

# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – August 2014

## *Message from the President - Jerry Zeller*

Ocean Ridge is in the middle of the tourist season with no major problems. We made it through July 4 with the Jenkins and Summerwind gates working. Thanks to the property owners keeping watch, there have been few security problems the last three months.

In the last three months there have been one break-in, three TV's stolen, three domestic disturbances, one lost money report, and one bicycle stolen at the cabana. The MPOA is requesting that Edisto Beach police increase their visibility in the Ocean Ridge area, primarily in the out-lying areas such as Marsh Point, Bay Point, and South Point.

The Board has approved hiring an engineering firm to begin the bid process to resurface Sea Cloud Circle. Work is to be completed this fall or next spring.

The algae are under reasonable control in the Ocean Ridge lagoons. A third aerator was added to the Gun Bluff lagoon. We still have algae but the Tilapia fish are helping with this concern.

In beautification, the deer are a challenge with our efforts in this area. We will add flowering plants to the medians around Sea Cloud Circle in the fall or early spring.

The Ocean Ridge current reserves home owner equity is \$436,816. This money is set aside for road resurfacing and long-range lagoon maintenance. Our current expenses are \$48,267 under budget. This money will be used for special projects such as additional road signs and beautification.

## A FEW REMINDERS

Yard trash is collected by the Town on Tuesdays. It must be placed on the owner's lot by the curb (NOT on the side of the lagoon), and small yard trash must be bagged. The MPOA landscaping is not responsible for removing yard trash and trimmings from private property.

The large green garbage totters should not be put at the curb more than 24 hours before pick up and should be returned under the house 24 hours after pick up. If you have roll back service, the sticker must face the street.

Golf carts are to be driven by licensed drivers only and must have Ocean Ridge stickers. Do NOT feed the alligators or any other wildlife in Ocean Ridge. Wild animals that associate food with people create a dangerous situation for humans and animals. All dogs MUST be leashed and cannot run freely.

## *Notes from Horace Kinsey*

We continue to be pleased with the operation of the RFID entry system. We had one glitch recently when a flatbed car transport damaged the reader at the Jenkins Street exit. We identified the vehicle by using the camera system, and the towing company has agreed to pay for the damages.

The Board would like to remind everyone that the RFID system is intended for the use by property owners who pay for the system. Listed below are violations of RFID rules that can result in your RFID privilege being revoked.

- Meeting others at gate to allow entry; allowing another vehicle to enter/leave Ocean Ridge
- Removing RFID strip from vehicle or cart for unapproved use
- Allowing unlicensed person to drive golf cart
- Damaging gates or property

Ocean Ridge By-laws require that garbage containers must be moved from the curb to a location not visible from the road within 24 hours of being emptied by the Town of Edisto Beach's garbage service. This is also a Town ordinance. If you are unable to meet this requirement, the MPOA offers a roll-back service through the Town's garbage service for \$18.60 per quarter.

Garbage must be placed in an approved container and not placed on the ground. There have been a number of times when garbage has been piled on the ground or on top of the container resulting in a mess after the raccoons enjoy a night of rummaging through the trash and feasting on leftovers.

If you rent your house and do not have two garbage cans, you may get a notice from the Town requiring you to do so as they require rental houses to have a minimum of two garbage containers.

### ***Communications Corner – Iddy Andrews***

Be sure to visit our website at [www.oceanridgempoa.com](http://www.oceanridgempoa.com). If you have suggestions for additional information to be added, please contact us. Our communications email address is [oceanridgempoa@outlook.com](mailto:oceanridgempoa@outlook.com).

Please remember to call security at 869-4524 to advise them when you are having guests or contractors from outside Ocean Ridge. This will facilitate the process for both Security personnel and your guests.

We have posted photographs of our Security employees on our website under the Contacts tab. If you have issues involving Security, it would be helpful to have the employee's name when you report a situation.

Dates to remember:

- MPOA Advisory Committee Meeting October 17, 2014, 1:30 p.m. upstairs at the Wyndham Recreation Building
- MPOA Annual Meeting, January 10, 2015

### ***Key Contact Information***

Website [www.oceanridgempoa.com](http://www.oceanridgempoa.com)  
 SCS Manager - Horace Kinsey  
 (843) 869-4300; [hkinsey@scs-carolina.com](mailto:hkinsey@scs-carolina.com)  
 Security (843) 869-4524.

### ***Activities Department - Lindsey Young***

The summer has really been HOT and kept our staff very busy! We've enjoyed our summer workers who always add a lot to our program.

We opened "The Crab Shack" at the Cabana this summer where we sold ice cream, sodas, water, snacks, and beach toys. Besides chair and umbrella rentals, our boogie boards and ice cream were the biggest hits! We've added pool volleyball at the Marsh Point pool on a couple of afternoons which has also been popular with our guests.

Tiki Bob's snack bar opened at the Activity pool where we are selling not only ice cream, sodas, and snacks, but also cheeseburgers, hot dogs, quesadillas, and various wraps. Our guests and owners have enjoyed this benefit at the pool, especially since there isn't a restaurant on site at this time.

The trams have stayed busy with our guests wanting rides to and from the cabana. We received two new eight-passenger trams which we will use throughout the year. Our tours to Charleston and Wadmalaw Island continue to be popular, as well as our arts and crafts. Tie-dyed t-shirts have been our biggest hit in the art

department with entire families making them together and then taking group photos.

New fitness equipment has been ordered for our fitness room (two new treadmills and an elliptical) and should arrive any day now. Stop by, and check it out next time you're at the Activity Center.

As always, we hope to see you and your family at the Activity Center. Don't hesitate to contact me at 843-869-4531 if you have any questions and/or concerns. Enjoy the remainder of the summer!