calvin Foxwell
Drainage	Calvin Foxwell
Financial	Carol Zieske
Grounds	Dan Longhi
Roads	Seymour Birnbaum
Legal	Sandy Gresham
Landing	Seymour Birnbaum
Canals	Denis Claveloux
Audit Review	Len Aberle

We are currently addressing several ongoing issues this year. We are still involved in a lawsuit with the Tiller family regarding drainage and water issues between Wraggs Ferry Road and the Black River. Our engineering consultant from Clemson University is representing our cause. It has been about seven months since the engineers from both sides started their meetings. At present, nothing has been resolved and there is nothing new to report. I will keep you up to date as events unfold.

The second major concern for all of us was the sale of the golf course to Ruhle Wheatly and his associates and the implications this sale would have on the

Plantation property owners. So far, nothing has occurred except the renovation of the Manor House. The Board will conduct itself on your behalf in all matters concerning the WPA property owners' interests in this matter. I want to reassure you that we are paying a lot of attention to any development on the Plantation and the implications it may have on each of us. The good news is that with the Manor House open we can resume having our Board Meetings there. This will begin with the August Board Meeting.

On the financial side, I feel the WPA is in very good condition. Our reserve position is good and getting better. We are approaching our target for reserves which was set just a few years ago. This should allow us to be prepared for most emergencies. Please be sure to read the article submitted by Carol Zieske, our treasurer, for the details on this topic.

There are several newer items currently being examined by the Board that each of you should be aware:

1. We are still revalidating the marina cards to update our list of users and to insure that only Wedgefield property owners have access to the marina. We are about half way through the list and expect to complete the task next month.
2. The landing area is in need of work. We have requested a bid to extend the launching about 6 feet to allow the safe removal of boats at low tide. In addition we are in the process of getting bids to repair the bulkhead on the north side of the southern canal entrance into the Plantation. It is caving in and requires attention. We are also planning to request bids to build another float on the south side of the existing ramp in an attempt to mitigate the effect of the river current when launching and retrieving boats.
3. The WPA office space. We are performing a feasibility study to examine the potential for building a small office building to

house our office and files. Our goal is to keep our costs about the same as the rent we currently pay while providing a secure space for the needs of the Board. At present we pay \$600 a month rent for a terribly poor space without restroom facilities.

Progress on these issues will be reported at future Board meetings.

The remaining item that needs to be addressed concerns being responsible for our own behavior. As a resident and a dog owner I am upset at the irresponsible behavior of some of our dog walking residents who do not clean up after their dogs do their business. Taking your dog for a walk is good exercise for the dog and for the dog owner. Allowing your dog to do its business on someone else's property, on the golf course, or along the side of the road is inconsiderate and shows a great deal of disrespect for all Wedgefield residents. If you want to take your pet for a walk, that's great, but let your dog complete their bathroom chores on your own property before you start the walk and carry a bag to clean up in the event the dog goes again. This is not a complicated issue. It is a problem that will remedy itself if we all show respect for each other.

Respectfully, Seymour Birnbaum



WELCOME TO WEDGEFIELD

We are happy to introduce the following new residents:

Jane and Steven Parusa moved from New Jersey to Pawleys Island two years ago – “just for our great South Carolina weather”. They’ve settled into their home on Swamp Fox Lane with their sons, Christopher who attends USC and 13 yr. old Matthew. Steven enjoys golf and runs his own home inspection business while Jane hopes to learn to golf and is employed as Banquet Captain at Pawleys’ Plantation. Jane also enjoys volunteering with SCUTE Turtle Rescue.

Jonathan Cooper and Loretta Washington-Cooper, life time Georgetown County residents, moved with their daughter to Governor Johnston Rd. Beatrice is a 10th grader at Georgetown High School. Loretta, Georgetown County Treasurer/ Tax Collector and Jonathan, a PSA at Georgetown Memorial Hospital are happy to arrive home to “the quiet, golf course view” after a busy day at work. Both enjoy reading and Loretta volunteers as a financial instructor at Habitat for Humanity.

Ryan and Kristy Williams moved from Alabama to Pool Place in June for Ryan’s job. Kristy is a stay at home mom who enjoys her time with their two-year-old daughter, Emma. Weekends and evenings the family can be found at our beautiful area beaches or out with friends

Brian Mahan moved from Litchfield to our plantation in late July. When we talked he had been here less than a week and was unpacking his last box and ready to read, relax, and play golf. He is a social studies teacher, assistant football coach, and co-athletic director at Georgetown High School. Other hobbies include hunting and fishing.



