

WINDJAMMER VILLAGE BREEZE

July 2012



View of the Waterway and Windjammer Village dock from Vereen Gardens.

Village News

- Board members and meeting dates remain the same for the 2012-2013 year
- Thanks to the social committee for providing refreshments for our annual meeting; we were very glad to see the approximately 70 members who attended!
- 2012 telephone directories are available at the office
- 2011-2012 financial package is at the office

Thank you!

Pat Pelton is always hard at work behind the scenes in the village. This month, we'd like to thank her for all of her help entering bar and gate codes for the new entry system and working with our contractor to get the clubhouse gates working after the power failure.

Newsletter

We are looking for a permanent newsletter editor. If you're interested, please let the office know.

Architectural Committee

The Architectural Committee receives requests from WV residents regarding exterior property changes and improvements. We work with the property owner to insure that the request is in conformance with WV rules and Horry County building and zoning codes. Occasionally, the request is modified through discussions with the property owner, and additional information is provided so the board has a clear understanding of the request. The Architectural Committee can approve roofing replacements, house painting and siding replacements and minor repairs quickly, without waiting for board approval. All other requests are presented to the board for their approval. The system has been working very well and everyone is happy with the quick approval process. This year we set up guidelines for fencing requests so the residents could understand the approval process before submitting their request. Following is a summary of the 121 items this committee handled in the past 12 months (in comparison to 101 items last year):

- Exterior painting 23 (*last year: 24*)
- Replace windows, doors & garage doors 24 (*last year: 12*)
- Exterior repair 15
- Roofing 8 (*last year: 7*)
- Fence 7
- Driveways & sidewalks 9
- 5 Each: satellite dish, gutters
- 4 Each: new decks, railings
- 3 Each: replace deck, swing set
- 2 Each: storage shed, handicap ramp, screen room
- 1 Each: new home, replace skylights, pet fence, landscape timbers, generator

Ken Mayo, Chair

General Advisory Committee

Maintenance Concerns:

- Replace or clean Village road signs
- Easement overgrowth

Concerns submitted to the board this year:

- Unkempt yards, brush overgrowth and/or unkempt trailers, 19
- Boats/commercial vehicles/trailers/broken golf cart in yard, 6
- Noise from possible woodworking business, 1
- Rental signs on property, 2

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Congratulations

to Nathan Beasley for being awarded a \$1000 Sun News Educational Foundation Scholarship.

Hospitality Committee

From July 2011 to June 2012, there were twenty-one new owners and sixteen new renters in WJV. *Katherine Hendershot, Chair*

Insurance Committee

The total budget for this fiscal year (ending 06/30/2012) was \$26,000.00. The anticipated premium refund for \$1,595 was not received prior to fiscal year end June 30, 2012. It was received in July 2012. All insurance premiums paid amounted to \$23,766.80 less a refund from Workers Compensation of \$925.00, leaving a net balance of \$3,158.20 UNDER budget. *David Avery, Chair*

Election Committee

The results from the mailing for this annual meeting are as follows:

- 369 ballots sent out
- 152 approved ballots returned
- All ballots were deemed eligible.
- Budget Passed.
 - Approved: 275
 - Disapproved: 33
 - Total: 308
- Board of Directors:
 - Suzanne Pritchard: 264
 - Kathleen Tatarinchik: 257
 - Total votes 521
- Both candidates elected to the Board of Directors.

I would like to thank Pat Horne, Eileen Anderson, and Nancy Becker for volunteering in counting the ballots. *Jacquelyn Andrews, Chair*

General Advisory Committee (continued)

- Pet regulations, 4
- Parked car at Clubhouse, 1
- Blind spot created by 5'-6' hedges, 1
- Trees down/leaning tree on property, 2
- Additional stop or yield sign, 1
- Safety concerns - Children at Play sign/electrical wires, 2

Topics for Board discussion and attention:

