

August 2016 Village Breeze

Calendar of Events August

- 18 Bridge @ 12:00 Clubhouse
- 18 Bingo @ 7:30 Clubhouse
- 25 Bridge @ 12:00 Clubhouse
- 25 Bingo @ 7:30 Clubhouse
- 25 Maintenance Committee meeting @ 7

September

- 1 Bridge @ 12:00 Clubhouse
- 1 Bingo @ 7:30 Clubhouse
- 3 Candy Bar Bingo 7-8 p.m. Clubhouse
- 8 Bridge @ 12:00 Clubhouse
- 8 Bingo @ 7:30 Clubhouse
- 10 Coffee 8-11 Clubhouse
- 13 BOD Workshop 7pm Clubhouse**
- 15 Bridge @ 12:00 Clubhouse
- 15 Bingo @ 7:30 Clubhouse
- 20th BOD Meeting 7pm Clubhouse**
- 22 Bridge @ 12:00 Clubhouse
- 22 Bingo @ 7:30 Clubhouse
- 29 Bridge @ 12:00 Clubhouse
- 29 Bingo @ 7:30 Clubhouse

October

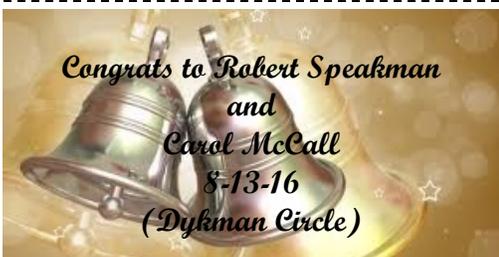
- 29 Halloween 5-8



Thanks to all that stopped by to wish Ralph a Happy Birthday! Ralph remembers the end of WWI. Yes, you read that right... the FIRST World War. When he was 6 years old he attended his hometown's parade celebrating the end of the war...and he got his very first ice cream cone that day! How many parties do you get when you turn 103? FOUR! His Chess club, the ladies at the library, Windjammer Village, and his church (he is the oldest member of the congregation ever) helped him celebrate being 103 years young! You will often find Ralph out walking his circle or trimming his shrubbery. He greets everyone with a "Hellooo" and a warm smile. Stop by and chat with him sometime, he is full of interesting stories.



ALL ARE INVITED! Bring one candy bar (full size, not snack/fun size) and get one bingo card to play. A total of four games will be played. The best part (besides the fun and fellowship with other villagers)??? The grand prize is all the left over candy! If there are multiple winners, the candy is split between the winners. So bring your sweet tooth and join us at the clubhouse from 7-8 pm on Friday, September 3rd Hope to see you



Windjammer Village POA

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Monthly Committee Reports

Hospitality Report Submitted by Judy Bledsoe

Owners

- Martha Hale purchased 2194 Gamecock from Cheryl Jeffrey.
- Klaus and Carole Heise purchased 2135 Georgetown from the Phalens.

Renters

- Christy Chrisman renting from Ernie Mayhew at 2136 Marion.
- Kyle Borstrom and Denise Springer renting 2126 - Adams Circle from Emory Hathaway.
- Vicki and Charles Ritter renting 2151 Adams Circle from Michael Wittman.



Long Range Planning Submitted by Janet Payeski

5 Year long-range planning is a once a year exercise. It is a tool to be used by the board of directors to help determine how much money is required to be budgeted to fund reserve spending. The board has been provided with the details of my analysis. I would recommend that, going forward, the long-range plan is done in advance of the annual budget.

Money available for reserve spending is listed in the report "Statement of Changes in Members Equity" which was part of the annual report package. At end of June 2016, the total equity balance was \$565,297. With \$276,800 in reserve spending approved by the residents for 2016-2017, the June 2017 balance is projected to be \$288,497. At this time, with no increase in association fees and with spending comparable to historical spending, we will run out of money available for reserve projects in 2022.

To be able to cover our average operating expense which includes reserve funding, I recommend association fees be increased each year to cover inflation. Any other fee increase will be determined by the level of reserve spending that the board recommends and the residents approve.

Architectural Report Submitted by Ken Mayo

The Architectural Committee had 14 items to review this month, three of which the board need to vote.

Requests approved:

- Install gate to pre-existing fence
- Remove sliding glass door and deck to install a window, patch siding and paint as required
- Variance request for new house
- Repair/replace and paint stucco, repaint house, repaint wood steps, replace garage door
- Replace roofing with architectural shingles
- Remove existing driveway and sidewalk and install per sketch
- Replace roofing with new shingles
- Rebuild deck
- Remove roof from existing porch and enlarge deck
- Repair and repaint wood front deck and railing
- Repaint house same color
- Replace front and side deck railing with vertical, square spindles
- Install Aluminum Shed, 8x10 placed on platform and attached to the side of the camper.
- Install Sun setter motorized awning over rear deck.

