



# Wakendaw Lakes Civic Association Newsletter

## Board of Directors

<u>Pat Neuhaus</u>	<u>President</u>	<u>843-364-4284</u>	<u>Teri Bergin-Neal</u>	<u>Member</u>	<u>304-617-0864</u>
<u>Sue Teschner</u>	<u>Treasurer</u>	<u>843-856-9634</u>	<u>Rob Duren</u>	<u>Member</u>	<u>843-532-8403</u>
<u>Eric Anderson</u>	<u>Pres. Lake Corp.</u>	<u>843-216-8658</u>	<u>Reid Green</u>	<u>Member</u>	<u>843-270-7040</u>
<u>Barbara Powell</u>	<u>Pres. Women's Club</u>	<u>843-884-8255</u>	<u>Georganne Haney</u>	<u>Member</u>	<u>843-847-1412</u>
<u>Jeanie Acsell</u>	<u>Pres. W. East</u>	<u>843-224-9589</u>	<u>Grady Jeffrey</u>	<u>Member</u>	<u>843-270-9879</u>
<u>Gil Little</u>	<u>Pres. Manor Lane</u>	<u>843-881-1772</u>	<u>Warren Lucas</u>	<u>Member</u>	<u>843-849-7868</u>
<u>Charla McDonald</u>	<u>Pres. W. on-the-Creek</u>	<u>843-343-1456</u>	<u>Helen Murphy</u>	<u>Member</u>	<u>843-849-9630</u>
			<u>Robert Rosene</u>	<u>Member</u>	<u>843-607-9429</u>

Website: [www.wakendawlakes.org](http://www.wakendawlakes.org)

Facebook: wakendaw lakes neighbors

**\*\*ANNUAL DUES INVOICE ATTACHED TO THIS NEWSLETTER\*\***

**January 2016**

**Editor: Diane Anderson ([wlcaneews@yahoo.com](mailto:wlcaneews@yahoo.com))**

### January General Meeting



On January 7, the Wakendaw Lakes Civic Association's annual general meeting at the Mt. Pleasant Regional Library was called to order at 6:35 p.m. by WLCA president Eric Anderson.

He began the meeting by summarizing the board's activities during 2015, including work on the first median and the front entrance and planning for care for the trees in the common areas. He commented that goals for 2016 include encouraging more people to send in dues and continuing to work on issues with the front entrance and the trees. He then introduced the current board members and commended them on their service to the neighborhood.

Robert Majernik, outgoing treasurer, said that we had a balance of \$8,892 as of December 31. He then presented the proposed budget for 2016, a copy of which is provided in the newsletter.

During the discussion of the budget, one attendee asked if the board sends dues notices to all landlords who rent out property in the neighborhood. Robert explained that the board does this as a matter of course, and many do respond with payments.

An attendee suggested that one way to encourage people to pay dues would be to have a street-by-street competition to see which street could have the highest percentage of dues payers. This would encourage folks to want to support their streets.

The question was asked if another neighborhood oyster roast was planned for this year. Eric Anderson responded that the budget did provide for a neighborhood get-together because these were popular,

but the scale of the event and when it might occur could not be determined as yet because the focus of the 2016 budget was to deal with neighborhood priorities.

The person suggested that individual streets could hold potlucks, or similar events, on their own to encourage people to get to know their immediate neighbors and foster a sense of community.

Another attendee commented on the proposed removal of the pecan trees. He suggested that the wood might be valuable, and the board should consider this when awarding the tree contract. Eric complimented the person for his idea. He told him that the tree contract had already been bid, and a bid has been accepted, but the board will discuss the value of the wood with the proposed contractor to see if adjustments can be made in the bid price.

Because there were no other questions on the proposed 2016 budget, Eric called for a vote. The budget was passed unanimously.

Eric then introduced Chris Simons, a consultant from Vivint.solar, who was invited by Teri Bergin-Neal, architecture review chair, to talk about what was being planned for some homeowners in the neighborhood. Chris gave a brief summary of the benefits of solar energy for homeowners and explained that representatives of his company had gone through the neighborhood to see how many houses had the potential to use solar power. Several factors determine whether an individual home is eligible.

Teri Bergin-Neal explained that our neighborhood covenants do not address solar panels and other issues regarding solar power, so installing such things is not prohibited. Town, county, or state regulations might apply, so homeowners who are interested should investigate these.

Chris Simons will provide a brief article for the newsletter to inform interested neighbors about the use of solar power.

Eric then introduced the candidates for board officers and directors and called for the election. He asked if anyone had nominations from the floor. No one else was nominated. He then asked if the attendees wanted to vote on each candidate individually or on the entire slate at once. A motion was made and seconded to vote on the entire slate, and the nominees on the ballot were elected unanimously.