- Updating RRR marking of lot numbers on golf carts
- Question of County Records of land ownership
- Posting 'No Skate Boarding' notice at entrance
- Repaint yellow line by entry box at gate
- Mark ditch just after Gamecock Circle
- Question future plans for mailboxes
- Posting Clubhouse address in hallway entrance
- Clean up day for bulk items
- Extra cardboard container during Christmas season
- Clarification of rules at Big Landing intersection

Jeanette Tripp, Chair

Beautification Committee

Monies this year have gone to maintaining the front entrance with weed control, fertilizing and trimming of shrubbery and trees, replacing of shrubbery along the road side and roses in the center median, mulching with cedar mulch along the road sides and beds. All circle islands were mulched, weed control, fertilizing and pruning of shrubbery. Seasonal plants were planted for the front entrance, office and pool areas. We are planning a new water system for the front entrance. Pavers will continue along the right hand side of the roadway from the gate area. I thank all volunteers who have helped throughout the year. Without their help we would not be able to accomplish all that is needed to be done. *Jean Phalen, Chair*

Compound Committee

There has been an influx of large boats being stored in our compound. We have had two requests for boats that are over 24' in length in the past month alone. Our compound will not adequately allow a boat owner to maneuver a boat of this size inside of the fenced in area. I allowed two of these boats to be parked outside the fenced area. This was done in order to accommodate our homeowners; however we cannot accept any more boats over 24' at this time. There are a number of spots available that are still vacant in the compound, but we are running low on the larger spots. I will be sending out emails to remind owners that their grass and weeds must be treated or mowed. At the end of this Month I will also be sending out a reminder to everyone who has not sent in their new 2012 compound registration form. I have recently contacted the maintenance dept. about the overgrowth of vines and branches that have adhered themselves to our security fence that surrounds the compound enclosure. I feel that they will have this matter under control in the very near future. *Chris Smith, Chair*

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Architectural Committee July Report

The committee approved 10 requests. The Board of Directors voted to approve two swing sets, a dish antenna, a fence, the installation of a roof over an existing deck, and two decks.

Ken Mayo, Chair

Trees

Three tree requests were approved.

Letters & Concerns

Eight were closed. Two are on hold until the August meeting.

Reminder: All architectural requests needing board approval, tree removal requests, and concerns must be submitted by the Friday prior to the workshop. Workshops are held the 2nd Tuesday of every month, except December. Requests received after the workshop will not be considered until the following month.

If you have news to share in the newsletter, please email wjvpoa@sc.rr.com.



Recreation Committee

With the money we were budgeted one third went to improving the playground by adding to the existing wood structure and purchasing a balance stepping system that will be added shortly. We used the Basketball/Tennis court budget to purchase two new backboards for the BB court. The remainder of the Recreation budget went to improving the exercise room by adding two new exercise bikes, a tread mill, flat screen TV, some work-out posters, stands to hold the weights, new kettle weights, napkin dispenser and clock. This up coming year we plan on just watching what we have and replacing anything, if needed. *Lacy Paulussen, Chair*

Social Committee

The Social Committee had planned dinners in September, December, March, May and July. In November we served refreshments at the Boat Regatta Party with many beautiful boats and many residents to watch the parade. Sunday we met at the clubhouse to decorate the Christmas tree. For Easter we had a breakfast and egg hunt for the children and adults. This year we had the second July 4th golf cart parade and had about twenty carts. My sincere thanks to all who joined us driving the carts and supporting us by watching from the parade route. We hope this will happen again next year with even more people joining in. We have Bingo each Wednesday night at 7:30 at the clubhouse. Everyone seems to enjoy the gifts they win. This is a good way to meet and get to know your neighbors.

There have been clubhouse rentals this year to include showers, birthday parties, graduation parties, family reunions and celebrations of life. Many residents have used the outdoor grill and picnic area this year.

As chairman of the Social Committee I would like to thank the maintenance volunteers for all their help. They always do a great job from setting up for the socials and bingo to repairing anything that needs fixing in the clubhouse. I appreciate the help and support of all the volunteers on the Social Committee. I would like to thank the men that helped at each function and were not named on the committee. One person cannot do this job and that is why the committee is so very important to maintain the social activities of the Village. I also appreciate the support and help of the residents of the Village and the Board and Angela in the Office.

