

WATERSIDE CROSSING NEWS

February 2020

THE PRESIDENTS MESSAGE

We have started the transition to our new accounting firm. As always, we have experienced a few hiccups. We apologize for any problems you have experienced. Hopefully, these issues will get handled as we get used to our new partners. If you have any specific needs regarding this, feel free to call a Board member for some assistance.

About once a year, I remind residents that it is highly recommended that you get your septic tank inspected periodically. While most of us will be able to go years without a pump-out, we may not be able to go years without an inspection. Most of the septic systems installed here have a filter installed to protect the drain field from excess solids. This is a good feature, but if it becomes plugged, it can cause a backup, possibly into your lowest floor. An inspector will normally check your solids levels and clean your filter when they make a service inspection visit. Everyone should consider this on a yearly basis.

Another very good idea is the installation of a "poppet valve" in the cleanout access pipe to your septic tank. This is a cheap, less than \$35, device that is easy to install and may save you a major mess. What it does is to release any water to your yard in the case of a back-up instead of forcing it into your house from the lowest downstairs drain. We recently heard from a resident who took this advice and it had recently saved them a major mess in their new home. Something everyone should consider.

A last thought for any owner contemplating building in the future. Before you lock in a builder, we strongly suggest that you contact our ACC, Architectural Control Committee. They can give you some feedback on your potential builder with regards to their past performance in WSC. Most of the builders that have worked in WSC have done a fantastic job. But with the building boom and the shortage of sub-contractors, we have had a few contractors that found it difficult to comply with our construction regulations. This has resulted in fines that are assessed to the homeowner, not the builder. People must remember that WSC's "contract" is with the homeowner who in turn has a contract with the builder. Our Covenants are a part of your deed and therefore are the responsibility of the owner to ensure compliance. So, if you will check with the ACC, they may be able to shed light on the fines that your proposed builder has incurred in the past. If it is a builder without experience in WSC, we strongly advise that you review the ACC guidelines with them and even include language in your contract to establish their responsibility in the event of non-compliance fines.

Also, just a reminder, if you are contemplating any changes to the exterior of your home including color changes and tree removal, you need to contact the ACC prior to proceeding. Don't forget the next quarterly Board meeting is set for Feb. 8 at 10 am in the clubhouse.

Al Brightwell
864-400-8405

Feb 8 th	-	WSC HOA Quarterly Board Meeting @ 10:00am WSC Clubhouse
Feb 9 th	-	WSC Wine Club @ 4:00pm WSC Clubhouse
Feb 11 th	-	Book Club Meeting @ 3:00pm home of Carol Hipp
Feb 14 th	-	Cocktails at the Clubhouse @ 6:00pm WSC Clubhouse
Feb 15 th	-	Adopt-A-Highway @ 9:00am WSC Clubhouse
March 21 st	-	CPR Course @ 9:00am WSC Clubhouse

WELCOME TO WATERSIDE

If you notice a new neighbor moving in or you are a new neighbor, please be sure to alert Susan Reynolds at susier88@gmail.com or 912-293-1131 so an official neighborhood welcome can be extended.

Paige & David Augspurger - Sunset Cove Court
 Janna & Amanda Butler - West Cannon Court
 Steve Hill - Quiet Water Way
 Kristina & Douglas MacPherson - Highridge Drive
 Tina & Jim Rokosz - Fern Hollow Court
 Linda & Stephen Spellicy - Quiet Water Way
 Patricia Tugman - Yellowwood Drive
 Susan & Karl Willard - E Waterside Drive

WSC QUARTERLY HOA BOARD MEETING

The Waterside Crossing quarterly HOA Board meeting is Saturday, February 8th at 10:00am. The meeting will be held at the clubhouse. All owners are encouraged to attend. If you have any questions, email the board at wschoa@watersidecrossing.com

CPR CLASS AT WSC CLUBHOUSE

BE A LIFE SAVER AND LEARN CPR
1 HOUR FOR ADULTS HANDS-ONLY CPR & AED
UP TO 2 ADDITIONAL HOURS FOR THE ENTIRE COURSE

Keowee Rescue Squad (R22) is offering a Family & Friends CPR Course which teaches the lifesaving skills of adult Hands-Only[®] CPR and AED, adult. If you are interested, you can stay the additional 2 hours and learn:

- child CPR with breaths,
- infant and child AED use,
- and relief of choking in an adult, child or infant.

This course is appropriate for individuals who **DO NOT NEED CERTIFICATION**: parents, grandparents, and other individuals who wish to learn how to save a life using CPR techniques.

Cost is \$5 per individual which includes a student handbook. Class size is limited to 10.

Date of Class: Saturday, March 21, 2020

Time: 9 A.M.-12 P.M.

Location: Waterside Crossing Club House

If you are interested in attending the class, contact Charline Stanton at:

Home #: 864-944-0263

e-mail: charline-stanton@charter.net

*Thank you to Judy Sterner for organizing this life saving event.

