

# NOVEMBER 2015 REPORTS

1. 8 concerns were closed.
2. A \$100 fine was imposed for an unkempt lot.
3. Thank you to Michael and Sandy Webster for placing benches in the wooded area behind the dumpsters.
4. Condolences to Shari Gibson, Jackson Circle, on the loss of her father.

## **ARCHITECTURAL COMMITTEE**

The Architectural Committee receives requests from WV residents regarding exterior property changes and improvements. The committee approved the following requests: Replace roofing, replace garage door, replace defective railing, replace defective siding, replace window, replace chimney cap, paint front porch, install support for steps and paint white, remove front landing and stairs, replace front entrance, install new front stairs and railing, install paver walkway, install new steps and railing, install retaining wall, extend existing retaining wall, repaint foundation wall, install propane gas tank, and install wood deck. The Board voted on requests to install a fence in rear yard (two requests), install an attached shed at rear of house, and install a satellite dish. *Ken Mayo, Chair*

## **BEAUTIFICATION COMMITTEE**

The Beautification Committee has planted 4 new gardenias in the formerly bare area behind the front office mailbox, and we will be planting a few more winter annuals to freshen up that area for residents and visitors to see. We will be cleaning up the dead and dying foliage in the pool area, and removing the older shrubs which are around the Pool Rules Sign as they have become leggy, in preparation for some newer plantings next season. Some directional lighting has also been purchased to accentuate some of the natural areas and it will be installed as time allows.

Beautification would also like to kindly prompt the BOD to determine exactly what funds are available for alterations to the front entrance sign if any, and additionally to move forward with placing onto a ballot the previously submitted and expanded responsibilities of the Beautification Committee for the membership to vote upon, as this will promote the continued improved appearance of the overall village and thusly enhancing property values for everyone.

With the advent of colder weather there may be no planned meeting nor report of the committee until the New Year unless specific events arise. We do however have a few additional shrubs which could be planted and volunteers can contact the committee chair if you have some free time to give to this purpose. Everyone

is always welcome to attend Meetings of the Beautification Committee to share your positive ideas. We wish everyone a happy and safe Holiday Season and a Prosperous New Year. *Stefan Varner, Chair*

#### **FIRE AND DISASTER COMMITTEE**

Fire and Disaster committee met and discussed the status of the FireWise certification from the Division of Forestry, which should be completed in the nearing months. F&D is currently compiling information to complete the certification requirements. F&D committee also discussed recent flooding issues throughout the neighborhood, as well as current wildland fire risks coming into a dryer season. F&D would like to remind everyone to keep brush away from their houses and structures, and for homeowners to try their best to keep dead fall cleaned off their roof's and from under attached decks. F&D has been working with members of GAC to keep a watch out for properties that might pose a significant risk for brush fires as well. F&D also continued to work on a disaster and evacuation plan for Windjammer Village. Lastly, F&D would like to extend a "GREAT JOB!" to our current maintenance staff and committee for helping keep POA areas and streets maintained to F&D and Firewise suggested standards, even during the peak time of year for consistent dead fall. *Michael Iglesias, Chair*

#### **HOSPITALITY COMMITTEE**

New Owners:

Robert and Linda Oehme - 2106 Marion  
Bernard and Janet Stallings - 2212 Jefferson  
Barbara Johnston - 2234 Franklin  
David Pelz and Denise Porter - 2115 Brunswick  
Sheryl Bunney 2132 Marion  
James McCreary - 2213 Jackson  
*Judy Bledsoe, Chair*

#### **INSURANCE COMMITTEE**

Expenditures for insurance for the months of September and October:  
Payment of \$349.95 to Cy McCue for broken car window. Payment of \$10.70 for copier insurance. This leaves a balance of \$5,175.69. *Rosemary King, Chair*

#### **MAINTENANCE COMMITTEE**

On October 24th, I stepped up as a volunteer for the Maintenance Committee Chair. I had no idea the depth and scope of what that would come to entail. The By Laws of WJV state: The Maintenance Committee shall advise on all matters pertaining to the maintenance, repair or improvement of common properties and facilities of the association and shall perform such other functions as the Board, in its discretion, determines. Dictionary definition: Maintenance is a

means of upkeep, machinery or property. Dictionary definition: Volunteer is a person who performs a service willingly and without pay.