New president Pat Neuhaus then took over the meeting. He mentioned that the board has many committees, which provide a way for non-board members to participate in helping the neighborhood. This year, the board will place more emphasis on getting others involved through work on committees.

He then called for any other comments or questions from the attendees.

A comment was made that neighbors should talk to people they know who don't currently pay dues to find out why they don't pay. This could help resolve misunderstandings or other problems.

An attendee asked what the current situation was regarding the sale of Trident Academy. Robert Majernik replied that the sale had not yet closed, but it should be completed this spring.

Another attendee remarked that the board should go to the Town of Mt. Pleasant very soon to make sure that Wakendaw Lakes has a say in any plans for the route into and out of our neighborhood once new houses are built on the Trident property. He also offered to take any proposal from the board to Councilman Gary Santos for review. Pat Neuhaus and the board will take action on this suggestion.

Teri Bergin-Neal encouraged all neighbors to come to board meetings because the meetings are open forums. Pat Neuhaus commented that some people think the board is a closed "club" because it meets in board members' houses. Meetings are held this way because it is convenient for people who work to be close to home for meetings, and the setting encourages discussion and a team relationship. Any neighbor is welcome to bring questions and comments to any meeting.

Because there were no other issues to discuss, Pat adjourned the meeting at 7:45 p.m.

The next board meeting will be held on Wednesday, February 3, at 6:00 p.m. at the home of Rob Duren, 670 Libby's Point.

### **Solar Energy for Your Home** by *Chris Simons*



When it comes to residential solar power, the three questions I hear most often as a Solar Energy Consultant are: How does it affect the value of my home? How much does it cost? How can I qualify?

A recent study done by the U.S. Department of Energy and Berkeley Labs found that "home buyers consistently have been willing to pay more for property with PV [photovoltaic panels] across a variety of states, housing markets, and home prices." Studies show that consumers understand the benefits of

clean energy and see the value in rooftop solar systems.

A new hybrid-utility program in South Carolina allows you to use solar energy without disconnecting from the power grid. This works well because when you don't need all of the power your solar system produces, it can be stored on the grid in the form of credits. These credits can be used when solar production is low or when demand is high. This is called "net metering."

The program also provides a custom solar-system that can supply up to 100 percent of your energy needs at no cost. Solar systems are installed, maintained, and monitored by a solar provider, which eliminates any liability to the homeowner. You simply pay for the power the system produces at a lower rate than your current utility. This is a great option for those who want to take advantage of the benefits of solar without a large financial investment.

How do you qualify for the program? It's all about your rooftop. When you decide on a solar electric system, the right choice will depend on how much sunlight your rooftop receives and how much conventional power you want to offset with solar power. It is also important to determine the orientation of your home in relation to the sun. South-facing roof sections are the best. SCE&G recommends that you use a professional solar provider to install a solar electric system. For detailed information from SCE&G, see <https://www.sceg.com/for-my-home/solar-for-your-home>.

I can be reached at 843-324-7826 or via email: [christopher.simons@vivintsolar.com](mailto:christopher.simons@vivintsolar.com).

### **Crime Prevention** by *Jeanie Acsell*



I am happy to report that there were no Scooges around to spoil the holidays. No incidents of crime were reported in our neighborhood in December. Happy new year!

### **Holiday Decorations Contest Results**

After all of the decorated houses were carefully evaluated, awards went to the following homes.

#### Traditional

1. 833 Detyens Road
2. 817 Detyens Road
3. 728 Hawksbill Court

#### Contemporary

1. 708 Serotina Point
2. 670 Libby's Point
3. 200 Manor Lane

Congratulations to all of those folks!

We very much appreciate the hard work of our evaluator, Wendy Puthuff, who did a heroic job because she had to choose among all of the outstanding decorations our neighbors created. Thanks to everyone who makes Wakendaw Lakes a great place to live!

### **Kudos to Neighborhood Decorators**

In early December, Wakendaw Lakes neighbors decorated the neighborhood for the holidays, and in

early January, the decorations were taken down and packed away for next year.

Diane and Marion Valentino put up and took down the decorations at the front entrance.

Those helping Jan England with the mailbox decorations were Diane Anderson, Eric Anderson, Margaret Edens, Jack England, Betty Fournier, Marsha Herring, and Donna Shuman.

Those helping Pat Allen with the street sign, bench, and interior sign decorations were Jan England, Betty and Bill Fournier, Nancy Sharpe, Diane Valentino, Diane Anderson, Richard Allen, Wally Jenkins, and Michele, Walker, and Tanner Hoisington.

Amy and Scott Davis and their son, Layton, decorated the Christmas tree in the first median.

Many thanks to all who came out to help!