Waterside Activities Open to all Residents

CARDS AT THE CLUBHOUSE

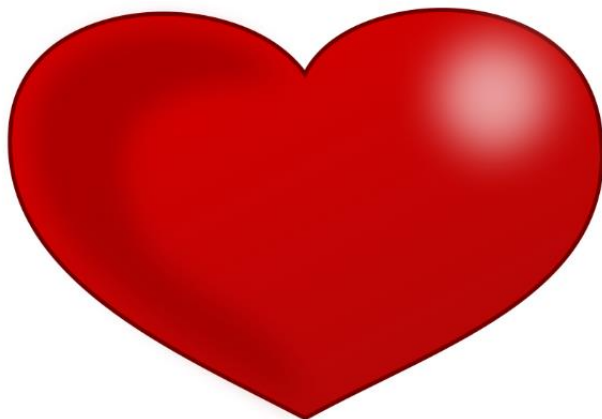
Hand and Foot Cards at the Clubhouse is now every Wednesday from 1-4. No experience necessary! Bring a deck of cards with jokers and a beverage for yourself. Very casual! All WSC Women are invited. If you have any questions, contact Cindy Trammell at cindy.trammell5@gmail.com.



WSC WINE CLUB

The WSC Wine Club meets monthly to taste and learn more about wines. Newcomers are always welcome. Anyone interested in learning more about the WSC Wine Club should contact Joyce Daley for details at daley426@hotmail.com or 973-294-0297. We'd love to have you join us!

Next Meeting is February 9th.



COCKTAILS AT THE CLUBHOUSE

The next Cocktails at the Clubhouse will be February 14th.

Cocktails at the Clubhouse is BYOB with each of us bringing an appetizer to share. It is a great time to get to know your neighbors and find out what is going on in the neighborhood.

Rhonda and Lee Bennett are hosting the Valentine Cocktails at the Clubhouse.

We still need volunteers to host in 2020! Looking for host for April, June, July, August, September and November. If you would like to volunteer to host, please contact Susan Reynolds at susier88@gmail.com or **sign up at the next Cocktails at the Clubhouse.** Responsibilities are light and include opening and locking up the clubhouse, setting out plates/cups and picking up afterwards (don't panic everyone usually helps pick up).

CALLING ALL READERS

There's a book club in the neighborhood, meeting the second Tuesday of every month from 3-5 PM. If you love to read and are interested in joining, or would like more information, please contact Joyce Daley at 973-294-0297 (daley426@hotmail.com)


Our next meeting is Tuesday, February 11th at the home of Carol Hipp.

WSC WEBSITE

Please make sure your contact information is updated on the WSC website. It is important to keep your information current.

If you are a new resident or your information has changed please go to the WSC website:

www.watersidecrossing.com

- Log in
- Click on the  icon in the top right corner

ADOPT-A-HIGHWAY

Adopt-A Highway volunteers are always needed, and everyone is welcome. The more volunteers the less time it takes to clean our 2 mile stretch of High Falls Road from Highway 183 to High Falls Park. The following are the pickup dates for 2020.

February 15 at 9 AM
 April 18 at 8 AM
 June 6 at 8 AM
 July 11 at 8 AM
 September 12 at 8 AM
 November 14 at 9 AM



WSC FACEBOOK

WSC is on Facebook. You can join in by friending the Waterside Crossing Facebook page. You must have a Facebook account. This is a closed page so only residents will be allowed to join. Lea Evering is the administrator of the WSC page. This is a great place to post lost and found, items for sale, ask for vendor referrals or just another way to get to know your neighbors.

<https://www.facebook.com/groups/592123677594536>

FITNESS FOR WSC

To advance a health and wellness program for the WSC ladies, Sarah Antos is now offering a Fitness class. This is an energetic class format which includes low impact cardio, strengthening exercises, toning, core and stretch. If you can't make the class, personal training is available in the privacy of your home.

Where: WSC Clubhouse

When: Monday and Thursday at 9:15
 1 hour in length

Price: prepaid class price \$100 for 8 weeks.

Contact: Sarah at s.antos@comcast.net or cell 240-586-2053

Hello neighbors,

My name is Dale McCaskey and we are currently TRYING To build our home 2.0 on Quiet Water Way. ☺
I am also a Realtor® with Lake Keowee Real Estate. Before moving to South Carolina, we lived in California where I was also a Realtor® and provided a real estate market update for the newsletter in my neighborhood.

It's my experience that most of us enjoy keeping up to date with the real estate activity in our neighborhood. With that in mind I'm happy to provide this information in our monthly WSC Newsletter.

There was an unusual sale in the community this month and it caused the stats to go a little odd. The sale was of an **unfinished** waterfront residence. The property listed for \$765K and sold for \$625K. Obviously this drove the stats for waterfront (residential) down considerably. Since sales for unfinished homes are not typical in our neighborhood, I decided to exclude the sale from the stats. I will however include it in a footnote so that you'll know the sale occurred. If for some reason we have more activity like this, I will make a new category. I like to keep thing "Apples to Apples..."

