

# April 2017 Village Breeze



These VOLUNTEERS have worked so hard on our waterfront. It looks **AMAZING!** Thank you so much for all your hard work! Front page worthy!



**Condolences to the family  
of Marion Kellner,  
Franklin Circle**

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## Maintenance by Eric Zink

- We spent a total of \$20,421.22
- I just wanted to start off by saying how much Russell and I appreciate all our volunteers. We have had so much help with various things that we cannot say Thank you enough. We can always use more help.
- Anytime anyone feels like helping, just contact Russell or me and we will find something that can be done.
- On 3/8 we purchased a post hole auger tool to use with the tractor to help set posts.
- We rented the excavator on 3/16. Billy ran the machine for a solid week and dug a trench at the front of the Village to the drain to help drain the wet area. Also he removed 4 large tree stumps from hurricane Matthew. Billy also scraped all the ditches along Little River Drive and cleaned all the swells. Russell and Billy also took down the board approved trees in the compound and dug out those stumps so we can get the additional trailer parking closer to completion.
- On 3/17 the Ford tractor was given its last rites. The steering system will cost half of the tractor's value and we deemed it not worthy of such an expense. 3/21 I presented the board with new tractor quotes, 3/23 the board gave the ok to order the tractor. It was ordered that day and arrived April 4th. On 3/29 we received a loaner tractor from the dealer to get us by.
- 3/17 DEHEC contacted me about the drainage creek between Adams Circle and Lafayette Circle. On 3/23 I had a drainage company come out to give me an estimate to clean it out. Still waiting on the estimate as of 3/30.
- The week of 3/20 Charlie Parker painted all the tennis court benches. What an awesome job!! The whole area looks and feels refreshed. Thank you Charlie!
- On 3/22 Jim Brown, Gary Thomas and I went to Santee Cooper and started to cut and collect the telephone posts we need to get started on the Fishing Pier parking lot area. Jim and Betty Brown and I started to mark where the poles will need to be installed.
- 3/27 Charlie and a few other volunteers stripped all the old T1-11 off the Gazebo. Charlie pressure washed the inside of the Gazebo. Charlie repainted the ceiling and all the white trim of the Gazebo. The Gazebo is looking awesome. Thanks Charlie, Donnie, John, Tye and anyone I may have missed as I only pop in every so often.
- 3/27 the lady's room toilet in the office was replaced with a new one. The men's room tank cover broke and was replaced with the one from the old toilet tank lid that was in the lady's room.
- Drainage was approved to finish the Dykman Circle on 2/21 and has been completed.
- 4/5 Jim, Betty, John Early, John Galya, Charlie Rogers started working on the fence posts down at the waterway. When you see these people please give them a Thank you.
- I cannot express my gratitude to all the volunteers that come out and give their time, blood and sweat. I have seen so many different residents come out and give a hand over the past 8 months. I hope this becomes contagious and grows each and every month. My hope is that these types of projects bring us closer together as a community.

### FUTURE GOALS:

- \* Pressure wash Shuffle Courts
- \* Install post and rope around boat area
- \* Pressure wash the boat ramp
- \* Build more benches along dirt road
- \* Tennis Courts lights (need to be rebuilt).
- \* Tennis courts wiring is in bad shape and we need to rewire, also install a timer for the lights.
- \* Start looking at replacing railing at the marsh walk.
- \* Try to get some help from volunteers during the winter months to start painting some of our buildings.
- \* Keep going with the village clean up.
- \* Start talking about perhaps painting the Windjammer Sign letters
- \* Start replacing broken outlet boxes at the clubhouse.
- \* During winter, all picnic tables need to be painted,

## Tractor Update by Eric Zink



We chose a tractor with a cab since the maintenance man spends most of his time in the compound where it is extremely dusty and hot during the summer. The cab offers air conditioning, also he can work with the tractor thru inclement weather where the old tractor would be shut down until the weather cleared.

We went with a tractor that has more HP due to the use of the chipper and the bush hog, the use of these two attachments saves us on having the many brush dumpsters that WJV has been using in the past. WJV averaged 3 per month at \$ 450.00 EACH FOR A TOTAL OF \$1200.00 per month. Since using the chipper and the bush hog we only get one dumpster per

month which frees up \$900.00 per month at a minimum. This alone will allow the tractor to pay for itself with in 4 to 5 years.

We chose a tractor that has 4-wheel drive since the front end on 4-wheel drive units are much stronger than spindle front end tractors. The spindle design on the front end of our existing Ford tractor is the major weak point in its design and the cause of many breakdowns. Since we have a bucket and claw this will allow us to use the tractor to get its max capabilities. Also, now we can get into areas of WJV that we were not able to maintain with a 2-wheel drive tractor with turf tires.

