



# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – February 2017

## **REPORT FROM THE BOARD**

### **Annual Meeting**

The Board thanks all of the residents who attended the Annual Meeting on January 14, 2017 and their participation in the Question and Answer session. A total of 108 residents signed in and attended. The Annual Meeting serves as an important means for the Board to communicate with the residents, to report on the community, and to learn about the most pressing issues concerning our residents. Given the events of this past year and the impact of Hurricane Matthew, the Annual Meeting enabled the Board to explain to the residents the issues faced during the storm recovery process, report on the current status of storm recovery efforts, and identify additional areas to be addressed.

### **Storm Recovery Efforts Continue**

As reported at the Annual Meeting, the FEMA contractor will not be picking up any further debris in the community. All remaining debris (primarily yard debris, branches and tree limbs) will be picked up by the Town's contracted waste hauler. Arrangements have been made with the Town to have these efforts closely monitored. However, for this type of debris to be picked up, it must be raked up, placed curbside on your property and not located on any adjacent vacant lot. Also, yard debris must be bagged in yard bags and all tree branches and tree limbs must be less than three (3) feet in length. Should your yard debris comply with these guidelines but not be picked up within the next few weeks, you should contact Horace Kinsey at Southern Community Services (843-869-4300).

Additional storm recovery efforts will address the following: 1) identification and removal of any trees within the rights of way which still pose a serious risk of collapse; 2) repair of all non-

functioning street lights (a list has been provided to SCE&G,) and 3) clearing of all storm water drains. Again, should any resident become aware of a tree, street light, or storm drain requiring action, please contact Horace Kinsey.

## **FUTURE BOARD ACTIONS**

### **Transfer of Roads**

The Board and Wyndham Vacation Resorts have entered into a Memorandum of Understanding confirming and outlining Wyndham's legal obligation to transfer ownership of all roads in the community to the Ocean Ridge Property Owners' Association. A proposed deed with associated terms has been submitted to the MPOA by Wyndham and is being reviewed and revised by the MPOA with the hope that the parties will reach a final agreement on the transfer of ownership within the next 30 to 60 days.

### **Traffic Enforcement**

Once the roads are transferred to the MPOA, the MPOA will enter into agreements with the Colleton County Sheriff's Department and the Edisto Beach Police Department which will allow both of those agencies to enforce all traffic laws and regulations of the South Carolina Motor Vehicle Code within the community, including speeding, failure to obey traffic signs, and golf cart usage. In conjunction with this enforcement, new traffic control signs (speed limit signs, stop signs etc.) will be erected since enforcement will depend on all traffic control signs complying with South Carolina and federal rules and regulations.

### **Lagoons**

The lagoons throughout the community act as an integral part of the storm water management sys-

tem for the community. The Board has identified certain areas in the lagoon system that need to be cleaned out to allow for the free passage of storm water. The most serious blockages exist in Club Cottage and quotes are being obtained for the removal of storm debris and tree limbs in those areas. In addition, work is being completed on the outfall gate that conveys tidal water in and out of the lagoons in the Battery Park section of the community. It is anticipated that this work will stabilize the water levels in those lagoons during both high and low tides.

### **Root Balls and Stumps**

The Board has identified at least eight large root balls located on common property that need to be removed. Some may have been placed on the common property by contractors engaged by one or more homeowners. If this is confirmed, the MPOA will ask those homeowners to remove the root balls at their own cost and expense. All others will be removed by the MPOA at its expense once a contractor with the necessary equipment can be identified. Stumps remaining from trees removed from the rights of way by the MPOA will be ground down after all other cleanup is completed.

### **COMMUNICATIONS**

The Ocean Ridge Great American Cleanup is Tuesday, March 28, 9:00 a.m. We will meet on the porch of the Plantation Golf Course Conference Room. Please sign up by sending an email to [oceanridgempoa@outlook.com](mailto:oceanridgempoa@outlook.com) with information on who is participating and their T-shirt size.

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>.

We now have th 515 names in our email data base. 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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