We, as a village, owe a deep gratitude to the volunteers of this village, for without them, much of the maintenance, upkeep and routine services would not happen. If you see a volunteer in the village performing one of the many tasks that happens on a daily basis, please be sure to thank them and let them know you appreciate what they do. Gratitude is their only pay. The work of many is actually done by very few. Please keep that in mind when you would like to complain about a "job" that isn't being done the way you think it should be. Put forth your ideas, knowledge and time into volunteering for one of the many committees that need you. If you are not part of the solution, then you are part of the problem.

Please, and I cannot stress this enough, use the maintenance request forms available on the WJV website, in the offices, or from one of workers to let us know when something isn't working and needs repair or replacement. This is the only way we will be able to prioritize the requests and use our time efficiently and effectively when it comes to maintenance outside the scope of everyday tasks.

The monthly maintenance committee meeting was held on October 27th at the clubhouse. There were nine members in attendance. More are always welcome!

- **Paving Update:** In accordance with the request of the Board, a sub-committee meeting on paving needs was formed. We met for the first time on October 31st and again on November 10th. Areas of concern were discussed as well as information pertinent to making a well-informed recommendation regarding bidders. At this time, given that it is late in the paving calendar year and ongoing weather conditions being miserable, the sub-committee was in agreement that paving would best be done in the spring. The next sub-committee meeting will be December 8th at 3:00 pm in the clubhouse.
- **Drainage Update:** I have submitted a letter to the BOD regarding the need for approval of the drainage study that was discussed at the October meetings. I cannot stress enough the importance of adding this to the BOD meeting agenda and having it approved outside of the current maintenance budget. We need to draw a line in the sand and start somewhere in correcting drainage issues. I consider this a major failure and expense which should fall under Article VII of the By Laws which allows the BOD to authorize spending from the reserves.
- **Maintenance Building Roof:** I have submitted a letter to the BOD regarding the need for funds to re-roof our maintenance building. The roof is leaking, the sheathing is moldy and soggy, water is now getting into the electrical wiring between the walls and the building is generally unfit to ask anyone, employee or volunteer, to spend their time in. Currently there are calls out for bids on the roof to include but not be limited to shingles, tar paper, flashing, sheathing,

labor and disposal of materials. Because two roofs are joined together there is an unknown factor of what might be found when they are opened up. Again, I consider this a major failure and expense which should fall under Article VII of the By Laws which allows the BOD to authorize spending from the reserves.

- **The Front Office:** I have submitted a letter to the BOD regarding the need for funds to replace the carpet in the lower office that was flooded in the October storm. In addition to the lower office flooring, the safety of the steps leading to it and lack of handrails needs to be addressed and corrected. Bids will be requested for the work as required and will give a good reference point on cost, however, if our own employees acquire the materials and do the lion's share of the labor I believe we would have significant cost savings by using the skill sets already in place. Additional labor hours would need to be approved in order to go this route. If the work is done by maintenance I believe the cost savings would allow us to also replace the flooring in the upper office and hallway. Again, I consider this a major failure and expense falling under Article VII of the By Laws as occurrence because of a natural disaster, therefore authorizing the BOD to spend from the reserves in order to make the necessary repairs.
- **Security Issues:** In addition to the budgetary request letter from Linda Meaders I would like to point out that Gates #4 & #6 have malfunctioned and had to be hard booted 5 times within an 8 day period. Please be aware that every time the gates require re-booting it takes approximately a half hour of someone's time to go through the process and verify proper operation. Additionally, maintenance had spare arm assembly which has since been used. While I do not mind maintaining the gates operationally I do think keeping spare parts for the gates should fall under the security budget as they are part of the villages' security equipment. I ask that the Board please consider this when it comes to approving a security committee budget.
- **Pier Road Access:** Last month during the King Tides/Full Moon timeframe we experienced significant flooding of the compound and pier road as far inland as the tennis courts. At that time I asked that residents please stay out and off of the pier road areas. This request was done for the safety and security of all residents. We had floating telephone poles, a hazard in itself, but also a roadbed that was under water with no way of knowing if a drivable road in fact still existed. A sign was placed at the entrance of the road and replaced nearly a dozen times in a 3 day period because a person or persons decided not to heed the stay out request. The stay out sign would not have deterred any emergency personnel, any county personnel, or any one from the US Army Corps of Engineers that may have needed emergency access to the road or pier area. Going forward we have another Full Moon on November 25, the day before Thanksgiving with King Tides expected 2-3 days in advance of and behind that Full Moon. It is expected that we will, again, be asking residents to stay away from the flooded areas. I am asking the BOD to back me up when the

