



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>843-442-9548</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

ANNUAL GENERAL MEETING

Wednesday, January 3, 2018 – 6:00 p.m.

Mt. Pleasant Regional Library

- ★Election of new board officers and directors★
- ★Discussion of neighborhood projects and dues increase★
- Proxy ballot attached

December 2017

Editor: Diane Anderson (wlcaneews@yahoo.com)

December Board Meeting



On December 6, the Wakendaw Lakes Civic Association met at the home of Su Brush. Vanessa Tiffany, Helen Murphy, Clark Hobbie, Eric Anderson, Jeanie Acsell, Rick Bunch, Danielle Couch, Su Brush, Barbara Powell, Pat Neuhaus, Reid Green, and Cliff Melton attended. Kate Kennedy and Margaret Burwell were guests.

Pat Neuhaus called the meeting to order and began a discussion on the proposed budget and the proposal to raise dues. This discussion focused on what items to include in the budget, if dues are raised.

Reid Green made a motion to present two budgets, one to include money from increased dues and the other without the extra money. Following a discussion, she withdrew her motion and instead moved to present one standard budget without the extra money, with an addendum that included the extra money and the additional amount we need to

spend to maintain and preserve the oak trees on the medians.

The question arose as to why the town won't prune the oak trees for us because it owns the median. Su Brush said that the town only prunes for safety purposes, that is, the limbs hanging over the street. We need additional pruning to remove dead wood so that the trees remain healthy. Following this discussion, the motion to present one budget with the addendum was seconded and approved.

Also discussed was the absence of a candidate for WLCA president. Margaret Burwell, Reid Green, and Kate Kennedy have agreed to serve on the board. Clark Hobbie has agreed to serve as treasurer. However, no one has agreed to serve as president. Pat Neuhaus will place his name on the ballot as interim president, in hopes that someone will step forward in time for the February board meeting.

STREET SIGNS: Pat Neuhaus said that the town is slowly replacing our existing signs and placing a stop sign on one corner and a street sign on the

opposite corner when needed. Very few signs have been replaced to date. Barbara Powell expressed concern over how we would decorate the new signs at Christmas since the stop signs are tall, and a ladder would be needed to put wreaths on the backs of them. Other questions arose, such as whether the town will allow us to decorate the signs and where we would hang wreaths if allowed to do so.

NO PARKING SIGNS: It was reported that the town came through and removed the No Parking signs on the boulevard because they were not town approved. It is not clear what the next step will be to keep people from parking on the first median and breaking our irrigation pipes.

TREASURER'S REPORT: Clark Hobbie said that as of November 30, we had \$20,403.56.

MEMBERSHIP: Helen Murphy reported that she had collected \$650 in dues and that we have 310 members out of a possible 403.

MAINTENANCE AND LANDSCAPE: Su Brush emphasized how important it is to get approval to raise the dues so that we can hire an arborist to raise the crowns on the oak trees on the boulevard to remove downward-growing branches and maintain the health of the trees.

ARCHITECTURAL REVIEW: Rick Bunch reported that he had two projects, which were approved. One was a request for a shed installation on Oak Marsh, and the other was a room added to the rear of a house on Gypsy Lane.

REAL ESTATE: Jeanie Acsell reported that we had three active listings, four active contingent listings, and three properties sold.

WOMEN'S CLUB: Barbara Powell reported that the Christmas party would be hosted by Betty Fournier at 1282 S. Barksdale on Wednesday, December 13 at 11:30 a.m.

SOCIAL EVENTS: Reid Green said that there will be a neighborhood Christmas party on Friday, December 15 at the home of Bonnie and Jessen Cooke at 849 Tamarack Pine Court. The party will provide an opportunity to mingle with neighbors and visit with Santa.

Judging of the neighborhood holiday decorations will take place either Saturday, December 16 or Sunday December 17. Details will be posted on the neighborhood Facebook page and on the marquee.

