



Ocean Ridge Sound

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

PRESIDENT'S REPORT

The quarterly meeting of the Ocean Ridge POA was held on October 18 at the Southern Community Services office. Thanks to all the owners who attended the meeting. The Board listened to the concerns and suggestions from the owners that were present. Most of the concerns were about the drainage issues and storm debris.

We really appreciate the interest shown by the owners. We will continue to address the issues that are brought to our attention. Our goal is to continue to complete projects that will improve and enhance our community. If you have questions or concerns, please contact Horace Kinsey at hkinsey@trustscs.com or by phone at (843) 869-4300.

Reminders:

- Debris left on vacant lots will not be picked up.
- If you hire a contractor to cut or trim trees, it is their responsibility to carry off the debris.
- Please be reminded that dogs must be on a leash at all times. Please make sure your guests are aware of this policy.
- Please pick up after your dog. We continue to have owners who are not picking up after their dogs. Do not leave the bag you have used for this purpose on the side of the road or on piles of debris. Put the bags in your trash can!

FINANCE

Revenues to date are being realized as anticipated in the annual budget and expenditures are within the amounts allocated to the various areas of responsibility. At the time of this report, these results are anticipated to continue through the remainder of the year.

ROADS

The next resurfacing project will soon go out for bids and be scheduled for the spring of 2020. This project will include Gun Bluff, Rice Lane, Windsor Court, Barony Court, and Sunset (Myrtle Street Extension). That will leave a final project consisting of Battery Park, Oristo Ridge and Magnolia Lane. All pavement markings, including stop lines at stop signs, will soon be repainted and reflectors at selected locations will be replaced. Golf cart crossings across roadways will also be painted with a distinctive crossing pattern to help alert motorists to the likely presence of golfers and golf carts.

The roadway entrance to Oristo Ridge is in serious need of repair, primarily due to inadequate drainage. The Ocean Ridge engineering consultant will evaluate the situation and recommend repair options. It may be necessary to remove the center median and tree in order to make a proper long-term roadway repair and to solve the drainage problem.

SECURITY

The Edisto Beach Police Department reported they have patrolled our community 29.8 hours per week during the last quarter. Please continue to call the Front Gate if you are expecting guests or repair crews – (843) 631-5131.

LAGOONS

Our lagoon contractors came down before Hurricane Dorian arrived and lowered the levels on the outflow on Docksite Road and the spillway on golf hole #6. Please understand that all storm water that goes through our drains empties into our lagoons. When the lagoons are full during a high tide, there is nowhere for the water to go.

BEAUTIFICATION

The Jenkins gate entrance and the median on Hutto Lane project will begin in November. The irrigation and lighting systems will be checked and repaired at the same time.

ARCHITECTURAL REVIEW BOARD

Your Architectural Review Board (ARB) has received, reviewed, and approved plans for several new houses in Ocean Ridge in recent months, and we are aware of a few more houses planned. Compared to the previous few years, this is something of a building boom!

Keep in mind that **ANY** change to the exterior appearance of a house or lot requires ARB approval. This includes cutting of most trees, repainting (even if the color), and re-roofing (even if using the same

roofing materials). The requirements and forms for submittal are available on the MPOA website. The ARB meets on the fourth Thursday of each month, so requests

for approval should be submitted in time for them to be considered before you plan to start work. While approval is rarely denied, failure to obtain approval before doing the work could result in considerable expense and delay if construction has to be modified or replaced.

COMMUNICATIONS

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 573 names in our email data base. If you are not on our email list, please contact us at oceanridgempoa@outlook.com or sign up via our website.

“The way to change the world is through individual responsibility and taking local action in your own community.” – *Jeff Bridges*

Key Contact Information

- Website www.oceanridgempoa.com
- SCS Manager - Horace Kinsey
- (843) 869-4300;
hkinsey@trustscs.com
- Office location – 42 Station Court, Jungle Room; Mailing address – P.O. Box 700, Edisto Island, SC 29438
- Security (843) 631-5131