It's time to clean out our attics!

Wedgefield is having a community yard sale, **October 5 & 6, 8 am to 1 pm.** Join in for the fun. Can't do both days? - pick one. On Saturday the Salvation Army will be coming to pick up donations. You won't have to haul **away leftovers** yourself, and it goes to a great cause.

Please call Tracy Cristello at 241-0919 to participate or if you just wish to donate items.

SAFETY

ROADWAYS OF WEDGEFIELD PLANTATION

Wedgfield Plantation Association has signed an agreement with the Sheriff's Department, which grants the Department jurisdiction, to come into the Plantation for the purpose of enforcing traffic laws.

Motor Vehicles – (Combustible or Electric)

All persons who operate any Motor Vehicle on the roadways of Wedgfield Plantation **MUST** have a valid operator license.

Unlicensed and unregistered Motor Vehicles, with the exception of Golf Carts and maintenance type vehicles, lawn mower, tractor, etc., are **prohibited** from being operated on Wedgfield Plantation Association roadways.

GOLF CARTS

The Wedgfield Plantation Association Board (WPA) is renewing its efforts to provide a safe and legal environment for golf cart usage on the plantation. At present, the number of golf carts is increasing, and the potential for unwanted accidents is increasing as well. The rules for using golf carts are outlined in the Policy Manual under Safety (Current Membership Manual, pages 26-27).

The Wedgfield Plantation Association shall require each property owner/s, who allows their golf cart to be driven by either himself or herself, members of his/her family or guests, to sign a waiver of liability releasing the Wedgfield Plantation Association, its Board of Directors, and land employees from any and all liability for any injury suffered by the aforementioned individuals while (1) using or being on any road or property owned by Wedgfield Plantation Association, or (2) driving, riding, or otherwise using a motorized golf cart on Wedgfield Plantation Association roads and property.

Effective immediately, all owners whose golf cart is not registered with the WPA must do so at the WPA office. The effort involves signing the waiver of liability and obtaining a numbered Wedgfield sticker, which is to be affixed to the windshield of the golf cart. Owners having more than one golf cart must register each one in the same manner. Owners, who have already signed the waiver of liability form, must obtain the numbered Wedgfield sticker at the WPA office, and affix it to their golf cart windshield.

SALE OF PROPERTY

If you buy or sell any Wedgfield property please help us out by letting the office know that a transfer has occurred. This helps keep our records up to date.

STREETLIGHTS

If you notice any streetlight that is not functioning please note the number on the pole and the poles location. You can then call our office at 546-2718 and report the problem. We will notify Santee Electric and have the light repaired.

Thank you, WPA

BOARD & COMMITTEE REPORTS



ARC REPORT:

Just a reminder to all property owners: Adjustments to and new fees for any type of structure being built have been put into effect by WPA Board action over the recent months. The approved fees are:

- **Trash Control/Damage Deposit.** This fee was raised from \$750.00 to \$1000.00. It is a **refundable fee** upon ARC final inspection. Rationale: Better monetary protection for the property owners of Wedgfield Plantation in case of damage to roads, natural areas, drainage pipes and ditches, and plants in the plantation.

Also approved were new fees for major renovations to existing properties:

- **Damage Deposit.** This fee was set at \$250.00. It is also a refundable fee upon ARC final inspection. The rationale is the same as above.
- **Application and Review fee for major renovations.** This fee was set at \$25.00.
- **Major Renovations are defined as those that require architectural drawings, heavy equipment entering upon our roads, and cement trucks.** The fees for fences, sheds, and other small renovations with little impact to our roads will remain at the present \$10.00. These fees are **not** refundable.

The WPA Board also approved, at the request of the ARC, a new height restriction of 9ft for approved sheds. Rationale: it's simply tough to purchase a decent quality 7 ft shed anymore.

Since the last issue of the Wragg, the ARC Committee has been involved in all of the following on your behalf:

1. Two residents contacted the office to see if they needed approvals for changing out windows and doors on one home and adding a railing in an already existing set of porch steps on the other. No approvals were needed as the work was "cosmetic." The homeowners were

“thanked” for their checking the ARC requirements!

2. One construction complaint was received having to do with workers on the job well after “nightfall.” The workers were spoken to and the problem was corrected.
3. A letter was sent to a builder of a home on Wraggs Ferry Rd to repair the damage to the main roadway at the entrance to the new home’s driveway. That damage has been repaired.
4. Plans were submitted and approved for a major renovation/extension on a home on Pine Grove Lane.
5. A shed was approved for a home on Possum Trot.
6. Two final inspections were conducted for new homes on Wragg’s Ferry and Francis Parker.
7. Approved closing in of a screened porch with windows on Haig Court.
8. Approved a dormer extension on Governor Boone.
9. Approved a split rail fence on Wedgefield Road.
10. Disapproved an above ground pool on Wedgefield Road.
11. Approved the removal of 2 dead trees on Francis Parker.