	Last Year 1/1/19-12/31/2019	Year To Date 1/1/2020-1/31/2020		
Residential (Waterfront)*:				
Number of Sales:	12	2		
Average List Price:	\$1,380,542	\$1,313,000	Decrease	-5%
Average Sale Price:	\$1,337,708	\$1,237,500	Decrease	-7%
Average Sale Price/List Price:	97.18%	94.32%	Decrease	-3%
Avg. Days on Market	153	79	Decrease	-48%
Residential (Interior):				
Number of Sales:	6	0		
Average List Price:	\$555,983	\$0	Steady	N/A
Average Sale Price:	\$542,042	\$0	Steady	N/A
Average Sale Price/List Price:	97.32%	0.00%	Steady	N/A
Avg. Days on Market	116	0	Steady	N/A
Lots (Waterfront):				
Number of Sales:	3	1		
Average List Price:	\$112,466	\$259,000	Increase	130%
Average Sale Price:	\$101,667	\$212,000	Increase	109%
Average Sale Price/List Price:	90.52%	81.55%	Decrease	-10%
Avg. Days on Market	342	108	Decrease	-68%
Lots (Interior):				
Number of Sales:	7	0		
Average List Price:	\$52,443	\$0	Steady	N/A
Average Sale Price:	\$47,871	\$0	Steady	N/A
Average Sale Price/List Price:	91.84%	0.00%	Steady	N/A
Avg. Days on Market	243	0	Steady	N/A

Current Active WSC Listings (MLS):**Residential:**

505 Rockcrest Ct.	\$1,998,000	Waterfront-Under Contract
307 Southwater Dr.	\$1,875,000	Waterfront-Under Contract
144 N. Waterside	\$1,860,000	Waterfront
610 Quiet Water Way	\$1,290,000	Waterfront
603 Quiet Water Way	\$1,275,000	Waterfront-Sold
305 Ashford Ct.	\$1,200,000	Waterfront-Sold
154 Northshores Dr.	\$1,249,900	Waterfront-Under Contract
604 Longview Ct	\$1,140,000	Waterfront
404 Baywood Ct	\$625,000	Waterfront-Sold
405 Windy Pines	\$550,000	Interior

Lots:

Lot 4 Waterside Crossing	\$239,000	Waterfront
249 Ashford Ct.	\$212,000	Waterfront-Sold
412 E. Waterside Dr.	\$129,900	Interior
Lot 601 Waterside Crossing	\$93,500	Interior
Lot 125 Waterside Crossing	\$79,900	Interior
Lot 147 Waterside Crossing	\$75,000	Interior
Lot 26 E. Waterside Dr.	\$74,900	Interior
Lot 115 Maplewood Ct.	\$70,000	Interior
Lot 268 Maplewood Ct.	\$69,900	Interior
Lot 224 Northshores Dr.	\$59,900	Interior
Lot 217 Waterside Crossing	\$59,000	Interior
122 Inwood Ct.	\$49,900	Interior
121 Whitepine Ln	\$34,900	Interior

Questions? Please feel free to give me a call anytime!

Dale McCaskey

Lake Keowee Real Estate

Cell: 805-403-3413

O: 864-886-0098

*One Unfinished waterfront home property not included in sales stats:

404 Baywood Dr. Sold 01/06/2020-List: \$765,000 Sold: \$625,000 SP/LP: 81.70% Days on Market: 36

Information and Stats per Western Upstate MLS and do not include private sales. Information deemed reliable, but not guaranteed. WUMLS, listing brokers or agents are not responsible for the accuracy of the information.

FRIENDS OF LAKE KEOWEE



Hello, WSC Neighbors,

If you have a boat and are interested in volunteering to help keep our lake clean, please consider adopting an island. Tom and I have adopted two islands that we keep watch of whenever we're cruising on the lake. It's easy, meaningful and requires minimal effort. Call me at (864) 723-3383 or contact Paul Gibbons, FOLKS coordinator of the program.

Happy Boating!

Diane Marino

FOLKS is looking for members to help monitor and maintain the roughly 70 islands on our beautiful lake. Adopt-an-Island volunteers are asked to visit their island 2 to 4 times per year. During their visit volunteers will:

- *Make note of damage to signage on the island*
- *Collect trash and dispose of it or report large items that require attention*
- *Make note of changes that Duke may have made including placing rip rap around the island*

Currently nine islands are available for adoption. If you are interested, contact me for a map of these locations. We need your help.

Regards,

Paul Gibbons

gibbopa1@yahoo.com

864.614.2726

For more information about FOLKS visit <https://www.folkskeowee.org/>

NEWSLETTER CONTENT

Please forward any information that should be considered for the newsletter to lshufeldt@gmail.com by the 4th Tuesday of the Month. Photographs of the lake or owner events are also welcome.



WSC Board Members

Al Brightwell, President, 864-400-8405, abrightwell@att.net

John Troy, 1st Vice President, 864-614-3379, troy1502@att.net

Seph Pinchbeck, 2nd Vice President, 412-445-4129, sephnjayne@yahoo.com

Steve Sinnott, Treasurer, 864-873-7308, steve.sinnott@att.net

Kathleen Longsworth, Secretary, 704-796-8560, kalongsworth@gmail.com

We're on the Web!

See us at:

www.watersidecrossing.com

Architectural Control Committee (ACC)

Tom Marino, ACC Chairman, 864-723-0218, skiingkeowee@gmail.com