The new tractor will burn less fuel than our Ford since it has a much more efficient diesel engine.

The Ford has been in our service for 31 years and in that time, frame many things have changed. We used to only use the tractor for dragging the road and lifting leaves and small brush into the dumpster to be hauled away. When we took over maintenance the bush hog was buried and not used for many years—it has been repaired and is now extremely useful. We now use the tractor to all its

abilities and more. We now use the PTO to drive a Chipper, we use a box blade to drag the road, we use the bush hog to maintain over grown areas and to mulch all the leaves and small debris into compost. The Ford could not keep up with that demand and we will end up having to purchase a new tractor in the future anyway.



By that time we would have put more money into the Ford and receive less in trade in value.

We have purchased many implements for the tractor since I took over maintenance. The tractor is the most used piece of equipment we have from general road care, brush control, bush hogging, storm clean up. This tractor needs to last many years and we learned from the last tractor what we really needed. We have selected a quality product that is designed to do the work we need.



## Insurance by Rosemary King

I contacted H.B. Springs Insurance for the purpose of insuring our cameras. As of this date, our cameras are insured. We do have a \$2500 deductible for these cameras. The cost to insure them is approximately \$300. We have not received an invoice yet, but I expect to receive one in a few days.

## Pier by Jim Hennessey

The Army Corps and DHEC are still in the process of reviewing our As-Built Plans. Venture Engineering informed us that the process typically takes a few weeks before hearing of any approvals or issue comments. They received our plans two weeks ago.

Our pier contractor, Joel Klass did some patch work on the deteriorating boat ramp a couple of weeks ago. A full truck load consisting of ten cubic yards of concrete was used for the patch work. Concrete was poured and vibrated into openings that were cut or hammered into the ramp surface to expose cavities below. Approximately five to six yards of material was vibrated into cavities with the remainder of the load being placed around pilings to lock together all the loose concrete pieces that were a result of piling installation. Remaining are three or four more piling locations on the down slope of the boat ramp that need the same application of concrete. This can be accomplished with volunteers and approximately five cubic yards of material costing \$137.00 a yard. Therefore, it is recommended that the BOD consider approving up to \$1200.00 from the remaining pier funds. Or, utilize the annual budgeted \$1000.00 for pier repair.



We are still waiting to hear back from Bob Galanti on setting the floating dock pilings deeper into the river bottom. Last communication with him indicated that he would be coming our way with his equipment within a week or so.

Marsh boardwalk repair or replacement should be give consideration this upcoming budget period.

## LOST & FOUND

Items will be donated or discarded after May 12th. Claim at the office before it's too late!



## Recreation by Natalie Zink



Easter Egg hunt was a great success many showed up and enjoyed seeing the Easter bunny. Thank you to all the people who donated to make this event so great!



## Architectural by Ken Mayo

### Architectural Committee Approved:

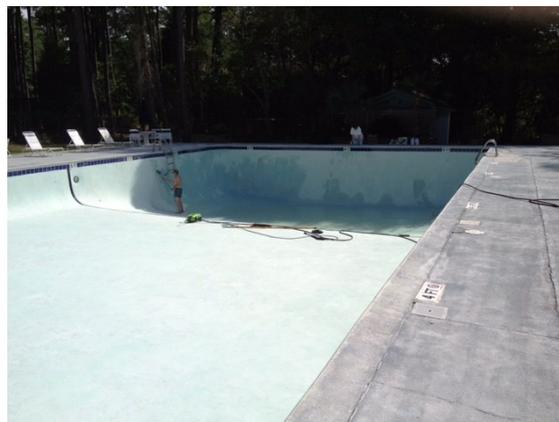
- to replace 6 front windows. WJV does not require that you get permit from Horry County but we recommend that you do get it. Letter sent.
- to replace 3 windows on front and side of house. Windjammer Village does not require that you get a permit from Horry County but we recommend that you do get one. Letter sent.
- for the following: replace windows and doors at rear of house; replace large front window with Anderson Triple pane; replace defective exterior wood as required; install stone veneer on front foundation [Air Stone Autumn Mountain]; install vinyl shake siding [color Canyon Tan] around front entrance, garage door and second floor wall above garage door. Request for additional exterior work to follow. Letter sent.
- to install arbor with a planter on each side, at end of rear sidewalk facing Little River Drive. Arbor will be made of white vinyl and will be approximately 7' wide by 7' high and 3"-6" deep. Arbor will be located within the rear property line of this address. Letter sent.
- request approved to: replace defective T1-11 siding, fascia and trim; re-secure gutters; replace several defective roof shingles; repaint repaired area with same color blue paint. Letter sent.
- to change new fence material from white vinyl to wood. [White vinyl fence 8' tall approved by BOD in March]. Existing stockade fence section to remain and new 6' tall section installed toward front and 6' tall section with gate installed toward rear. Letter sent.
- to replace defective siding and repaint house with medium gray "Sculpting Clay" [VR095C] paint by SW. Trim and doors to be "Satin White" by SW. Color sample submitted. Letter sent.
- To paint trim "black walnut" [OL-118] and doors, "ruby lips" [OL-681.6]. Color samples submitted. Letter sent.