The ARC finds it necessary to remind all property owners that all members must seek approval for **any structure that is built on any lot governed by Wedgefield Plantation Covenants and Restrictions**. We don’t make the rules; however, we have to enforce them for the sake of the community. When a property owner chooses to put something on a property, for example a swing set, batting cage, or other type of playground equipment, the ARC must approve that structure, essentially to see that it complies with the setbacks, the Covenants and Restrictions, the ARC Documents, the aesthetics of the neighborhood and doesn’t block anyone’s view. If you choose to put a structure up without permission, you force us to become bad guys. We don’t like that, nor do we want to do that!

Thanks again to Jim Cavanaugh, Dan Longhi, Ed Tuttle, and Bill Segelken for their ARC Committee work. We hope ARC committee member Scott Marlowe continues to get well after his terrible accident!

And on a personal note...thank you to all of our friends who support my son Brad and me in this crazy adventure called “**The PIKS**.”

Submitted by Ron Pietkewicz, Chairperson



GROUNDS REPORT:

Our flower bed at the gatehouse was involved in an accident. The driver's insurance company has assured us that they will pay for the damage to be repaired.

As most of you know we mow areas around the Plantation. The mowing is done every week during the summer to keep the Plantation attractive and vermin free. Some areas are not going to be mowed until some residents **stop** using cul-de-sacs and roadsides to pile their yard debris and as dog runs without cleaning dog’s waste.

Two companies have signed three-year contract with the Plantation to continue doing the maintenance. Both have been doing a great job at a great price and will continue to do so.

We have taken down a number of dead trees. We need your help to identify any dead trees or limbs. If you see any that need attention please call the office at 546-2718. We will only care for trees on association property but can inform residents if their trees need maintenance.

During your travels if you see any litter please pick it up. Maybe these inconsiderate litterbugs will get the message that we want a clean Plantation and will pick-up after themselves. Thanks to those who are already picking litter up.

If any problems arise please call the office
PLEASE NOTE: Let our grounds people work without interruption. They want to be pleasant but they have “work to do”. Please contact us if you have questions or concerns.

REAL ESTATE SIGNS

Only two signs are allowed on a lot. One in the backyard. One in the front yard, 15 feet from the edge of the roadway.

REMINDER TO DOG OWNERS

The WPA and Georgetown covenants require that dogs be leashed. Calls are coming into the office concerning dogs running unattended and barking. Please control your dog’s barking, leash, and clean up after it.

MAIL BOXES: We have had complaints about flyers and other things being left in the mail boxes. **This is against the law.** Please do not place anything in mail boxes unless it has a stamp on it.

CANAL COMMITTEE REPORT:

The WPA Board has separated the Water Amenities Committee into the Canal And Marina Committee.

The permit process for dredging has moved forward with an approval on one of many stages and Bobby Riggs has started the next step to secure approval by the Corp of Engineers. Public Notice has been posted. We expect to have more information in the coming weeks.

DRAINAGE REPORT:

In the last issue of the Wragg you were told that we would be doing maintenance on all of our ditches. We are trying to do the worst areas first. We have completed several areas and will be moving to Frances Parker and King George streets next.

This is being done to improve water runoff and to make sure our roads do not get undermined by standing water.

If you see these guys working in your area, please be patient as they will be working as fast as possible.
Calvin Foxwell



COMMUNICATIONS REPORT:

It has been very quiet so far this year. We have been looking around the plantation to try to determine what needs to be done. Several things have jumped out at us, and we will try to address these items in the near future. One is the sign at the highway (701). It is getting in bad shape and we will be trying to find someone to do maintenance on it in the coming months. The other is the map and bulletin board area along with the gate house area is in need of some TLC

Please be careful as you enjoy riding or walking on our streets. It is a beautiful time of year and our plantation is one of the most beautiful areas in Georgetown. Please let's keep it that way.

CALVIN FOXWELL

WRAGG CONTACT INFO: Anyone wishing to share family news (births, weddings, graduations, promotions, helpful community info, etc.) may email your news to: wedgefieldwragg@yahoo.com
Important: The next Wragg deadline is Sept. 17.

