



Wakendaw Lakes Civic Association Newsletter

Board of Directors

<u>Pat Neuhaus</u>	<u>President</u>	<u>843-364-4284</u>	<u>Su Brush</u>	<u>Member</u>	<u>843-971-9546</u>
<u>Reid Green</u>	<u>Vice President</u>	<u>843-270-7040</u>	<u>Danielle Couch</u>	<u>Member</u>	<u>804-928-3461</u>
<u>Clark Hobbie</u>	<u>Treasurer</u>	<u>843-327-2897</u>	<u>Georganne Haney</u>	<u>Member</u>	<u>843-847-1412</u>
<u>Eric Anderson</u>	<u>Pres. Lake Corp.</u>	<u>843-216-8658</u>	<u>Pat Harvin</u>	<u>Member</u>	<u>843-884-1021</u>
<u>Barbara Powell</u>	<u>Pres. Women's Club</u>	<u>843-884-8255</u>	<u>Cliff Melton</u>	<u>Member</u>	<u>843-224-1606</u>
<u>Jeanie Acsell</u>	<u>Pres. W. East</u>	<u>843-224-9589</u>	<u>Helen Murphy</u>	<u>Member</u>	<u>843-849-9630</u>
<u>Rick Bunch</u>	<u>Pres. Wakendaw Manor</u>	<u>857-998-0357</u>	<u>Vanessa Tiffany</u>	<u>Member</u>	<u>843-754-8569</u>
<u>Marion Bull</u>	<u>Pres. W. on-the-Creek</u>	<u>843-408-5542</u>			

Website: www.wakendawlakes.org

Facebook: wakendaw lakes neighbors

Email for Board of Directors: wlboard@gmail.com

November 2017

Editor: Diane Anderson (wlcanews@yahoo.com)

November Board Meeting



On November 1, the Wakendaw Lakes Civic Association met at the home of Reid Green. Pat Harvin, Clark Hobbie, Danielle Couch, Reid Green, Jeanie Acsell, Helen Murphy, Rick Bunch, Eric Anderson, Su

Brush, Pat Neuhaus, and Barbara Powell attended. Margaret Burwell was a guest.

Pat Neuhaus opened the meeting by asking those present to come up with candidates for officers and board members for 2018. These names will be given to Reid Green or Cliff Melton for compilation. Pat emphasized that we want people who have good ideas and want to work.

The annual meeting of members of the Wakendaw Lakes Civic Association has been set for Wednesday, January 3, 2018 at the library on the corner of Mathis Ferry Road and Anna Knapp Boulevard. Further details will appear in the December newsletter.

STREET SIGNS: Pat Neuhaus said that our street signs are scheduled to be replaced at the end of November. The town will remove the posts, which will be cut at ground level, and place them in a dumpster provided by Charleston Steel and Metal. We can then recoup some of our money by selling these posts to anyone who wants to use them.

TREASURER'S REPORT: Clark Hobbie reported that our balance was \$21,206 at the end of October. The last water bill was \$50, which is in line with what it should be.

MEMBERSHIP: Helen Murphy reported that we have 313 members as of November 1.

LANDSCAPING AND MAINTENANCE: Su Brush reported that there is a problem with people parking on the islands in the boulevard. On the first island, people have run over the sprinklers and broken the pipes, which causes water leaks that we have to pay to fix. The last bill to fix such a leak was \$390. On all of the islands, folks who park there can kill the tree roots and the grass. A motion was made and passed to purchase eight "Do Not Park" signs and place them on the boulevard, at a cost not to exceed \$200.

Su Brush also noted that we have a major tree-trimming expense coming up, with no funds to carry this out. All of the fifty-four trees on the boulevard need to be pruned and fed. The cost of tree maintenance has greatly increased over the last few years, with one company wanting \$960 per tree.

Su is in the process of getting bids from arborists and proposes that we prune ten trees per year. To cover this cost, the board feels that the only solution is to raise dues and make tree-trimming a line item expense.

Following a discussion concerning the need to make tree maintenance a line item in the budget because of the age and condition of the trees, a motion was made to propose a vote at the annual meeting to raise dues \$50 a year per household.

Su also sent out bid packages to landscape and maintenance companies for our contract for 2018. She received three bids, which she shared with the board. The board selected Ampersand Landscaping because of its competitive bid. Ampersand is owned by Brian Skibinski, one of our neighbors.

