



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association – November 2017

REPORT FROM THE BOARD-THIRD QUARTER, 2017

This represents the third quarterly report issued by the Board of Directors of the Ocean Ridge Master Property Owners' Association (MPOA) for 2017. Its purpose is to inform the residents of the Ocean Ridge Community of issues and concerns being addressed by the Board and to provide updates on projects approved by the Board for current or future implementation. 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.

HURRICANE IRMA-ANOTHER STORM RECOVERY

While Hurricane Irma did not bring the same type of devastation as Hurricane Matthew to the Community, substantial damage and considerable debris still resulted. Unlike Matthew, the major cause of damage and debris was the unexpected strength of the "storm surge" from Big Bay Creek. That storm surge had significant impact on all properties adjacent to tidal lagoons and creeks in the Community. The areas hardest hit were in Club Cottage, Battery Park, Summerwinds and along Rice Lane and Gun Bluff. This surge brought substantial amounts of "wrack" and mud into those areas and deposited that material on the streets, in the lagoons, and under houses. Residents having refrigerators, freezers, washers, dryers, and other items stored under their houses were severely affected.

Unfortunately, unlike the situation with Matthew where the Town of Edisto Beach could assist the Community with the clean-up through FEMA contractors, no such assistance was available for

this storm. Also, since the Town's contract with Republic Waste Services does not require Republic to pick up "storm related" trash and debris, the onus for the cleanup fell upon individual property owners for appliances, household goods, and other like items and upon the MPOA for the wrack, fallen tree limbs, and yard debris placed along the streets and roads by our residents. While it took a few weeks for the MPOA's contracted landscaping company to complete the cleanup, most of the storm debris has been addressed.

There are still a few properties where storm debris in the form of household items, damaged construction materials, and similar items were placed along the street by the homeowner. Again, the disposal of such material is the responsibility of the homeowner and not the MPOA or Town. It should be taken to the Town's recycling center for disposal. Failure to do so may result in the homeowner being subject to a financial penalty.

LAGOONS

The lagoons maintained by the MPOA were seriously impacted by the storm surge from Big Bay Creek. In particular, the lagoons behind the sixth green of the golf course and in the Heron Court area were most affected.

While the lagoon behind the sixth green is only partially the responsibility of the MPOA, immediate action was required because of the fish kill and amount of debris appearing in that lagoon. As a result, the Board determined it would undertake immediate cleanup efforts for the benefit of the Community's residents along that lagoon. Likewise, the lagoon in the Heron Court area sustained a fish kill and the depositing of substantial amounts of debris.

The lagoon maintenance company engaged by the MPOA remediated the conditions in both of those lagoons within a few days after storm. However, much of the debris removed from those lagoons had to be deposited along adjacent roadsides until it dried out and was transportable by our landscaping company.

Because the lagoon system in the Club Cottage area was inundated by the storm surge resulting in large amounts of debris being deposited into the drainage channels, the MPOA has asked our contracted lagoon maintenance company to clear those channels. In addition, the MPOA is investigating ways to improve the outfall which allows the lagoon systems behind Shelter Cove and in Heron Court to drain into Big Bay Creek at McConkey Square. That outfall has not been updated in several years.

ROADS

Bids were received from two contractors for the next repaving project scheduled by the Board. This project represents the third phase of a ten-year program to repave all roads in the Community. This phase involves the repaving of Club Cottage Road and Driftwood Lane. The lowest bid accepted by the Board for the re-paving was \$242,480.

Included in this project will be the removal of trees along the roadsides in Club Cottage and Driftwood which the MPOA's contracted engineer believes need to be removed to prevent future disturbance of the paving by the root systems. The estimated cost for the tree removal is between \$10,000-\$15,000 and is in addition to the repaving cost.

The trees being removed in Club Cottage and Driftwood have been marked, and the Board is awaiting bids for their removal. Hopefully, the tree work can be completed by mid-December. Thereafter, the paving contractor will saw cut various areas of Club Cottage Road and Driftwood Lane that require fill and additional stabilization. Due to weather concerns, however, the paving contractor recommended that the repaving itself

be delayed until March 2018 to ensure sufficient temperatures for effective paving and the setting of the macadam.

In the interim, the Board has instructed the repaving contractor to repair potholes throughout the Community on roads not being repaved and to repair a sinkhole behind the Guard Shack. These are costs not included in the repaving contract.

BEAUTIFICATION

Although the Board previously approved several beautification projects for implementation this fall, the Board decided to defer action on all such projects given the costs incurred for storm clean-up. At present, the MPOA has incurred approximately \$16,000 of unanticipated costs for the storm clean up. These costs include not only the storm cleanup described above but also repairs to the Front Gate, Summerwind Gate, Jenkins Gate, and the Guard Shack. Much of the money allocated in the annual budget for beautification projects was redirected to payment of these costs. Once all costs associated with the storm cleanup are finalized, the Board will review the beautification projects previously approved and ascertain what funds are available.

TRANSFER OF COMMON PROPERTY- TRAFFIC ENFORCEMENT

As previously reported, the roads in the Community are now under the ownership and control of the MPOA. On August 30, 2017, the MPOA entered into a Memorandum of Understanding with the Sheriff of Colleton County and the Edisto Beach Police Department which authorizes those law enforcement agencies to enforce all S.C. traffic laws and issue tickets in the Community for violation of those laws, including but not limited to, speeding violations, stop sign violations, failure to yield violations, and violation of all State and local laws and ordinances governing the operation of golf carts.

The next step in the enforcement process will be the erection of notices at all entry points to the Community notifying residents, renters, and visi-

tors that the Sheriff of Colleton County and the Edisto Beach Police Department will enforce all S.C. traffic laws in the Community. In addition, new signs will be erected stating that the speed limit in the entire Community is 15mph unless otherwise posted.

SECURITY

During the Third Quarter, 2017 (July-September), the Edisto Beach Police Department (EBPD) spent 396 hours patrolling the Ocean Ridge Community. This averages 30.1 hours per week, significantly above the 21 hours required under the MPOA'S Agreement with the Town of Edisto Beach.

The EBPD responded to approximately 35 calls from the Community during the third quarter, compared to 25 during the previous quarter. The third quarter calls reflected a variety of issues and concerns, but none were indicative of a recurring problem in the Community. The most significant incidents involved a residential fire which was confined to the front porch (no injuries) and a resident inadvertently leaving a handgun at his residence on top of his trash can. The remaining calls involved false 911 calls, a residential alarm for no apparent reason, minor medical problems, and animal complaints. All issues were resolved without complication. The fourth quarter of the year

should see a drop in police calls as the tourist season comes to a close.

COMMUNICATIONS

Mark your calendar for the **MPOA Annual Meeting on Saturday, January 13, 2018**. Location is the Lion's Club, 2907 Myrtle Street. Coffee and donuts will be served at 8:30 a.m. with the meeting following at 9:00 a.m.

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 529 names in our email data base. If you are not on our email list, please contact 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

- Website www.oceanridgempoa.com
- SCS Manager - Horace Kinsey
- (843) 869-4300; hkinsey@trustscs.com
- Security (843) 631-5131