TREASURER'S REPORT ON RESERVES:

Once again I have been appointed to take over the duties of the Treasurer. Thankfully during my absence these duties have been performed admirably by Quinn Smith. Quinn, was instrumental in getting our investment funds performing at great rates. Consequently our investment income has risen to an all time high. She also instituted other great improvements too numerous to mention here. We will miss Quinn and all of us wish her well. Thank you Quinn.

As a result of our five-year plan, our reserves are finally nearly reaching our previous goal of a minimum of \$500,000. None of these funds are allocated for canal dredging. However, you may wonder why we need such high reserves. There are many reasons for this goal.

First of all is a reserve for storm damage. When HUGO hit the plantation back in 1989, it cost in excess of \$58,000 for storm damage cleanup. In today's dollars that would be closer to \$200,000. Currently we have \$60,000 in Storm Damage Reserve. Our last minor windstorm a few years ago cost in excess of \$38,000. We would like to see that reserve fund closer to \$200,000.

Then of course is re-paving of our roads. With more lots being developed and especially with the wear and tear of the heavy construction trucks entering the plantation our roads are "taking a beating".

Currently we have approximately 9 miles of roads within our plantation the Association is responsible for. Before long we will be responsible for the Francis Parker extension, once those roads are completed and deeded over to the Association. Of course they must meet our specifications before the Association will accept them. Re-paving is very expensive and ideally we should have at least \$300,000 in reserves to cover a portion of the plantation. Re-paving usually will last for approximately 7 years depending on the traffic and truckloads the roads are experiencing. The last time we re-paved one third of the roads it cost around \$200,000.

Next, we must reserve for drainage maintenance. Many of our drainage pipes under our roads are old and deteriorating. As you are aware, we do not have storm drainage pipes in Wedgefield. We must rely upon a drainage plan to divert the storm water to the Black River. Keeping up with normal and yearly ditching and repairing pipes takes a great portion of our assessment funds. Currently we have \$50,000 in this reserve fund. To really get our drainage up to date it would be closer to half a million dollars over the next seven years.

Our boat landing also must be maintained. Many residents own boats and enjoy the ability to launch

their boats from the current boat ramp. We have only \$40,000 set aside to provide for the upkeep and improvements to the dock and ramp area. This amount should be closer to \$200,000 to provide for maintenance to the road to the area, the bulk heading of the road and improvements to the parking area over the next seven years. The road continuously lowers and we must keep raising the road level, keep vegetation down, and grade the road.

Our Undesignated Reserve is currently close to \$200,000. The majority of these funds will be transferred to the categories mentioned above to help get them to the desired level. However, we also need to maintain an unrestricted reserve to cover us in the event of some unforeseen event and to augment our regular reserves in the event any of them exceed our expectations.

Reserves are important. Adequate Reserves are vital. Respectfully submitted, Carol R. Zieske

NEED FOR OUR OWN OFFICE SPACE

We are currently leasing space from the golf course owners that is costing us \$600 per month. This building does not have running water or toilet facilities, and for several weeks this summer no air conditioning. Furthermore, because of the age of the building the wiring is inadequate to handle our phone and Internet service. This cannot go on. OSHA of South Carolina would shut us down the minute they were aware of the conditions that we are asking our paid help to work under. This has to change before they make us change

Wedgefield Plantation Association is a South Carolina Corporation and must adhere to all laws applicable to an employer under the South Carolina Labor Regulations. OSHA Laws fall under that category. Failure to meet their requirements could result in fines up to \$70,000 per violation. Although we are a small corporation, we are never-the- less subject to all labor laws applicable under the state of South Carolina.

We have land that we own where a small office could be situated. We can qualify for a 15-year mortgage that would require a monthly payment of close to what we are currently paying to the golf course owners.

Our Building Committee is looking at all types of plans that would provide a modest building that would serve as an office and Board Meeting space. The design and type of this building are still being formulated.

This Association must have permanent headquarters. We are no longer able to use the Gatehouse. We tried renting a condo. That was bad, no parking and the condo residents were not happy. Neither was adequate for what any office needs. We tried using the old "Slave Quarters" for over a year and one half. It is not

acceptable.

Your Board must act now to assure that this Association is in compliance with laws and regulations affecting our organization. Common sense tells us we must have an adequate and permanent office.

