



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – August 2017

REPORT FROM THE BOARD **SECOND QUARTER, 2017**

The Board of Directors of the Ocean Ridge Master Property Owners' Association (MPOA) issues a quarterly report to its members identifying issues and concerns to be addressed by the Board in the coming months and providing updates on projects identified in previous reports. Questions or requests for additional information on the items discussed should be directed to Horace Kinsey via e-mail (hkinsey@trustscs.com) or by phone at (843) 869-4300.

STORM RECOVERY-COMLETE

Storm recovery has for all intents and purposes been completed. The only item remaining is the grinding of stumps in various locations around the community where trees were removed adjacent to the roadways. That work will be completed in conjunction with the removal of trees and stump grinding as part of the repaving of the Club Cottage roads and Driftwood Lane.

LAGOONS

The cleanup of the drainage channels and lagoon system in Club Cottage and to Fairway Drive has resulted in significant improvement in the flow of storm water from the Golf Course and thru the lagoon system bordering Fairway Drive and into the large lagoon adjacent to Heron Cove.

In addition, the clean out of the underground pipe feeding the lagoons in Summerwind has improved both the appearance and the quality of the water in those lagoons.

It has been noted that the lagoon at the end King Cotton and near the base of the Jenkins Gate hill has a severe algae or drainage problem which needs to be addressed. The Board has asked our contracted lagoon treatment company to investi-

gate the problem and suggest a solution to clear the lagoon and improve the water quality.

ROADS AND TRAFFIC CONTROL SIGNS

Although potholes on both the primary roads, side streets, and cul-de-sacs in the community were previously cut and filled (with the exception of those streets being repaved later this year or early next year - Club Cottage Roads and Driftwood Lane). Additional potholes have appeared due to excessive rain, humidity and increased traffic in the community. Those potholes are to be identified, cut and filled within the next 30 to 60 days.

As previously reported, new traffic control signs have been installed throughout the community and now comply with South Carolina's Uniform Act Regulating Traffic. The installation of these compliant signs was a necessary step for the future enforcement of all traffic laws in the community by the Edisto Beach Police Department (EBPD) and the Colleton County Sheriff.

The engineering company engaged by the Board has completed bid specifications for the repaving Club Cottage Roads and Driftwood Lane. Bids are now being solicited for this work and all bids must be submitted by the end of August with the repaving to be done late this year or early next year depending on the successful bidder's schedule. The repaving of Club Cottage Roads and Driftwood Lane (and removal of several large trees) represents the third step in the 10-year plan to repave all roads in the community.

BEAUTIFICATION

Now that the storm recovery is complete, the Board has approved several beautification projects for implementation in the fall. These projects include cleaning up and installing new plantings at

the Summerwind and Jenkins Street Gates; inspection and replacement of non-working fixtures in the lighting system at the Jenkins Gate; a joint effort with Wyndham Vacation Resorts to add an irrigation system and plantings in the medians immediately to the right and left of the guard shack at the front entrance.

SECURITY

During the second quarter, 2017 (April-June), the EBPD spent 373 hours patrolling the Ocean Ridge Community. This equates to a weekly average of 28.7 hours, which exceeds the monthly requirement of 21 hours under the MPOA'S Agreement with the Town.

The EBPD responded to approximately 25 calls from the community during the second quarter, compared to 12 during the first quarter. The second quarter calls involved a variety of issues and concerns, but none were of a major nature or indicative of a recurring problem in the community. The most significant incidents involved the theft of two bicycles and a visitor leaving a hand gun in a rental unit. The remaining calls involved noise and disturbance complaints; residential alarms triggered for no explainable reason; some vehicle damage reports, and a domestic dispute between siblings. All of these incidents were resolved without complication.

It is anticipated that the third quarter will see more police calls as the summer season brings more visitors and an increase in issues and disputes.

TRANSFER OF COMMON PROPERTIES

Under the Declaration and Covenants creating the Ocean Ridge Community, the Developer (now, Wyndham Vacation Resort, Inc.) was required to transfer ownership of the "common properties" in the community to the MPOA by 2016. After negotiations with Wyndham, it was determined that the roads and streets constituted the only "common property" that the Board wanted to have conveyed to the Association.

This transfer has been completed and the MPOA now holds legal title to all of the roads and streets in the community. Such ownership will enable the MPOA to prepare and submit to the Colleton County Sheriff and the Town of Edisto Beach the documents allowing the EBPD to enforce all traffic laws in the community and issue tickets for speeding, failure to obey stop signs, golf cart violations, and other violations contained in the Uniform Act Regulating Traffic in the State of South Carolina. The anticipated date for such enforcement to begin is on or about September 30, 2017. Notice of the actual implementation date will appear on the MPOA's website and other social media at least 30 days before such enforcement goes into effect.

COMMUNICATIONS

Twenty volunteers participated in the Ocean Ridge Great American Cleanup in March to pick up trash in the Ocean Ridge Community. Approximately forty bags of trash were picked up together with a number of miscellaneous items that were unable to be bagged. The most unusual find was a Missouri driver's license for a man born in 1920, expiration date 1989. The MPOA appreciates our awesome volunteers.

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 537 names in our email data base. If you are not on our email list, please email us at oceanridgempoa@outlook.com. If you were on our email list and inadvertently unsubscribed, go to our website at 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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