



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – August 2020

REPORT FROM THE BOARD

The quarterly meeting of the Ocean Ridge MPOA was held via Zoom on July 17. This has been our manner of official communication during the Covid -19 virus.

The board is aware that some RFID owners have taken the decal off the windshield of their registered vehicle. Some have been placed on a plastic material so that renters and other non-owners can use them. Those who violate the proper use of their RFID will have their RFID code turned off by SW Community Services thereby losing access to the back gates.

We have observed a number of under-aged drivers in Ocean Ridge this summer. To drive a golf cart in South Carolina, you must be 16 years old with a valid driver's license.

The board continues to monitor trees that need to be taken down, and stump grinding will begin soon. We are in the process of cleaning storm drains and pipes to help with drainage issues in the resort.

The board would like to welcome Rick Moore as a new member of the Architectural Review Board (ARB). Rick and his wife, Sharon, live in Battery Park.

Reminders for homeowners who rent your house or condo:

- Make sure all Ocean Ridge rules and regulations are posted in your house or unit.

- Renters are not allowed to bring boats, golf carts, motorcycles, low-speed vehicles, or jet skis inside the resort property.
- Beach towels, clothing, or other items should not be hung over porch railings.
- Do not park on common property or on other homeowner's property.

If you have any questions or concerns, please contact Horace Kinsey at hkinsey@sw-community.com or by phone at (843) 869-4300.

RULES & REGULATIONS UPDATE

At the quarterly meeting on July 17, the MPOA Board passed the following changes to the Beautification Ordinance to address continuing problems with controlling dogs and the feeding of wild animals; to clarify confusing language regarding parking; and to establish a procedure for enforcement of the regulations. For precise wording of the regulations, read the entire Beautification Ordinance on the MPOA website. Ignorance of these requirements is NO excuse for violation.

If you see violations of these rules, or any other rules set out in the Beautification Ordinance, contact Horace Kinsey. If you have photographs of violations showing date and time, they may be considered evidence for the Board to begin the procedure to levy penalties against the offending Owner. Owners are responsible for violations committed by tenants, so Owners need to ensure renters are aware of these rules.

1. Paragraph 5. A. - Owners and Owner's tenants, guests, and contractors, must park their vehicles (including without limitation trailers, campers, RV's and trucks) only on the Owner's property and not on another Owner's property (unless approved by such other Owner) and not upon the Common Properties (including without limitation the rights-of-way of the roads and streets within the Properties). Notwithstanding the foregoing, parking of vehicles along the edge of the road right-of-way is allowed provided travel along the road, mail and package delivery, access by other Owners to their driveways, and garbage pickup, are not interfered with. However, no such parking along road rights-of-way is allowed overnight.

2. Paragraph 8 - Pets and Wild or Stray Animals
Pets are not permitted to interfere with the rights, comfort, or convenience of other Owners and guests. Dogs are required to be on a leash at all times, except when Owners have pets unleashed within their property boundaries if contained within invisible fencing or if the pet is under the control of a person present with the pet. Dog Owners shall immediately remove waste left by their dogs and deposit that waste in their own garbage container. Any attempt to domesticate wild or stray animals by any method, and any feeding of wild or stray animals, specifically including deer, is a violation of the Beautification Ordinance.

3. Paragraph 10 - The Association has the authority to levy fines against an Owner for violation of these Regulations. On the first violation, the Association will give written warning to the Owner, specifying the nature of the violation and the date and place it oc-

curred. Upon the second violation, the Association may levy a \$25 fine; upon the third, \$50; and upon the fourth, and each subsequent violation, \$100. All fines imposed on an Owner will be a lien on the Owner's property to the same extent as an unpaid assessment is a lien.

ROADS

To reduce the traffic backup entering the Ocean Ridge community through the main security gate, we have changed the entry traffic pattern. During high Wyndham time-share check-in periods (Friday – Sunday afternoons), Wyndham Resort customers will be directed to utilize the left portion of the entrance lane, and before arriving at the security gate they will turn left into the Wyndham offices parking lot for curbside check in. After checking in, they will leave the parking lot through a new one-way access gate directly onto Sea Cloud Circle. Ocean Ridge residents and guests, Plantation Course patrons, and Ella & Ollie patrons will use the right entrance lane and proceed through normal security clearance. Hopefully, this arrangement will split the entering traffic sufficiently to ease current frequent traffic backups.

A "Caution – Hidden Drive" sign has been placed at the outgoing base of Hutto Hill to alert motorists to a potentially dangerous obscured driveway immediately ahead.

The schedule for the final major Ocean Ridge resurfacing project, consisting of Battery Park, Oristo Ridge, and Magnolia Lane, will be accelerated from 2022 to 2021, contingent on us incurring no significant and costly storm or hurricane damage during 2020.

A section of Oristo Ridge road is in serious need of repair, primarily due to inadequate drainage. This section is outbound near the beginning of the roadway off King Cotton. We will perform a temporary repair of this section of Oristo Ridge, and a properly engineered long-term fix will be included as part of the Oristo Ridge portion of the final resurfacing project next year.

Repair of various potholes throughout Ocean Ridge and replacing roadway reflectors on various sections of the road network will occur as summer tourist traffic eases.

SECURITY

The previous month was relatively quiet from a security standpoint. The police patrolled 128 hours inside Ocean Ridge and responded to several minor issues.

Damage to the Jenkins and Summerwind gates continues to be a problem. We plan to upgrade our camera system at the RFID controlled gates so we have clearer pictures of the activity and situations in these areas.

BEAUTIFICATION

Irrigation work on Hutto Hill at the Jenkins Gate was completed mid-July. The next beautification project is slated for the Summerwind gate. The tornado in April stalled this project, so we are planning a fall landscape installation following hurricane season.

TRASH AND DEBRIS

Owners are reminded that the town will not pick up garbage/trash that is not inside a town-issued roll cart. All items should be inside the cart with the top closed. Items on the ground will not be picked up. It is the

responsibility of the property owner to clean up and remove any such trash.

Cans or any type of containers that contain herbicides or fungicides, paint, solvents, oil, drywall compound, or other like construction materials will not be picked up. Property owners are required to dispose of those materials themselves.

No televisions, computers, or other electronic devices will be picked up. Again, property owners are required to dispose of those materials themselves.

If we experience a major storm, please visit the ocean ridge website for instructions on how to handle debris cleanup. The town of Edisto Beach may issue additional guidelines for debris removal. Failure to follow such guidelines may result in additional work or costs for homeowners.

COMMUNICATIONS

To download the application for a Town of Edisto Beach Emergency Decal follow this link: <https://www.oceanridgempoa.com/wp-content/uploads/2020/05/edisto-emergency-access-decal.pdf>. This decal is for the purpose of re-entry to the Town in the event of a disaster or emergency.

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 www.facebook.com/oceanridgempoa. We now have 755 names in our email data base and 565 subscribers. If you are not on our email list, please contact us at oceanridgempoa@outlook.com or sign up via our website.

“Communication leads to community, that is, to understanding, intimacy and mutual valuing.” – Rollo May

Key Contact Information

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