Respectfully submitted,
Carol R. Zieske, Treasurer

THE WOMEN OF WEDGEFIELD (WOW)

invite you to a

FASHION SHOW AND LUNCHEON



TO BENEFIT

TIDELANDS HOSPICE

DATE: OCT. 27th
TIME; 11:30-2:30 PM
PLACE: HERITAGE CLUB OF PAWLEYS ISLAND
PRICE: \$30.00 (includes show and luncheon)
PROCEEDS: TIDELANDS HOSPICE

We will be featuring Fall and Holiday Fashions from "AFFORDABLES DRESS SHOP", of PAWLEYS ISLAND.

DOOR PRIZES, GIFT CERTIFICATES, AND GIFT BASKETS FROM LOCAL MERCHANTS AND RESTAURANTS WILL BE RAFFLED.

FOR TICKETS: Call Johanna Garrison at (546-6451). Make checks payable to Women of Wedgefield. Get your tickets early as the Heritage Club seats 120.

TO DONATE: If you cannot attend and would like to help our fund raiser, send a check, made out to Tideland Hospice, to Jude Davis, Treasurer, 168 Swamp Fox Lane, Georgetown, SC 29440

We hope you will attend and see what the Women of Wedgefield are doing for the Georgetown community.



WEDGEFIELD PLANTATION

ASSOCIATION WEBSITE!

Now you can keep up with everything that is happening in the Plantation. Visit us at:
<http://wedgefield-plantation.com/>

If you have suggestions for items to be added to the site, please send your ideas to:
davidah@msn.com.

WOW – WOMEN OF WEDGEFIELD

The Women of Wedgefield is an organization open to all women living here. We meet the second Wednesday of the month over lunch at area restaurants. Whenever possible, we like to include a program. In the past, WOW programs have included a membership tea, a talk by a local historian, a gardening expert from Clemson Univ., tours of historic sights and trips to plantations. Each fall, we have a fundraiser for a local charity. For more information please contact one of the following:

Shirley Peterson, President (546-3870), Laura Vaughan, Vice President (520-1993), Jude Davis, Treasurer (527-2448), Janine Cline, Secretary (545-1750), Carolyn McBride (520-1853).

Interested in becoming a member or need more detail regarding upcoming events, contact one of the officers listed above.

BOARD MEETINGS: This years Board meetings will be held on the third Tuesday of each month at 7:00 pm at the Wedgefield Manor. You are welcome to attend, and if you would like to have an issue on the agenda please leave a written request, listing the issue, at the office. Request must be submitted one week prior to the next scheduled meeting. **ALL REGULAR MEETINGS ARE OPEN TO ALL RESIDENTS.**

IMPORTANT! Georgetown County recommends that house numbers be located where they are easily seen and be a minimum of 4 inches. This will assist emergency medical and fire personnel in identifying your home in the event you need them.



PLEASE NOTE:

The drainage committee will soon begin to re-grade ditches and clean out culverts along Francis Parker and King George Roads. The contractors are doing work deemed necessary for the proper drainage in those areas. If any residents have any questions or concerns please contact the WPA office. Please don't express any complaints with contractors; they are doing work they were hired to do.

After that area is complete we will move on to other areas. Please bear with us during construction.



YARD OF THE MONTH

Congratulations to our winners of “Yard of the Month”! Each winner received \$50.00 and a sign was placed in their yard to share with everyone how they help to “Keep Wedgefield Beautiful”.

June – The Chavis’ at 2200 Wedgefield Road
July – The Morris’ at 341 Wraggs Ferry Road
August – The Wells’ at 283 King George Road

Who will be next? Check the sign at the entrance each month for a new winner. If you would like to participate in the Yard of the Month Committee, please contact Tracy Cristello at 241-0919.

COMMUNITY SERVICES FOR YOU

PAMPERED PETS

For Wedgefield Residents Only

If you are going out of town and don't want to put your pet in a kennel, here's what we do:

We will come to your home, feed and walk your pet and put your mind at ease. We also offer other services such as house checking, watering plants, etc.

For more information please call Phil or Connie Lange at 546-2045.

PRIVATE DUTY NURSING CARE

Wedgefield RN interested in doing home care by the hour or by the day - infants to seniors. For more information please call Carol Curtis Deutsch 904-6104.

Wedgefield Resident Seeks Babysitter

A "good grandmother" for 6-month-old happy baby boy is sought for two to three times a week between the hours of 8:30am - 2:30 pm. Call: (843) 359-3577.

REMINDER

The next deadline for the newsletter is September 17th. This will be the last newsletter of 2007 and will cover September through the end of December. If you, your club, or committee has events during this time period please plan ahead and submit your information by dropping it at the office or emailing it to: wedgefieldwragg@yahoo.com.

ENJOY

YOUR SUMMER

IN BEAUTIFUL

WEDGEFIELD!