

WOODLANDS HOMEOWNERS ASSOCIATION  
MINUTES - NOVEMBER 11, 2008  
Woodlands Clubhouse

David Willoughby, President, opened the meeting.  
Minutes from the October 9, 2008 meeting were approved.

Pat Breznay gave the treasurer's report. The current balance in the checking account is \$10,365.96. Bills for 2007 and 2008 were mailed last week and 50 payments were received. The 2009 dues notice will be mailed in January, 2009. There is a \$12,504.40 balance in the entrance account which can only be spent on the Target entrance.

David Willoughby met with Joel Lourie regarding the Target entrance. In order to bring power and irrigation to the island from Target we need an easement on the Target property. Although Caroline Development Group contributed \$16,000 for the entrance, Target refuses to give us the easement. We are now considering doing a wall entrance on the Circuit City side. Circuit City has been very accommodating.

A sign-up sheet was distributed for new Block Chairman. The Block Chairman is responsible for passing out renewal notices, welcoming newcomers and delivering WHA guide and covenants. They can also help by policing their area and assisting with crime prevention. Quite a few cars and garages have been broken into recently. Police have suggested outside lights be kept on all night. Trim shrubs and be vigilant during the day and night.

Common Area Upkeep: A committee needs to be formed to develop a plan for the common area on Norse Drive. The area needs to be cut, cleared, and cleaned, then replanted with native plants that do not require lots of water or attention. The county will cut the existing trees and Val Hutchinson is working with a homeowner to find someone to grind the stumps for a reasonable fee. Motion was made and passed to cut the trees now and then develop a committee to decide on landscaping plans. Candy Shroud will call the county office to get trees cut.

Management Company: David Willoughby explained the management company would take care of the leg work of the WHA board. It would mail notices, collect dues, deal with issues of complaints, and architectural codes. It will not change our covenants or restrictions, unless we (the members) vote to do so. The proposed cost would be \$7.00 per household per month; coming to an additional \$84.00 per household annually. This fee would be in addition to the \$30.00 annual fee already paid by members. There are 286 households. Changing the bylaws to require mandatory rather than voluntary membership was also discussed to ensure ample collection of funds to pay for the proposed management company's annual fees. Motion was made and passed to form a committee to explore the idea of hiring a management company.

Val Hutchinson, County Council Representative explained our situation is not unique. Other homeowners associations have done this before and the management company is the best way to go. Tia Rutherford in the county office can help educate us on changing and revising bylaws and provide information on beautification grants which are available to us. She answered many questions from homeowners. She suggested members contact the Ombudsman Office at 929-6000 with pothole problems. Also SCE&G phone number is 251-7234 for street light issues, but make sure to give them the pole number.

Val also encouraged us to participate in the Recycling Event at Clemson Extension Station. They will be taking computer monitors, printers, mattress/box springs. They will take hazardous waste by appointment only. Val can be reached at 462-1373 or by email at [hutchv@rcgov.us](mailto:hutchv@rcgov.us)

Pat Breznay suggested WHA participate in the County Clean Sweep in March. It is a service to pick up yard trash and house trash. This would be a good time to clean out unnecessary garage and household items.

The following were nominated and elected as WHA Officers for 2009:

President - Brenda Snyder  
Vice President - Jim Lawracy  
Architectural Control - Jim Duggleby  
Secretary - Jo Ann Caviness  
Treasurer - Pat Breznay

Minutes submitted by Jo Ann Caviness, Secretary