



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – February 2019

REPORT FROM THE BOARD

PRESIDENT'S REPORT

The Board would like to thank all the owners that attended the annual meeting of the MPOA on Saturday, January 19. We really appreciate the interest shown by the people in attendance. We will continue to address issues that are brought to our attention. Our goal is to continue to complete projects that will improve and enhance our community. Please contact Horace Kinsey with your concerns and questions at hkinsey@trustscs.com or by phone at (843) 869-4300.

LAGOONS

Monitoring the lagoons continues to be one of our concerns. They are treated on a regular basis and cleaned as needed. The water level in the lagoons fluctuates with the amount of rainfall. They are higher than normal now because of the amount of rain we have received.

BY-LAWS

Last May the South Carolina Legislature enacted the South Carolina Homeowners Association Act. One requirement of the Act is that all the "governing documents" of a homeowners' association be recorded in the deed records of the county in which the subdivision is located. For associations already in existence, those documents had

to be recorded before January 10, 2019, or they would be unenforceable.

The Declarations governing Ocean Ridge, and amendments and supplements to them, were recorded prior to the Act being passed. But the Bylaws and "rules regulations", which are not typically recorded, had not been recorded. So, to comply with the Act, the Bylaws, as amended, Beautification Ordinance, Manual of Policy Guidelines, and Policy, and Guidelines for Operation of Golf Carts, were recorded on December 18, 2018 in the Register of Deeds for Colleton County. We plan to post this document on the website, even though all the documents recorded are already posted there. A summary of the main Ocean Ridge governing documents has been prepared and will also be posted on the website.

ROADS

In December 2018, Smoak Construction Company completed an extensive roadway repair project to eliminate significant potholes and fix areas of broken pavement. There were approximately 20-25 locations that were repaired. Most of the repair sites were on Oristo Ridge, Gun Bluff, and Battery Park. Additionally, a major drainage pipe under Rice Lane near the entrance to Battery Park had become unstable and was breaking up the roadway. The pipe was excavated, stabilized and the roadway re-

paired. The cost of the roadway repair project was approximately \$10,000.

The Ocean Ridge MPOA Board has approved the next major roadway resurfacing project scheduled for March/April 2019. The approved cost of the resurfacing projects is approximately \$226,000, more than \$20,000 below initial cost estimates. The following roads will be included in the 2019 project:

- Fairway Drive segment from the entrance to the golf course to just past the tennis courts
- Fairway Drive from Club Cottage Drive to near the Summerwind Gate
- Summerwind Circle
- Pender Lane
- Whalers Court

Potholes and broken pavement areas that are located on the roads scheduled for resurfacing were not addressed in the just completed roadway repair project because these problems will be included as part of the resurfacing project.

We are placing additional speed humps in various locations to reduce vehicle speed within Ocean Ridge. The new speed humps will be periodically relocated in order to test the effectiveness of those placements in reducing vehicle speed, while also ensuring the safety of all road users, including bicyclists and pedestrians. The Board has approved to change the speed limit within Ocean Ridge to a uniform 15 mph. Speed limit signs within Ocean Ridge have been adjusted accordingly. This change will simplify and im-

prove speed limit enforcement by the police.

SECURITY

In 2018, there were a few minor incidents within the Ocean Ridge community, none were serious. The Edisto Beach Police Department continues to patrol our neighborhood, averaging about 30 hours a week. The contract with our present security company was renewed for three years. New cameras and a speaker system are being installed at the Summerwind and Jenkins gates. The speaker will work only one way so that the security guard on duty can view and speak to any person trying to exit these gates if the need arises. This is to monitor and communicate information, especially to drivers who cannot exit these gates.

BEAUTIFICATION

The Beautification line item of the Ocean Ridge MPOA budget is separate from the weekly landscape maintenance and focuses on the three entrances and some of the common area medians. In the past several years, hurricanes, king tides, and flooding from excessive rains have wreaked havoc on our landscaping, trees, and homes. The funds that were originally allocated for “Beautification” were often redirected to “clean up” efforts due to weather events. We have begun to clean out the dead shrubbery and trees and have contracted with a professional landscaper to help with our entrances and some of the medians. Our input to the landscaper was that the landscape plans contain deer “non-preferred” and salt/drought tolerant perennial plants, shrubs, and trees. Wyndham and The Plantation Course would like for

us to focus on the front entrance first and have offered to help with the cost of that initial project. Once the front entrance project gets underway, we will prioritize the remaining projects. We will post updates in the newsletter as our plans progress. There should be progress on the front entrance in February, weather permitting.

FINANCES

To view budget comparisons for 2017 and 2018 and the budget for 2019, go to: <http://www.oceanridgempoa.com/wp-content/uploads/2019/01/Annual-Meeting-Power-Point-2019.pdf>.

COMMUNICATIONS

To see the PowerPoint presentation and photos from the 2019 annual meeting, go to our website <http://www.oceanridgempoa.com/>. The first listing has links to both.

Save the Dates:

- Annual Great American Cleanup for Ocean Ridge – April 8, 2019, 9:30 a.m. – Watch website for details
- Annual MPOA Social – March 30, 2019, Lion’s Club

To make your reservations for the social, contact Horace Kinsey at

hkinsey@trustscs.com prior to March 20. The cost will be \$10 per person with children under ten years of age admitted free. The menu will be shrimp boil and hot dogs.

To receive the most updated news about Ocean Ridge, please “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 588 names in our email data base. If you are not on our email list, please contact us at oceanridgempoa@outlook.com or signup via our website.

“A community is like a ship; everyone ought to be prepared to take the helm.”
– *Henrik Ibsen*

Key Contact Information

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