ARCHITECTURAL REVIEW: Following up on a report from Rick Bunch at the October board meeting regarding Wakendaw on the Creek and its current covenants and restrictions, a motion was made to have Rick send a letter he composed (which was distributed to the board) to the residents of Wakendaw on the Creek advising them that they should either form a local neighborhood board of directors and architectural review committee or agree to defer to the authority of the Wakendaw Civic Association in matters of the covenants and restrictions documented in Wakendaw Lakes Document 1985-1. If Wakendaw on the Creek agrees, Wakendaw Civic Association will serve as the selected representative, as allowed in 1985-1 Article 111, Section 1. The motion passed.

REAL ESTATE: Jeanie Acsell reported that we have four active listings and two active contingent properties in the neighborhood.

SOCIAL: Reid Green reported that there will be a chili cook off on Friday, November 17. Details will appear in the newsletter. On Friday, December 8, at 6 p.m., there will be a holiday party hosted by Bonnie McBee Cooke and Jessen Cooke at 849 Tamarack Pine Court. The party will provide an opportunity to mingle with your neighbors and visit with Santa.

The December board meeting will be held at 6 p.m. on Wednesday, December 6, at the home of Su Brush, 1259 South Barksdale Road. All are welcome.

Landscape Update and Future Plans

by Su Brush

This year, when I joined the board and became responsible for the landscaping of the neighborhood, I had one goal—to make our neighborhood even more attractive—and that meant to grow grass on the boulevard and enhance and refresh our landscaping with a focus on the entrance. The neighborhood has been very encouraging, generous, and helpful to reach our mutual goal. We raised many thousands of dollars over and above the dues to help fund these enhancements and had the wonderful help of many volunteers.

We started by refreshing the landscaping at the front entrance. Ornamental trees were pruned; shrubs were trimmed; and old or dead plants and trees were removed. In March, we had a Wakendaw Planting Day and planted over 100 new plants, spread five yards of new soil, pick-axed through the old roots, gathered up several dozen bags of leaves, and raked the gravel back in the sidewalk. In addition, we installed four palm trees at the entrance that were donated by generous neighbors, resulting in a fresh new look! We discovered we had in-ground lighting that had been buried over the years, which was uncovered, repaired, and put back into service, so our entrance is now lit on both sides. We trimmed back the trees at the entrance to provide better and safer visibility when trying to leave the neighborhood. Next came pine straw. So far this year, we have laid over

550 bales around the boulevard trees and created a small bed at the end of the boulevard at the junction of South Barksdale!

End the dust bowl....That was my mantra early in the year, so we hired a company to remove annual leaf fall from the boulevard that was preventing any hope of success with new grass. We had over five large truck loads of leaves removed! Once the leaves were removed, we looked at the best ways to grow grass where it was feasible. Only the first island of the boulevard has irrigation, so that had to be considered when looking at a grass program in addition to hours of sunlight and size of trees. Because of the vastness of the boulevard—107,000 square feet—and the limitation of irrigation, it was advised that hydro seeding would give us the best results. Our limited budget only allowed us to do selected areas—first, last, and a piece of the middle sections. We had good success on two areas, but the Canada geese arrived in droves on the last island and made a feast of our seed. Not to be deterred, we continued on. We ran our irrigation on the first island, and that did make an impact—first sights of green! We hired again to seed portions of the boulevard. Again, more green sighting! Then this summer, the town did work on the boulevard, and we hit the jackpot when they laid sod on some of the affected areas! Lots of green! A huge success. At the end of October, we laid 900 pounds of a hybrid seed that has a rye mixture in hopes that we can get a jump on grass for next year, so when we seed again there will be something to hold it (providing we keep the geese away).

As we are looking to 2018 and planning, we would like to continue with our grass program and planting efforts, as well as the pruning and maintenance of our beautiful trees. So where does that leave us? Your dues are hard at work! This year, nearly \$30,000 went to plants, top soil, hydro seeding, additional rye seeding, fertilizer, irrigation, pine straw, leaf removal, lighting, the annual landscaping maintenance contract, repairs, and more. We must continue our efforts to irrigate the first island consisting of 35,000 square feet, which is very expensive albeit necessary to make our grass and planting investments take hold. All said, we are struggling to meet these goals under our current budget. In fact, we are now faced with pruning the trees, which far exceeds our available funds.

I want to thank all those neighbors that have funded our enhancements with donations and those that have volunteered to help in our plantings. We can't do it without the support of all of our neighbors! Next month, I will give you detailed plans for 2018!

Wakendaw Rumbings by Pat Neuhaus

The November meeting was very interesting and lively. You can see from the minutes all the items that were discussed. We are facing a very serious issue involving the income from dues and the mounting

expenses involved with maintaining this beautiful neighborhood. We did pretty well this past year when, with Su Brush's tenacity, we were able to get quite a few extra dollars from some generous neighbors to help accomplish what she has outlined in her report. The money was used to accomplish enhancements to the front entrance and boulevard.

