



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – February 2021

REPORT FROM THE BOARD

Happy New Year! The yearly meeting of the Ocean Ridge MPOA was held on January 16, 2021 via Zoom. We had 54 property owners/timeshare owners join the meeting. Thanks to all who participated. The minutes of the January 2020 annual meeting were approved.

Two candidates were introduced for re-election to the MPOA Board: Mike Atchley and Gene Hindman. Both were re-elected to another term by a vote of the membership. The Board members gave reports on their areas of responsibility and questions were answered at the end of the meeting. Most questions or concerns dealt with the Wyndham amenities pass. No decision has been made by Wyndham concerning amenities passes for 2021. Ocean Ridge MPOA has no control of the availability or prices set by Wyndham Properties. Please direct all of your questions in this regard to Wyndham.

REMINDERS:

- ❖ Always keep dogs on a leash!
- ❖ When a landscaping company works on your property, they are responsible for hauling off all debris.
- ❖ Do not place debris on an empty lot or on someone else's property.

ROADS

The schedule for the final major Ocean Ridge resurfacing project, consisting of Battery Park, Oristo Ridge, and Magnolia Lane is planned for the spring of 2021.

The preliminary cost estimate for this project from our engineering consultants is approximately \$330,000. This estimate is higher than the final cost of recent Ocean Ridge resurfacing projects. The Oristo Ridge portion of the upcoming project will be expensive due to the steep elevation of the roadway compared to the relative flatness of most Ocean Ridge roads. The final costs of recent projects have been significantly under the preliminary cost estimates of those projects. Hopefully, that trend will continue. Regardless, our resources are enough to cover the cost of the project. A section of the Oristo Ridge is in serious need of repair primarily due to inadequate drainage. This section is outbound near the beginning of the roadway. We made a temporary repair of this section by shoring up the roadway with concrete. A properly engineered long-term fix will be performed prior to the Oristo Ridge portion of the final resurfacing project next year. We are currently working with contractors and consultants to design and provide a cost estimate for this repair project.

The Board discussed speed breakers and decided no new ones will be installed at this time.

FINANCE

The budget was approved for 2021 with no new increases in the regime fees.

ARB

If you are a regular walker in Ocean Ridge you will have seen dog poop left on vacant lots, thrown into lagoons, left on another

owner's lot, or left on common property. This is unsightly, unsanitary, aggravating if you step on it and, above all else, a thoughtless insult to Ocean Ridge owners and guests. It violates the Town of Edisto Beach ordinances – a misdemeanor punishable by a \$500 fine. It also violates the Ocean Ridge Beautification Ordinance, which requires that **“Dog owners shall immediately remove wastes left by their dogs and deposit that waste in their own garbage container.”** To bring consistency between the Town ordinance and the Beautification Ordinance, the Ocean Ridge Board of Directors voted at its January meeting, to make violations of this provision subject to a \$500 fine. If you see a violation occurring, document it by taking a photo and notifying Horace Kinsey (843) 869-4300 or email to hkinsey@sw-community.com) in the management office.

If you are installing a lift or making any exterior changes to your house (new roof, siding, door color, house color, etc.) Please contact Horace Kinsey, and give him any information, and he will submit this information to the Architectural Review Board (ARB) for approval.

SECURITY

Security for the fourth quarter continued to be good. We experienced very few police calls as tourism was reduced. There was an average of 28 hours of police patrol each week.

The computer system for security was upgraded when the previous system crashed so we now have much better capability to record and analyze data. This combined with the improved gates and cameras will

further improve the security of our neighborhood.

Please continue to contact the front gate at (843) 631-5131 when you have visitors, repairmen, or deliveries coming to your house.

A new and improved gate was added to the Jenkins entrance. Cameras were also installed to help identify those entering without an RFID decal or who damage our gates.

COMMUNICATIONS

Due to COVID 19, the board decided not to schedule an annual social, nor will there be a date for the Great American Cleanup at this time.

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 currently have 673 people following us and 563 subscribers 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.

"One of the marvelous things about community is that it enables us to welcome and help people in a way we couldn't as individuals. When we pool our strength and share the work and responsibility, we can welcome many people, even those in deep distress, and perhaps help them find self-confidence and inner healing." ~ Jean Vanier

Key Contact Information

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