



Wakendaw Lakes Civic Association Newsletter

Board of Directors

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<u>Jeanie Acell</u>	<u>Pres. W. East</u>	<u>843-224-9589</u>	<u>Helen Murphy</u>	<u>Member</u>	<u>843-849-9630</u>
<u>Gil Little</u>	<u>Pres. Manor Lane</u>	<u>843-881-1772</u>	<u>Robert Rosene</u>	<u>Member</u>	<u>843-607-9429</u>
<u>Charla McDonald</u>	<u>Pres. W. on-the-Creek</u>	<u>843-343-1456</u>			

Website: www.wakendawlakes.org

Facebook: wakendaw lakes neighbors

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March Board Meeting with Representatives from the Town of Mt. Pleasant



On March 2, members of the Wakendaw Lakes Civic Association Board and Mt. Pleasant town administrators and council members met at the Stokes-Marshall Senior Center at 6:00 p.m. Attending from the civic association were Pat Neuhaus, Eric Anderson,

Jeanie Acell, Reid Green, Terri Bergin-Neal, Charla McDonald, Barbara Powell, Warren Lucas, Helen Murphy, and Gil Little. Wakendaw Lakes neighbor Frank Godfrey and Wakendaw Place resident Heather Leman were guests.

Attending from town council were Lauren Sims, government outreach officer; Paul Gawrych, councilman; Katherine Hendricks, assistant town administrator; Eric DeMoura, town administrator; Mark Smith, councilman; Joe Bustos, councilman; Gary Santos, councilman; Will Haynie, councilman; Jim Owens, councilman; and Bob Brimmer, councilman. Mark Smith, Paul Gawrych, and Will Haynie left early to comply with Freedom of Information laws stating that council members can meet together on an informal basis, as long as there is no quorum.

The purpose of the meeting was to air concerns from the civic association board and exchange information with council members on issues of importance to both the board and the town.

Eric DeMoura opened the meeting by listing some issues that the town is currently addressing, specifically education and transportation. He said that

Mt. Pleasant has a 3 percent growth rate, with 6 people moving here each day, and by 2020, there will be a new high school on the site of the old Wando High School. The new school will be named Lucy Beckham High and may accommodate 1,500 students. He noted that this number is smaller than the number of students that have been housed there while their schools were renovated.

Transportation issues include roads, congestion, and mobility. A new on-ramp was opened at Long Point Road and I-526, and a Six-Mile Road to Hamlin Road corridor is planned. Work is being planned to relieve congestion on Highway 41, and construction of a new town hall on Houston Northcutt has begun.

Eric DeMoura then asked for input on issues that are important to the WLCA board. The first issue was the drainage pond adjoining South Barksdale Road between East Vagabond Lane and Chatter Road. Terri Bergin-Neal said that it is full of weeds and looks like a cesspool, and it contains storm water lines that are collapsing. Questions arose as to who owns the pond and whether the second phase of the storm water restoration project includes this pond. The town promised to follow up.

Another drainage issue concerned the ditches on Mathis Ferry Road, which stay full of water and flow into the street after a heavy rain. The town explained that the drainage problem is DOT's responsibility, and the town tries to coordinate with DOT to address the issue.

Tree trimming was mentioned next, specifically trees across from Trident Academy that hang over the roadway. Eric DeMoura said he would look into this.

The town said that SCE&G has agreed to put the power lines underground along Mathis Ferry Road from I'on to the I-526 overpass. This will improve the

appearance of the road and eliminate the need to carve up trees to fit around the lines.

The next issue to be brought up was the development around Trident Academy. The board asked where the town stands on this development. Among complaints from neighbors adjoining the proposed construction was that they had bought into the neighborhood with the understanding that the soccer field would remain a green area.

Heather Leman from Wakendaw Place said that she had bought her lot specifically for the view of the soccer field and that the new homes and natural buffer to be established would not only block her view but cut off her light.

The town responded that because the recent referendum concerning funding for more green spaces, recreation and arts facilities, and a new senior center had failed at the polls, there was no money to purchase additional public green spaces.

The bottom line is that Trident needs money to stay solvent, and this property will be developed, either by the current developer or, if he is blocked, by another one who may not offer current residents as good a deal as this one is offering. Specifically, the current developer is planning to build nineteen houses, priced in the range of \$600,000, and will make a \$1,000 contribution to our civic association for each certificate of occupancy issued.

He may provide a playground behind the school that can be used by the public, and he will work with the town to repair any damage done to our roads by construction vehicles. It was also noted that DHEC has rules about the construction process, including requiring builders to clean up roads every 7 days after ground breaking.

The development is not yet a done deal, however, as the developer's offer is contingent upon the town agreeing to rezone the area to residential.

The subjects of potholes on the boulevard and the general condition of our neighborhood roads were brought up for discussion. The town said that they have a priority list of roads to address and are working on the worst roads on the list first. There was no indication of where our neighborhood roads are on this list.

We asked if the town would help us protect trees from damage by construction vehicles while the new houses are being built. The town responded that they would trim trees that might be damaged ahead of time. We also suggested that if the town plans to repave areas of the neighborhood, they should wait until after construction ends.

Finally, the subject of coyotes came up, and we were told, basically, that we have to learn to live with them. They are now in every state except Hawaii. Some people exacerbate the situation by leaving food out for their pets that is eaten by coyotes instead. We were told that if individuals have a serious ongoing problem, they can call animal control or the police.