As per the Windjammer rules...

20. No motorized vehicles may be operated on any roads on the Property by anyone not old enough to obtain a drivers license. All vehicles must be in good working order and not used after dark without working lights



Monthly Committee Reports

Insurance Report Submitted by Rosey King

Our expenditures for the month of July were \$4,792. of this amount, \$4,787 was spent for flood insurance and \$5.35 for the month insurance premium on the copier.

Attached you will find the insurance report summary which brings to light many questions that should be answered and action taken to be sure WV is properly covered when and if the need arises.

We need a professional appraiser to provide replacement cost for all buildings and contents. This is not a normal real estate appraisal but the actual cost to rebuild and replace. There is a penalty if we are underinsured and we have a loss. Some building values may be good but the content values are extremely low. This appraisal would apply to items A through D plus G. We will have to get a quote to provide this service and the BOD can then vote to proceed.

There is no flood insurance for the pool pump house, (item C) and the content value is extremely low under property damage. Costal Pure could provide replacement cost for contents of pool pump house.

We can get a budget for the marsh walk (item F), the gate system (item E) the Ford Tractor (item H).

Value of contents for the Maintenance shop (item B) is extremely low. The maintenance committee should provide a list of all contents and value to be used.

Item I, the lift pump station(s) belong to LRWS and should not be on our list. However, we need to confirm this with LRWS.

Does the BOD want Insurance Committee to pursue this recommendation? First step would be to get a quote for determining the replacement cost. Ken Mayo did get one quote for this for \$2,500. We are waiting for the second quote.

Beautification Report Submitted by Barbara Fitzgerald

Beautification has hired Carolina Green Landscaping to take care of front entrance to the village. Volunteers have been working hard to keep plants and shrubs watered. I would like to thank all the volunteers who came out on Saturday to clean the wooded area next to entrance. I welcome anyone who would like to volunteer.

Insurance Report Summary B-Building, C - Contents

Location	Property Damage	Flood Damage
A. Club House	B \$688,800 C \$10,900	\$500,000 \$13,200
B. Maintenance Shop	B \$64,800 C \$5,000	\$86,200 \$59.00
C. Pool Pump Location 3	B \$9,000 C \$5,000	0 0
D. Office Location 2	B \$105,500 C \$16,700	0 0
E. Gate System	\$43,832	0
F. Marsh Walk	\$30,000	0
G. Potting Shed Location 9	\$4,400	0
H. Equipment Ford Tractor	\$10,000	0
I. Lift Pump Owned by LRWS Location 4	(\$10,900)	
J. Dock (Gazebo) Location 7	None	None
K. General Liability	2m/1m	
L. Auto	1m	
M. Excess Liability	1m	

Recreation Report Submitted by Natalie Zink

One of the blue table umbrellas at pool was removed to try to repair. Looking at getting basketball pole covers for safety. Pricing a new air hockey table. Someone offered to build a swing set and recreation may pay for supplies to be built. Waiting on a supply list. Have a quote for resurfacing courts and working on getting another quote.

Publicity Report Submitted by Brittany Booker

I would like to thank Suzanne Pritchard for her help in developing our current website and previous newsletters. Thanks for bringing me up-to-date so I can continue what she started.

Last month was my first time compiling information for our newsletter and if you are reading this, then we made it to newsletter number 2!

Our Facebook page has been active in the past month. Be sure to "like" our page to see what's going on in the village. If you ever have things for the newsletter, website or Facebook, please text or email it to me. BrittanyABooker@gmail.com or (843)742-7149.

Monthly Committee Reports

Pier Report Submitted by Jim Hennessey

Finally ! we are seeing the early stages of construction on our community pier project . As you know , previous monthly updates have explained the challenges and setbacks we have experienced over the last 18 months , that lead us to this point . On June 11 , 2016 , Windjammer Village entered to a contract with Brunswick Dredge and Dock to remove the old pier , and build a new pier based on engineering drawings .

The new pier will consist of more square footage of deck , it will have an 18x24' metal Hip roof over a section of the pier , the pier will extend 21' further into the Intracoastal Waterway , the height of the pier will be 1' higher than the old , there will be an additional floating dock and ramp installed on the east end of the new pier head and the existing floating dock will be repaired which includes piling replacement . Stainless steel screws will be used on decking .

Construction actually started on July 11,2016 . We were told that progress would be slow the first couple of weeks , but once the necessary equipment and material was on site , progress would be more noticeable . As of August 16,2016 , the following construction activities have occurred :

- * 80 % of demo is complete
- * 7/28/16 (40) pilings delivered
- * (22) pilings were set
- * 8/15/16 most of the material for cross bracing and girders delivered
- * 8/16/16 the barge arrived on site
- * started girder installation

What Can You Do for YOUR Village???