However, we cannot depend on that extra income each year, and we really need the help of all residents to join in and pay dues to keep the neighborhood as beautiful as possible. As of this writing, we have about 313 paid residents, which represents about 75 percent of our neighbors. It seems that no matter what we do to encourage participation, the percentage does not appear to change. If we cannot improve on that, we might have to consider what services to eliminate. Should we quit mowing? Let our beautiful oaks suffer and perhaps die? Maybe eliminate plantings and lighting? I don't think any of us want to see that happen.

The board has been very frugal in trying to keep expenses down and to negotiate new contracts with landscapers to keep expenses in check.

The last time dues were raised was in January 2008. I recall that some folks were upset when the dues were increased, but the motion passed, and we were able to continue on course for a number of years. Just as all of our own personal expenses for things like utilities, taxes, insurance, and maintenance of our homes and properties have gone up over the past nine years, so have the costs for the association, and expenses continue to rise.

Our dues are far below those of any other neighborhood in Mt Pleasant. I am hopeful that all residents will approve the board's proposal to increase the dues by \$50 per year. You will all get a chance to vote on this proposal at the annual meeting in January either in person or by proxy. Please help us continue to make this a beautiful place to live.

Signs To Be Placed on Medians

As mentioned in the minutes, we have had a tremendous amount of damage to the water lines, grass, and other landscaping on the boulevard because visitors, especially contractors, continue to park on the medians. Broken water lines have cost us at least \$2,000 this year alone. We will soon be placing NO PARKING signs along the boulevard. Please inform any contractors that they can park in cul-de-sacs or on side streets or in their customers' driveways or yards but not on the medians. We appreciate your help.

Chili Cook Off, November 17

November's social will be a chili cook off on Friday, November 17, at 5:30 p.m. hosted by the Parks and Voelker families at 604 Oak Marsh Drive. Enter your



own chili in the cook off or just come to enjoy your neighbors and good food! If you need further information about the event, please contact Danielle Couch at 804-928-3461.

Neighborhood Decorating, December 2



The Wakendaw Women's Group will decorate the neighborhood for the holidays on Saturday, December 2. Because the town is scheduled to replace our street signs in late

November, we will only decorate the front entrance, the benches in the common areas, the mailboxes along the boulevard, and the signs designating individual neighborhoods this year. We will plan to decorate the new street signs next year, if possible. As of now, we probably have enough volunteers to complete the work, but if you see folks working on December 2, you are welcome to ask if they need help.

Women's Group December Luncheon



The December meeting of the Wakendaw Women's Group will be the holiday lunch and will be held on Wednesday, December 13, at 11:30 a.m. at the home of Betty Fournier, 1282 South Barksdale Road.

Attendees should bring a dish to share. Those who want to participate in the ornament exchange should bring a wrapped ornament worth \$5 or less.

Yard of the Month



Congratulations to Elizabeth Pennewill and Tom Blazer of 1336 South Barksdale Road for Yard of the Month for November!

Real Estate Activity (last 30 days)

Status*	Address	Sq.ft.	Price
A	771 Gypsy Lane	2,305	\$525,000
A	723 Gypsy Lane	2,417	\$535,000
A	746 Wakendaw Blvd.	2,490	\$547,900
A	725 Hawksbill Ct.	2,950	\$649,000
AC	1350 E. Vagabond Lane	2,578	\$473,000
AC	725 Chatter Road	1,980	\$519,000

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



This year's Halloween party. Great costumes!

OUR ADVERTISERS



Jeanie Acsell
REALTOR®, SRS, SRES, ABR

© Carolina One
Real Estate

628 Long Point Rd.
Mt. Pleasant, SC 29464
Cell: 843.224.9589
Office: 843.884.1622
Fax: 843.202.8577
jean.acsell@carolinaone.com
www.jeanieacsell.com



Charla McDonald

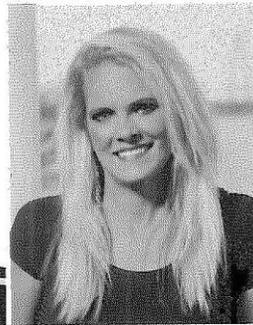
East Cooper Top Producer
Realtor of Distinction
SFR-Short Sale & Foreclosure Certified
ABR-Accredited Buyer Representative

cmcdonald@carolinaone.com
C: 843-343-1456
www.charlamcdonaldproperties.com

© Carolina One Real Estate

Cooke Arnold Team
Bonnie McBee Cooke
REALTOR®

628 Long Point Rd.
Mt. Pleasant, SC 29464
Mobile: 843.813.6248
Office: 843.884.1622
bonnie.cooke@carolinaone.com
www.CookeArnold.com



© Carolina One
Real Estate