Because we did not have a normal board meeting, our treasurer, Sue Teschner, sent in a report prior to the meeting with the town, noting that we have a net income year to date of \$1,468. Our balance as of February 29 was \$10,360. Sue also mentioned that there is an impressive number of cum laude memberships. Fourteen residents have contributed more than the \$100 membership fee. This surpasses the cum laude membership for the entire 2015 year.

The next board meeting will be held on Wednesday, April 6, at 6:00 p.m. at the home of Gil Little, 1154 Manor Lane. All are welcome.

Wakendaw Rumbblings by *Pat Neuhaus*

The purpose of any HOA is to protect and serve all of the residents of a prescribed neighborhood. This is exactly what the Wakendaw Lakes Civic Association has strived to do through the years. Recent issues surrounding the Trident Academy land sale are no exception. The meeting with the developer and concerned citizens of Wakendaw Lakes and adjoining neighborhoods on Friday, February 26, was well attended and very informative. The thoughts and concerns were then aired at the board's meeting with Town of Mt Pleasant officials and town council members on Wednesday, March 2.

The town officials were very sympathetic to our concerns and promised to work with us, and the developer, to make this a positive transaction. Since this is private property, the owner, Trident Academy, is well within its rights to sell this property to anyone it chooses. The developer will deliver his proposal to the Town of Mt Pleasant and if, given the nod, the proposal will then be placed in the hands of the planning commission to either approve, as planned, or make changes to the plan before the zoning changes are accepted.

If this plan goes through, there will be nineteen homes built on this tract. If the developer were to give up on this plan, another developer could come in and seek approval to build close to thirty homes on this site. The question about the town purchasing this land became a moot point as the referendum to increase taxes for purchasing property such as this was defeated in last year's election. A map of the proposed development is included on the last page of this newsletter.

I am sure that these same sentiments were felt years ago, when developers decided to build Wakendaw East and then Wakendaw-on-the-Creek. Change is not always welcome, but it is inevitable, like death and taxes.

Membership by *Helen Murphy*

Please keep those \$100 dues checks coming for the Wakendaw Lakes Civic Association. If your information has changed from last year, please fill out the invoice that appeared in the January issue of the newsletter and include it with your check so that we

can update the directory.

Checks can be put in the green box as you leave the neighborhood or mailed to WLCA, P.O. Box 754, Mount Pleasant 29465. If you wish to pay with PayPal online, please go to our neighborhood website (www.wakendawakes.org) and follow the instructions. If need be, you can also pay your dues in installments.

Your dues pay for common area maintenance; lighting and water for the front entrance and the first median; the monthly newsletter; the neighborhood directory; maintenance of the plants, grass, flowers, and trees at the entrance and on the boulevard; and special neighborhood events we may have during the year.

So far, 124 out of 408 households have paid membership dues, and some neighbors have paid extra. We thank these folks for their contributions, which help us maintain a well-kept neighborhood.

If you have any questions or comments for the WLCA board, please include these with your check or put them on Facebook or come to a board meeting. Meetings are held on the first Wednesday of the month from September through May.

Wakendaw Easter Egg Hunt, March 20



Bring your kids out for a fun afternoon Easter Egg Hunt with other Wakendaw Lakes families! There will be light food and drinks, games, and prizes. All ages are welcome. The event will be held on Sunday, March 20, at 4:00 pm at 1279 and 1275 S. Barksdale Road.

Please contact Reid Green at 843-270-7040 or Danielle Couch +1 (804) 928-3461 for more information.

Kudos to Bruce!

Many thanks to **Bruce Smith** of 663 Serotina Court for repainting, at his own expense, the bases of our street signs that badly needed this.

Women's Club April Meeting

The April meeting of the Wakendaw Lakes Women's Club will be held on Wednesday, April 13, at 10:00 a.m. at the home of Kay Nielsen, 1351 East Vagabond Lane.

Protect Your Home From Burglars

by Warren Lucas

Here are four important things that you can do to decrease your risk of being burglarized.

1. Keep doors, windows, and screens locked day and night, whether you are at home or away.
2. Leave a light on in your house that can be seen from the street. When you are away, use a timing device to keep this light burning at night.
3. Never allow strangers or solicitors in your home. Always ask for credentials and verify these by phone.
4. Encourage your neighbors to watch your home and each other's homes when you or others are away.

Yard of the Month

The wonderful woman who worked hard to select the yard of the month for several years stepped down last fall. If you are a dues paying member of the civic association and would like to take over this role, please contact Helen Murphy at 843-849-9630 for details.

Real Estate Activity (last 30 days)

Status*	Address	Sq.ft.	Price
A	1287 S. Barksdale Rd	2,700	\$475,000
A	1176 Manor Lane	2,710	\$849,000
AC	613 Oak Marsh Dr	2,088	\$487,000
S	720 Oak Marsh Dr	3,228	\$550,000

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

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Carolina One Real Estate



This is a map of the proposed development on former Trident Academy property. The school is on the left, and the new houses are on the right. Detyens Road appears below the development. New residents will enter and leave their homes via Wakendaw Road (as it is named in the small portion of the road in front of the school), which becomes South Barksdale Road.