The January WLCA meeting will be the annual general meeting at the Mt. Pleasant library on Wednesday, January 3 at 6 p.m.

Onward and Upward: Looking to 2018 by Su Brush

As we close out 2017, we are in the planning stage for the new year. We have a large neighborhood with over 400 homes, a lot of common areas, and a very large entrance, which, as I mentioned last month, is over 107,000 sq. ft. We have created a budget that encompasses the core items that are "Job 1" and

have noted projects that we would like to include, as funds become available.

However, we are facing a challenge in the budget. Maintaining our common areas is expensive and goes beyond the current amounts allocated within the funds we collect from dues. If we are to meet the bare minimum "Job 1" initiatives listed below, we are recommending a dues increase of \$50 per year. Asking for this increase is not taken lightly or without understanding that every family is on a budget. However, we simply cannot meet these primary goals with our current funding.

Our 2018 core budget includes:

- Annual maintenance (mowing, edging, leaf collection)
- Flower planting and feeding/care
- Pine straw
- Irrigation (first island only)
- Tree maintenance

Our entrance has a beautiful avenue of oaks that was planted after Hurricane Hugo. These 52 oaks are growing and are now at a size that requires a plan for annual maintenance, including pruning and, we hope, feeding. We are talking with several arborists to come up with an affordable annual plan so that the trees will continue to thrive.

Additional projects that we would like to carry out, as funds become available, include:

- Seed/sod areas on the boulevard
- Fertilize/top dress with top soil on the boulevard
- Add shrubs/trees
- Fertilize trees
- Aerate the ground to promote healthier trees and grass

We hope this gives everyone a better understanding of where your homeowner dues are being spent. Our neighborhood deserves to have well-maintained common areas that make us proud to live here and promote greater home values for all of us. Please support this program and your board's efforts to meet the goals of well-maintained and beautiful common areas by voting YES to raise our dues.

If you have any questions, please contact anyone on the board. Their phone numbers are on the masthead of this newsletter.

Wakendaw Rumbings by Pat Neuhaus

When writing an article for this newsletter, I try not to re-plow the same ground as the other writers. Not to be redundant, I decided to explain and maybe expand a little on what others have written.

The WLCA dues have been locked in at \$100 per year for the past nine years. That breaks down to \$1.92 per week or \$8.33 per month. What a great deal! To have an association that is dedicated to

enhancing the beauty of this neighborhood, which, in turn, raises the value of all our homes, is truly phenomenal. All this at a cost that is far below what other neighborhoods face.

As you have read in Su Brush's article, we need help. The costs associated with maintaining the neighborhood have risen in the past nine years (as you have all undoubtedly noticed at the gas pump and grocery store), and we now need additional funds to keep this neighborhood as beautiful as possible. Our "Avenue of Oaks" needs our help.

In November, the board approved a dues increase of \$50 per year, subject to approval at the January annual meeting. This increase would amount to only an additional 96¢ per week!

The other board members and I truly hope that you will approve this proposal by your vote in person at the meeting or by proxy.

Lake Wakendaw Corporation by Eric Anderson



The lake board contracted with Robinson Design Engineers, a specialized engineering firm, to help develop a long-term plan for maintaining a healthy and safe lake. Robinson's report provided substantial insights for our efforts.

We discovered that the area that drains into the lake includes all of the land out to Mathis Ferry Road and Interstate 526, which means that the businesses and houses in that area have an impact on the health of Lake Wakendaw and the other two lakes in the neighborhood. We will work on ways to mitigate these effects.

We will contact local experts from Clemson University to help us identify vegetation that should be cleared off the dam and replaced with native plants and grasses. Also, we will remove several pine trees that could potentially create problems for the dam.

There is an effort underway to replace the vegetation on the little island with more native vegetation, which should enhance water quality and wildlife habitat. We are also looking at pruning or removing problem trees on the big island.

