



# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – November 2016

## **REPORT FROM THE BOARD**

In the aftermath of Hurricane Matthew, the Board recognizes that many residents have questions and concerns associated with the cleanup and recovery process in the Community. All we can ask for is your **patience and cooperation**. The Board and our management company, Southern Community Services, are making every effort to address those questions and concerns as quickly and efficiently as possible.

## **DEBRIS and TRASH REMOVAL**

The removal of debris and trash is taking longer than we would like but is expected to start once the Town of Edisto Beach receives final approval from FEMA and SCEMD that FEMA funds will be made available to the Town to offset a major portion of the cost of that removal. Otherwise, the cost of that removal would fall upon the Ocean Ridge Community and deplete much of our reserve funds. The approval process has required the submission of a substantial amount of documentation to FEMA from the Town and the MPOA, including the adoption of a Special Ordinance by Town Council, a Proclamation of a local state of emergency issued by the Mayor and a Right of Entry onto Private Property and Indemnification signed by the MPOA. In addition, representatives of FEMA and SCEMD needed to complete an on-site survey to identify the extent of trash and debris on the roads and adjacent to the roads and to confirm that its presence created a substantial risk to the health, safety and welfare of the residents. On November 3, 2016, SCEMD issued a letter supporting the Town's request for FEMA funds "for debris removal from the rights of way in the planned unit development known as Ocean Ridge." The issuance of this letter represented a significant step in the approval process for FEMA funds. On November 5, 2016, FEMA requested additional documentation from the Town and the MPOA. The Town was required to

provide a document confirming the Town's legal authority and responsibility to enter upon private property to remove debris. The above referenced Ordinance should satisfy that requirement. The MPOA was also required to provide a list of specific road names and rights of way located in the Ocean Ridge Community where trash and debris are to be removed and a detailed map showing those roads and rights of way. That information was provided on November 7, 2016.

The Town had originally planned to begin trash and debris removal from the Ocean Ridge Community in sequence with the removal efforts in the rest of the Town. However, because the roads in Ocean Ridge are considered private property, FEMA required the submission of a separate application and imposed the additional requirements identified above before it would make FEMA funds available for such removal. Again, please be patient, and the Board, in cooperation with the Town administration, will continue to make every effort to have the FEMA approval expedited so the cleanup effort can begin as soon as possible.

Once removal of the trash and debris is scheduled, the Town has advised us that household trash (appliances, bedding, bikes, beach chairs, umbrellas, and household items damaged by water and other like items) must be separated from yard debris and trees. Otherwise, removal will not occur. **Any yard debris that is bagged must be in paper yard bags. Yard debris in plastic bags will not be removed. Paint containers or anything containing paint or solvents will not be removed. Also, electronic devices, such as TVs and computers, will not be removed. Containers of paint and electronic devices are the responsibility of the resident to dispose of at appropriate locations.**

### **TREE REMOVAL AND ROADS**

A site inspection of the Community by the Board revealed numerous trees near roadways that created a risk of falling and causing property damage or injury. After identification, trees in Club Cottage, along Gun Bluff and along Oristo Ridge were removed. Additional work is needed along Gun Bluff and other areas where trees or debris constitute a hazard, and that work will be scheduled. Fox Landscaping has started to maintain the roads as much as possible so as to keep them free from additional debris. Every effort is being made to have two lanes available on each road in the Community.

### **REPAIRS TO GUARD SHACK AND GATES**

The Guard Shack suffered substantial damage from the Hurricane, including the loss of its HVAC system and its computer systems. Some repairs have been completed but others are still required to return all security functions. This may cause some delays in entering the community for your family, friends and contractors but, to maintain adequate security measures, the Board wants to insure that only authorized individuals are given access to the Community. **To avoid delays at the front gate, if you have a visitor or contractor coming to your home, please call the Guard Shack (843) 631-5131 ahead of time and provide to the security personnel the name of the visitor or contractor so that a pass can be prepared and ready for them.**

The main entrance gate and the Summerwind gate were severely damaged by the Hurricane and require replacement. Bids were received and approved by the Board and our contractor is awaiting delivery of the new electric gates from the manufacturer. Installation will occur immediately upon delivery of the gates to our contractor.

### **THANKS TO TOWN OF EDISTO BEACH AND WYNDHAM VACATION RESORTS**

The Board, on behalf of the entire Ocean Ridge Community, wishes to thank the Town of Edisto

Beach and all of its departments (administration, police, fire, and public service) for their efforts in returning our residents to their homes as quickly as occurred and with the resumption of public services. The Town, its staff and volunteers, were instrumental in clearing the roads in the Community of fallen trees so that police and fire protection were immediately available after the storm passed. Also, the Board wants to thank Wyndham Vacation Resorts and its on-site manager, Pieter Knot, for taking the initiative and incurring the cost to remove fallen trees and debris on the entrance road from Docksite Road, on Sea Cloud Circle and its median, and from portions of King Cotton road. Given the closure of the Summerwind and Jenkins Street Gates, maintaining full and complete access to the Community through the main gate and along Sea Cloud Circle was crucial to the recovery process.

### **COMMUNICATIONS**

**The MPOA Annual Meeting is January 14, 2017, 9:00 a.m., at the Edisto Island United Methodist Church, 8193 Palmetto Road, Edisto Island.** Hope to see you there.

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](mailto:oceanridgempoa@outlook.com). If you were on our email list and inadvertently unsubscribed, go to our website at [www.oceanridgempoa.com](http://www.oceanridgempoa.com) and select *MPOA Board*, click on *Join our email list*, and fill out the form.

#### *Key Contact Information*

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