### Wakendaw Lakes Book Club



All of our neighbors who love to read will be delighted to know that we now have a book club. The group meets on the first Tuesday of each month at 6:30 p.m. Members take turns hosting. The book selected for the February meeting is *Ordinary People*, by Judith Guest. For further details, please contact Amy Davis at 843-670-2722 or via email at [davisamy74@gmail.com](mailto:davisamy74@gmail.com)

### Have a Business? Let Your Neighbors Know!

If you live in Wakendaw Lakes and own a business, our newsletter is a great place to advertise. It reaches our 400+ households monthly (except June, July, and August) via email or in print.

For \$10 per month, we will publish a black-and-white version of your business card as your ad. If you are interested, please send your business card—and a check for however many months you would like to have it appear—to our newsletter editor, Diane Anderson, 684 Libby's Point, Mt. Pleasant, SC 29464. **Checks should be made out to Wakendaw Lakes Civic Association NOT to Diane.**

### Women's Club February Meeting



The February meeting of the Wakendaw Lakes Women's Club will be held on Wednesday, February 10, at 10:00 a.m. at the home of Becky Williamson, 606 Detyens Court.

### Real Estate Activity (last 30 days)

Status*	Address	Sq.ft.	Price
A	1176 Manor Lane	2,710	\$849,000
A	720 Oak Marsh Dr	3,228	\$565,000
A	613 Oak Marsh Dr	2,088	\$500,000
AC	1287 S. Barksdale Rd	2,700	\$475,000
S	684 Serotina Ct	2,337	\$405,000
S	1267 W. Vagabond Ln	2,271	\$380,000

\*A = Active; AC = Active Contingent; P = Pending; S = Sold

## OUR ADVERTISERS



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## Approved 2016 WLCA Budget

	Actual 2015	Budget 2016
Operating Income		
Dues	\$31,588.10	\$32,000.00
Newsletter Ads	\$360.00	\$200.00
Total Income	\$31,948.10	\$32,200.00
Balance of Accounts on Dec. 31		\$8,892.00
Total Estimated Operating Income 2016		\$41,092.00
Operating Expenses		
Landscaping	\$16,460.00	\$15,960.00
Area Maint (straw, plants, fertilizer)	\$2,932.79	\$2,500.00
SCE&G	\$707.22	\$840.00
Water	\$2,484.52	\$3,675.00
O&D Insurance	\$856.00	\$856.00
Directory	\$374.42	\$400.00
Women's Club	\$0.00	\$300.00
Newsletter	\$446.06	\$480.00
Postage & Bank Fees	\$131.40	\$100.00
Professional	\$0.00	\$0.00
Decorations and awards	\$0.00	\$0.00
Miscellaneous Other	\$254.77	\$200.00
Accounting	\$0.00	\$0.00
Neighborhood Events	\$2,288.00	\$839.00
Total Operating Expenses	\$26,935.18	\$26,150.00
Reserve Funds		
Storm Reserve	\$4,000	\$4,000
Capital Improvements		
Tree Servicing	\$0.00	\$4,650.00
Front Entrance	\$0.00	\$1,000.00
Other	\$6,825.13	\$0.00
Cash Reserve	\$4,000.00	\$4,000.00
Total Reserve Funds	\$10,825.13	\$9,650.00
Total Expenses & Reserves	\$42,160.31	\$39,800.00

## **2016 Wakendaw Lakes Civic Association Dues Invoice (Annual dues are \$100 and are due by June 1)**

Your participation in the membership of the Wakendaw Lakes Civic Association allows us to maintain and improve our neighborhood and enhance its great reputation. Only with your support can we do such things as:

- Make capital improvements, such as the safety path
- Maintain the landscaping at the front entrance and in the common areas, including the trees, to enhance the appearance of the neighborhood
- Maintain the lighting at the front entrance and along the boulevard
- Hold neighborhood events

Please complete the following for our files and submit your membership check in the amount of \$100 payable to Wakendaw Lakes Civic Association.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Check here if there is **no** change in the information that was listed for you in last year's directory

If necessary, use these lines to change your information from last year's directory:

Mailing address: \_\_\_\_\_

Children (names): \_\_\_\_\_

Telephone number: \_\_\_\_\_

Name, age, contact information, and certifications of baby sitters, yard work, pet sitters, and tutors:

\_\_\_\_\_

**Only those who have paid dues will receive the directory. All directory changes must be submitted before July 1, 2016.**

We also offer the option of emailing monthly newsletters and the annual directory. If you would like to add your name to the list of those who are already receiving these documents via email, please provide your email address below. (EMAIL ADDRESSES WILL NOT BE PUBLISHED OR AVAILABLE FOR OTHER USES.)

Email address for newsletter and directory delivery: \_\_\_\_\_

Please mail your check for **\$100 payable to Wakendaw Lakes Civic Association to P.O. Box 754, Mt. Pleasant, SC 29465** or deposit this form and your check in the green box near the exit of the neighborhood.