An important factor in maintaining the health of the lake is keeping biomass, which includes grass, leaves, and limbs, out of the lake. Excess biomass

leads to shallow water and minimizes oxygen, which reduces viability for fish and leads to fewer birds. To reduce biomass in the lake, the board is considering lowering the lake in the early spring and holding one or two volunteer work days to clear out some of the most affected areas.

Women's Group January Meeting



The January meeting of the Wakendaw Women's Group will be held on Wednesday, January 10, at 10:00 a.m. at the home of Diane Anderson, 684 Libby's Point.

Yard of the Month

Because the winter months are challenging for lawns and gardens, we have decided not to have a yard of the month for December, January, and February. We will begin again in March, when conditions are more favorable.

Some of the things that create a beautiful appearance for a yard include flowers/color; well-manicured lawns, flower beds, and bushes; the use of mulch or pine straw; clean areas near the curbs; and a general overall impression of tidiness.

We appreciate all of the hard work that our neighbors have done to make the neighborhood an attractive place to live!

Real Estate Activity (last 30 days)

Status*	Address	Sq.ft.	Price
A	1255 W. Vagabond Ln	2,256	\$489,900
A	723 Gypsy Lane	2,417	\$535,000
A	746 Wakendaw Blvd.	2,490	\$539,900
AC	650 Serotina Court	2,546	\$495,000
AC	771 Gypsy Lane	2,305	\$520,000
AC	672 Oak Marsh Drive	2,054	\$567,000
AC	725 Hawksbill Court	2,950	\$649,000
S	1350 E. Vagabond Ln	2,578	\$465,650
S	1381 E. Vagabond Ln	1,934	\$482,500
S	725 Chatter Road	1,980	\$500,000

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

OUR ADVERTISERS



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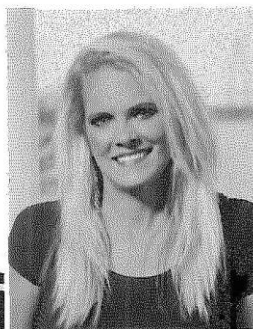
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2018 WAKENDAW LAKES CIVIC ASSOCIATION BOARD

PROXY BALLOT

(for members who cannot attend the meeting)

The annual general meeting of the Wakendaw Lakes Civic Association will be held at the Mt. Pleasant Library at the corner of Anna Knapp Boulevard and Mathis Ferry Road on Wednesday, January 3, 2018 at 6:00 p.m.

I cannot attend, but I have **circled** my choices for officers and directors of the Wakendaw Lakes Civic Association, and indicated my vote on the dues increase, as follows:

President

- (1) Pat Neuhaus (interim) 664 Serotina Court
- (2) (Write-in)

Treasurer

- (1) Clark Hobbie 1278 West Vagabond Lane
- (2) (Write-in)

Board of Directors

VOTE FOR UP TO 5 PEOPLE – please circle your choices

- (1) Margaret Burwell 1320 South Barksdale Road
- (2) Larry Faulkner 1286 West Vagabond Lane
- (3) Reid Green 1279 South Barksdale Road
- (4) Kate Kennedy 659 Serotina Court
- (5) John Turner 692 Serotina Court
- (6) (Write-in)

Dues Question (please see Su Brush's column in the December newsletter for details.)

Should the annual dues be raised by \$50 (for a total of \$150) to allow the WLCA board to continue to maintain the common areas and keep up with the rising cost of operations? _____Yes _____No

Proxy (please give this ballot to a member who will attend the meeting.)

I authorize _____to act on my behalf at the annual meeting.

I am a civic association member in good standing. _____ (Signature)

Printed Name _____ Address _____

Please fill in this form and give this proxy to the individual designated or mail it to Wakendaw Lakes Civic Association, PO Box 754, Mt. Pleasant, SC 29465 **or place it in the green box near the front entrance**. Mailed ballots or ballots placed in the box must be **received** by January 3, 2018. If you have comments or items that you would like to have discussed at the annual meeting, please write them down and submit them with this proxy.