### BOD approved:

- to build a double deck at the rear of house-each deck to be 15' by 10' for a total of 300 square feet. Top deck will be open and accessible from second floor thru new door and floor will be sealed to prevent rain water from going to the lower deck. Lower deck will be screened and have stairs to the rear yard. Material will be pressure treated lumber. Some material will be natural color and some will be painted brown to match the house. Cedar slat lattice will be installed on sides below lower deck. All work is within setback lines. Fee due to WV is 300 sq. ft. x \$0.30 per sq. foot or \$90.00. Fee is due after approval. Sketch and plat sent to BOD prior to workshop
- to install a storage shed at left front corner of house. Shed will be attached to the house. Shed is a "Suncast" cedar and resin vertical shed 56" wide by 30" deep by 77" high with two doors in front and will be placed on a concrete pad. Shed is 8'-6" from side property line and over 25' from front property line. Picture of shed and plat of property showing shed location was submitted with request.

It's almost pool time! Here are the Pool Rules according to Attachment 4 of RRR as a reminder! Don't chance fitting the bill for draining, cleaning, and refilling the pool (pictured below) by having glass near the pool area! \$\$\$

1. Pool hours - 8:00 AM to 10:00 PM. (BOD 08/19/2014)
2. "Swim at your own risk" policy.
3. Proper swim suits (bathing suits) required. (BOD 10/9/99)
4. Shower before entering pool.
5. Children under age 12 must be accompanied by an adult (18+).
6. No diaper dependent person is allowed in the main pool. If a diaper dependent person goes into the pool and causes the pool to have to be cleaned, that person will be subject to a fine and costs to clean the pool.
7. No children over 7 allowed in kiddie pool unless accompanied by an adult.
8. Consideration for the enjoyment & safety of others is required.
9. No running, pushing, shouting or other boisterous behavior.
10. No bikes, skates, skateboards, or ball playing.
11. No diving in pool.
12. No floats in pool when it is crowded.
13. Food allowed in picnic area only. All types of beverages and drinks are allowed on the cement decking poolside, at the poolside tables and chairs. No drinks allowed in the pool. (BOD 06/16/07)
14. Ear phones required for all sound equipment.
15. Glass bottles and/or glass containers of any kind are prohibited in the pool area including the concrete portion of our decking surrounding the pool, lower and upper level decks and grass/woodchip picnic area and playground. Alternative containers are allowed including plastic and aluminum. Consumption of food or beverages in glass containers/bottles is prohibited in the breezeway and bathrooms. (BOD 10/15/07) (BOD 02/17/15)
16. No pets.
17. Use trash cans and ash trays.



SAFETY AND CLEANLINESS ARE EVERYONE'S RESPONSIBILITY..!

## Social by Debbie Parker

- I placed an ad in the Sun Newspaper For Yard Sale and it will be posted on April 20th & 21st.
- I Purchased materials for Signs. We have revised the big sign in front of Windjammmer Village Wall to where the dates and times can be changed in the future by attaching plexiglass to slide in different dates in the future thank you Charlie. Thanks to Charlene Schutte for making the signs. Two Big signs will be post on Hwy 17 and several arrows will be set out leading to the clubhouse.
- The signs will be posted on Friday. Thanks you John Galya.
- We will purchase food on Thursday. We are going to have grilled hot dogs, chips and drinks. A sign will posted to guide people to the food which will be in the picnic area.
- We have a total of 17 tables taken. We will be at the clubhouse at 6:30 Friday and I will need volunteers for set up. I will get an email sent out for volunteers and people who have signed up for inside tables. Once we finish setting up; hopefully by 7:30; people can come in to set up their tables. I will be at the clubhouse around 5:30/6:00 to get food/coffee ready.
- We need donations to purchase a pig for a Memorial Day at the Pier. The approximate cost is \$200 - \$300 for the pig and grill rental.
- June 16th - Karaoke at the pier will be cancelled; the DJ couldn't wait any longer for the signed contract.
- June 24 - Pot Luck - Mexican - 6:30 PM at the clubhouse. July 4th - Golf Cart Parade. Volunteers are the BEST!!!! Thank you so much!!!!