



Ocean Ridge Sound

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

REPORT FROM THE BOARD

The quarterly board meeting of the Ocean Ridge Property Owners Association was held on Friday, April 16. All board members were present.

We continue to have problems with the Jenkins Gate with unnecessary damage to the arm. We have cameras in place to monitor any suspicious activities around the gates, but if you see anyone abusing the arms, please contact the front gate security or call the police department immediately. Another problem we are experiencing with the gated entrances is when vehicles without the RFID decal try to enter the Ocean Ridge property. Please make sure you inform any visitors, repair services and deliveries that they must enter through the front gate on Docksite Road. It has been reported that homeowners are allowing these vehicles to enter as they proceed ahead of them (tailgating). Please, do not continue this practice. We live in a gated, secured community, so please follow the rules. The town has installed a new sign at the intersection of Myrtle Street and Jenkins Street to help with this problem.

If you have any questions or concerns, please contact Horace Kinsey at (843) 869-4300 or email to hkinsey@sw-community.com in the management office.

ROADS

As of the end of April, the final major Ocean Ridge resurfacing project is near completion. The project consists of Battery Park, Oristo Ridge, and Magnolia Lane. The final portion of the project is happening currently. The fi-

nal cost of the project is in line with the preliminary cost estimate for this project from our engineering consultants of approximately \$330,000. This project cost is somewhat higher than the final costs of recent Ocean Ridge resurfacing projects, but we have sufficient resources to cover the project's cost.

As part of this resurfacing project, we have paved the circle at the end of Battery Park with concrete. Heavy trash trucks break up the asphalt surface as they turn in that circle. We believe the concrete surface will better handle the heavy truck damage.

We have a persistent problem with a section of Oristo Ridge, primarily due to inadequate drainage. This section is outbound near the beginning of the roadway. We made a repair of this section by shoring up the roadway with concrete and adding drainage. The repair appears to be working properly and hopefully will eliminate the long-term problem.

We are aware that we have a number of streetlights that are burned out. Dominion has advised us that these will not be replaced until they replace all of the lights with new LED lights. The new lights will have sensors that will alert Dominion when the lights have burned out.

SECURITY

Security for the first quarter remained good. With the exception of a spring break incident, most police calls were to assist other emergency services. There was an average of 29.4 hours of police patrol each week.

We need additional security officers. Currently we have two full-time and two part-time openings. If you or someone you know have an interest in one of these positions, please contact Horace Kinsey.

We continue to have unauthorized entries at the Jenkins and Summerwind gates frequently due to visitors tailgating homeowners through the gates. Please avoid this practice so we can maximize the safety and security of our neighborhood.

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

ARCHITECTURAL REVIEW BOARD

Our community is growing at a rapid pace. New homes are being built and many lots are being sold. By the end of April over forty properties were sold so far this year.

Please contact the ARB before you make any changes to the exterior of your house.

BEAUTIFICATION

New plants will be planted at the Summerwind gate. New lights will be installed at the Jenkins Gate. The fence at the Jenkins Gate was cleaned and repaired.

COMMUNICATIONS

Please be sure that your quarterly regime payment checks are made out to SW-Communities and not to the previous administrator Southern Community Services. Also, be sure the bank has the correct account number associated with your account and SW-Communities. Some homeowners who have payment services set up through banks have not made that change, so the checks are

erroneously being made out to the incorrect company. If you have any questions, please email Ida Tipton at itipton@sw-community.com. Thanks for helping us with this issue.

Since our participation in the Great American Cleanup earlier this year was canceled due to COVID 19, we currently have a modified cleanup occurring. Separate teams/individuals are doing cleanups independent of each other. Our goal is for the entire community to be covered by the middle of May. Our thanks to all who are participating in this project.

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 701 people following us and 567 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.

“The future of every community lies in capturing the passion, imagination, and resources of its people.” – Ernesto Sirolli

Key Contact Information

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