



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – September 2016

REPORT FROM THE BOARD

Each quarter, the Board will report to the members of the Ocean Ridge Property Owners' Association identifying projects or concerns being addressed in the Community and providing updates on projects that are underway. Questions or requests for additional information on topics covered should be directed to Horace Kinsey via email (hkinsey@trustscs.com) or phone at (843) 869-4300.

ROADS AND SIGNS

Potholes on the primary roads in the community have been filled and stabilized. Potholes on side streets and cul-de-sacs will be identified and addressed after the summer season is over. Within the next two months, a systematic replacement of traffic control signs is scheduled with the existing signs being replaced by signage in accordance with the South Carolina Motor Vehicle Code and as recommended by the Edisto Beach Police Department. Larger and more visible STOP signs will be installed. SPEED limit signs will become uniform throughout the Community as 20 mph on primary roads and 15 mph on secondary roads. NO OUTLET signs will be installed where appropriate.

BEAUTIFICATION

Given the excessive heat and lack of rain during extended periods this summer, beautification efforts are being directed to remove dead shrubs and maintain existing plantings. The overgrowth in Battery Park along the lagoon

has been cut back to allow grass cutting and other maintenance in that area. Islands throughout the Community are being reviewed for cleanup and weed removal.

SECURITY

The Board reviewed the police reports provided by the Edisto Beach Police Department for the months of May and June and any incidents in the Ocean Ridge Community requiring police intervention. There were no major incidents to report. Minor incidents included thefts of bicycles and some vandalism. In addition, Chief Brothers has agreed to immediately inform the Board, through Horace Kinsey, of any major incidents in the Community so that Board can take action, if necessary, and advise nearby residents of the issue.

The pilot program requiring our security personnel at the front gate to secure more detailed information from guests, visitors, and contractors seeking entry into the Community has been completed. Based upon the results, the Board will consider the permanent implementation of these more extensive procedures upon completion of the summer season.

FINANCES

The Board received a six-month report on the status of the budget as adopted for calendar year 2016. At present, all revenues and expenses are in accordance with the budget as adopted and are expected to continue as projected.

BOARD ACTIVITY

Within the Declaration and Covenants creating the Ocean Ridge Community, the Developer (now Wyndham Vacation Resort, Inc.) is required to convey to the Ocean Ridge Master Property Owners' Association, the "common properties" in the Community by 2016. The Board has been communicating with Wyndham on this transfer, and Wyndham and the Board are in the process of identifying the common properties to be conveyed. However, the Board deems it essential that all roads in the Community be conveyed to the Association so the Board can authorize the Edisto Beach Police Department to enforce all traffic laws and regulations contained in the South Carolina Motor Vehicle Code within the Community.

RULES AND REGULATIONS

The disposal of trash and yard debris continues to be a problem in the Community despite the existence of a specific Town Ordinance and Rules and Regulations of the Association governing such disposal. Trash should only be placed at curbside for pickup in the Green Trash Container(s) provided by the Town. Trash should not be placed in trash/garbage bags for pickup next to or on top of the containers (raccoons and crows will tear the bags open and leave trash on the ground, and the trash removal company has no responsibility to pick up that trash.)

Yard debris, if created by the homeowner, should be placed in front of the homeowner's property for pickup and not deposited for pickup on a vacant lot next door or across the street. The trash removal company will not pick up yard debris located on vacant lots. If yard debris results from the homeowner en-

gaging the services of a landscaping company or contractor, the homeowner must require the landscaper or contractor to remove and dispose of the yard debris as part of the contract or engagement.

COMMUNICATIONS

Please remember to contact security at (843) 869-4524 if you have a visitor or contractor coming to your home.

To receive the most updated news about Ocean Ridge, we invite you to "like" us on Facebook. If you don't have a Facebook page, you can access our page by going to <https://www.facebook.com/OceanRidgempoa>. If you are not on our email list, please email us at oceanridgempoa@outlook.com. We currently have 553 contacts on our email list. You can also visit our website at www.oceanridgempoa.com.

Key Contact Information

- Website www.oceanridgempoa.com
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- Security (843) 869-4524