request to close the pier road goes out to the village in accordance with Section III, #1b of the restrictions, rules and regulations.

- **Mosquitoes:** I have had multiple requests for mosquito spraying. Until it stops raining and dries out there is no point in doing this. You always have the option of fogging your own yard or putting on bug spray....
- **After Hours Maintenance:** Who is responsible when maintenance is "off the clock". Who has the authority to call in a maintenance worker and under what conditions? If a maintenance person needs to be "on call" or "called in" who will be responsible for the budget to cover those hours without taking them from the normal assigned work hours?

As you can see, in the short number of days since I became captain of this leaky ship, much more than is humanly possible to address and correct has landed on the deck. I thank you for allowing me to be long winded in this report. I ask for your complaints and criticisms to be gentle. I ask for your support going forward. Most of all I ask for your continued patience with all of these issues and more. Rome wasn't built in a day ~ if it was I would hire that contractor on the spot!

*Kathy Heywood, Chair*

#### **RECREATION COMMITTEE**

We had a great turn out for the Halloween Trick-or-Treat hayride. Everyone had a great time. All three trailers were full. Thank you the WJV residents who gave out treats. Thanks go out to Palmetto Landscape for the Straw. We went with Quality Fitness Equipment for the quarterly contract on the fitness equipment.

*Natalie Zink, Chair*

#### **SOCIAL COMMITTEE**

So far the social committee has not had an event in the month of November. The holiday events are: Boat Regatta Nov. 27 - we meet at the dock at dusk to watch the decorated boats. Committee will serve cheese, crackers, cookies, soda, and hot apple cider. Please bring a new toy to be donated to Toys for Tots. Tree Decorating Nov. 29 - 3:00pm, refreshments will be served. Holiday Dinner - Dec. 12, 5:00pm - Menu and sign up sheet on the bulletin board. Please bring a non-perishable food to be donated. Also bring a \$1.00 wrapped gift for a game.

The next Pot Luck will be on Sunday, Nov. 29th following the tree trimming at the clubhouse. In sympathy for all of the Thanksgiving cooking we will be having appetizers and desserts only - no main dishes! Less work, more fun! So BYOB and come on down for a relaxing time. Sign up sheet will be at the clubhouse a few days before. Please be kind and add your name even if you don't know what you are bringing. It helps to know how many tables to set up. As always, coffee, tea and water will be provided. *Pat Horne, Chair*



**Boat Regatta**



**Tree Decorating  
in Clubhouse**

**PIER UPDATE** on following pages.

# HOA Meeting

## Pier Update

Nov. 16, 2015

- We finally have an accurate and complete contractor's bid package consisting of:
  - site map
  - detailed pier replacement drawings and material specifications
  - detailed electric/water drawings
  - contract agreement:
    - price
    - start time
    - payment schedule
    - penalty clause
    - insurance requirements
    - bid sheet breakdown:
      - demo
      - debris removal
      - piling installation - material/labor
      - roof installation - material/labor
      - float dock, ramp & piles
      - electric/water
    - letters from Army Corps, DHEC and DCRM
    - special conditions
    - general conditions
- The bid package went out to (5) marine contractors on Nov. 5.
- We are asking for all bids to be back by Nov. 19
- Final design:

- 350-400 sq. ft larger than the existing pier
- 6' straight walkway to pier head
- 21' closer to channel
- 20x24 metal hip roof
- Composite <sup>bench</sup> seating
- floating dock, ramp & pilings
- sconces lighting on walkways
- flood lighting
- fans under roof
- live well for bait fish

(fabricated, built and donated by  
Danny Hendricks on Colabach)