



# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – May 2017

## **REPORT FROM THE BOARD**

The Board of Directors of the Ocean Ridge Property Owners' Association issues a quarterly report to its members identifying issues and concerns being addressed by the Board and to provide updates on projects previously identified. Questions or requests for additional information on the topics covered should be directed to Horace Kinsey via e-mail ([hkinsey@trustscs.com](mailto:hkinsey@trustscs.com)) or phone at (843) 869-4300.

## **STORM RECOVERY-FINAL EFFORTS**

Storm recovery efforts are almost complete. In the past month, the Board engaged a contractor to remove the large root balls remaining from toppled trees in common areas and along the roads. At present, the Board has three remaining areas to address: 1) the removal of approximately 4 to 5 trees along roadways that have been uprooted to the extent that they may pose a future danger; 2) grinding stumps remaining from removed trees that are within the rights of way of several roads and 3) the removal of several large "hangers" on trees near roads and streets. It is expected that the tree contractor engaged to remove the potentially dangerous trees will remove those hangers as well.

## **LAGOONS**

A major cleanup of the drainage channels feeding into and through the lagoons in Club Cottage was undertaken. These channels exhibited serious overgrowth and silting prior to Hurricane Matthew. The amount of flooding that occurred in Club Cottage as a result of Hurricane Matthew worsened the situation. All channels were cleared of overgrowth and storm debris removed.

In addition, the underground pipes connecting several of the lagoons were cleaned out to improve the flow of water in the channels and lagoons. At the same time, the underground piping feeding the lagoons in Summerwind and servicing a lagoon near Magnolia Walk were also cleared of silt.

## **ROADS AND SIGNS**

Potholes on both the primary roads and on side streets and cul-de-sacs in the community have been cut and filled with the exception of those streets scheduled to be repaved late this year or early next year. (Club Cottage Road and Driftwood Lane are on the current schedule).

A systematic replacement of traffic control signs has been completed. All traffic control signs now comply with the South Carolina Motor Vehicle Code. Larger and more visible STOP signs were installed; uniform SPEED limit signs were placed throughout the Community with 20mph being the speed limit on primary roads and 15mph on secondary roads; and DEAD END-NO OUTLET signs were installed where appropriate.

## **BEAUTIFICATION**

All beautification efforts were delayed by the storm clean up and will be further delayed until the fall since the hot and humid weather is not conducive for planting and particularly in areas where no irrigation systems exist. However, we have directed our landscaping contractor to initiate a scheduled cleanup of the medians and islands including the placement of pine straw.

## **SECURITY**

During the first quarter, the Edisto Beach Police Department (EBPD) spent 357 hours patrolling

the Ocean Ridge Community, which equates to a weekly average of 27.5 hours and exceeds the 21 hours required under the Association's Agreement with the Town.

The Board reviewed the Police Reports provided by the EBPD for the first quarter and all incidents in the Ocean Ridge Community requiring police intervention. The two most significant incidents involved a burglary at a residence where a TV set was stolen and a renter leaving a loaded hand gun in a rental unit. All other incidents were of a minor nature: false home alarms, animal complaints and the unlawful feeding of an alligator.

### **TRANSFER OF COMMON PROPERTIES**

Under the Declaration and Covenants creating the Ocean Ridge Community, the Developer (now Wyndham Vacation Resort, Inc.) was required to convey to the Association, the "common properties" in the Community by 2016. While there are several areas designated as "common property" within the Community, the Board determined that the roads and streets constituted the "common property" that would best serve the Community if conveyed to the Association.

Once the roads in the Community are conveyed to the Association, the Association and the Town of Edisto Beach will enter into an agreement authorizing the EBPD to enforce all traffic laws and regulations of the South Carolina Motor Vehicle

Code within the Community. This transfer is in its final stages with the documentation having been agreed upon by the parties and its execution in process. The Board's goal is to have all agreements completed prior to the summer season.

### **COMMUNICATIONS**

Twenty people participated in the Ocean Ridge Great American Cleanup with approximately 40 bags of trash removed from the Community. The most unusual find was a Missouri driver's license for a man born in 1920, expiration date 1989.

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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