Last, but not least, if anyone would like to join this committee, please contact the Social chairman. This is a busy committee and it needs volunteers. Also, if you have any new ideas or suggestions, please contact the committee. *Pat Horne, Chair*

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Legal Committee

The POA has been involved in two lawsuits for the past two or more years.

- **Lawsuit #1:** An injunction was filed against POA common property on Gamecock Circle to prevent the Village from removing the driveway and mail boxes and building a park. The park was approved by the membership on a mail out ballot. The plaintiffs wanted to use POA property to park on and access their private property. The case was heard by a Judge last June and he ruled in favor of the POA. Both attorneys filed for reconsideration on a couple of issues which the Judge heard last December. In the end the plaintiffs were ordered to never park on or access their property from the POA property and that includes their guests. They were also ordered to reimburse WJV for all Court costs in the amount of \$1,922.00.
- **Lawsuit #2:** This case involves the same two plaintiffs as in lawsuit #1. It includes various allegations against present and past board members plus other individuals involved in WJV activities. Our insurance company has agreed to defend the case and it is ongoing. One mediation attempt was made in June and failed. The attorney may try to reach another settlement and, if it fails, the case will go to court.

Larry Holcombe, Chair

Maintenance Committee

We maintained the Village within budget this year. One of our major projects is the ongoing street repaving; this year, Dykman, Jackson, Marion, Adams, Lafayette, Jefferson, Franklin, and most of Vereen were paved. Georgetown will be the next circle to be paved. Please keep in mind that is a necessary expense to maintain the property value in WJV; please try to work with this us. Running over newly painted lines or fresh tar just slows down the process and costs the village more money.

We are also working to trim the trees along Little River Drive and circle entrances. We will pick up this effort where we left off last year.

The pool also is a major project. We continue to save money through ionization, and recently, converted our filter to use recycled glass. Recycled glass is superior to sand; it filters particles as small as 2 or 3 microns, and sand can only filter 10 to 11 microns. The pool this is one of our greatest amenities. Please take care of it and don't abuse it. We have put yellow tape around the pool temporarily to keep children from running from the grass to jump in the pool. Discarded cigarette butts also seem to eventually end up in the pool. The cost of draining, cleaning and refilling our 130,000 gallon pool is about \$3000 and one week's maintenance time. DHEC requires us to drain the pool if glass is broken in the pool/deck or if diaper discharge gets in the pool. The homeowner responsible for any infraction is responsible for reimbursing the POA for these costs. Keep in mind that you are responsible for who you let in the pool (or any common property in WJV).

The dock also requires ongoing, routine maintenance. The wires along the top rail have been very effective in keeping seagulls from perching on the dock. Please support our efforts to keep the dock clean and protect the wires.

Although Hurricane Irene was only a minor storm, it was still costly for the Village to clean up. Thanks to all the volunteers that helped in the clean up effort. 3 large trees fell in the village and were in need of immediate removal; several dumpsters of debris were also removed.

The lighting in the village is being updated to more efficient lighting.

Maintenance is the only full time position in the village; he works for the Village under strict guidance from the Maintenance committee. If you have a maintenance concern, please fill out the form online or in the office. All maintenance issues must go through the office. *Charlie Nill, Chair*

Security Committee

Security is a very crucial part of our village; we are continuing to upgrade and expand our capabilities. We have had several incidences where the security video has helped WJV avoid very large expenses. Please remember failure to follow the rules can cause immediate deactivation of amenity cards or a fine. Familiarize yourself with rules for the compound, pool, and dumpster area to avoid penalties. WJV is made up of many small roads; please drive the speed limit of 15 or 20 miles per hour. Thank you, and let's have a smooth 2012-13 year in WJV. *Charlie Nill, Chair*

Editor's Note: The Maintenance and Security Committee reports have been edited for length. To read these reports in full, please inquire at the POA Office.