Windjammer Village is an AWESOME place to live part in due to our AWESOME volunteers. BUT... think how much better it could be with MORE volunteers! What are your strengths? What are your talents? What are you able to give? How can you best serve Windjammer Village? Even one small, random act can make a difference. Here are a few areas that can always use more volunteers:

- Social committee needs help planning events
- Painting - picnic tables, etc.
- Weed eating, weed eating, and still more weed eating!
- Spraying weed killer in places the mower can not go
- Litter pick up
- Brush pick up
- Cleaning
- Filing library books
- Pressure washing tennis courts
- Pressure washing shuffleboard courts
- Install handrail at office

Newsletter 

Got a story or pictures for the Village Breeze? BrittanyABooker@gmail.com

General Advisory Report Submitted by Cathy Boone

GAC is a committee that holds a large responsibility for our village. We are made up of a small team of volunteers that give their time to help oversee any concerns that involves our community. It is important that everyone should know they can contact GAC knowing their concern will be looked into. Some people may feel this committee is all about writing up letters and sending out notices that you have broken a rule. Please know that is not the case. Although we are all responsible to abide by POA rules when we move here, we also have many privileges that other communities do not have. GAC is in hopes that our community will contact us when there is a problem that we may be able to look into and resolve in a orderly fashion. Since becoming a volunteer it has made me much more aware of how we can all help our community by working together. Out of the numerous concerns that have been sent out the past several months I appreciate the feed back I have receive. I hope to continue to help our community by following through as your GAC Chairperson. Any letters in the future sent out by GAC will have a name and email included so you will have a contact person to respond to if so needed. Thank you for trusting in me to hold this position.

Monthly Committee Reports

Maintenance Report Submitted by Eric Zink

I just wanted to start off by saying how much Russel 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 you feel like helping. Just contact me and I will find something that can be done. A new policy I made. When I get a maintenance concern, I try to e-mail the person that made the concern back within 24 hours so they know we did receive it.

- Maintenance has spent \$5,891.21 in July. This includes a couple unforeseen expenditures. One was a \$450.00 fee for OSHA for a missing outlet cover and open ground on the same outlet. This was from the OSHA inspection back in March 3rd, the citation came in to us on July 25th. This also includes the first round of tree's taken by Big O, which was budgeted in.
- July 11th we had an electrical surge from a storm take out the controller on the front gates. There were no surge protectors. On July 18th we had surge protectors installed for the front gates so we should now be protected from power surges. Cost was \$882.42
- We had a home owner call DHEC that they were shocked in the swimming pool. Darryl went thru the electrical system and installed new GFCI's and ordered LED light bulbs to replace the halogen light bulbs. After installing the LED lights, we are still having a light issue with the pool lights. We are working on them still at this point. Led lights cost \$366.49
- We also replaced the pool rope that separates the shallow end from the deep end. Cost \$357.12. New hand rail covers were installed on all the swimming pool rails as the rails tend to get very hot and slippery. Also new life rings have been installed.
- Cathy Boone and Jim Hennessy did an updated inventory for the shop tools and Cathy cleaned and organized the shop. She spent many sweaty hours getting this done.
- Cathy Boone has also made a report for the paving of the roads. I believe she has two contractors giving her pricing, she has met with both contractors already. She may be talking to one more just in case we need them.
- July 19th we had our first maintenance meeting, we had a great turn out. Thursday Aug 25th at 7 PM we will have our next maintenance meeting at the club house. Everyone is welcome and urged to attend.
- At the last maintenance meeting, we had a quick power outage and we noticed one of the exit lights in the clubhouse did not work. Russel picked up a new battery and that has been fixed.
- Installed updated first aid kit with eye flush, SDS sheet binder, we also have the chainsaw safety kit with chaps, and downloaded a boat load of SDS sheets for most of the chemicals in the shop. Far as we can tell we are OSHA compliant at this point.
- Russel has been getting our list of concerns completed and he has been going thru old concerns and getting them cleared as well.
- First set of POA trees came down July 25th; 1 at the pool and 2 on Vereen Circle. Big O spend the entire day taking them down. Second set of trees will come down in mid Sept due to Big O having a large job that they need to complete by Sept 1st.
- Volunteers removed the sliding glass door from the shed to give us more wall space to hang shelves.
- David and Sharon White from Jefferson Circle donated 2 pet waste stations, the board approved us to accept them. They arrived and were installed on Aug. 5th One was installed near Dykman Circle close to the little park area off Little River Drive, the second station was installed at the double gates.
- We purchased with a 20% coupon a 15-gallon sprayer for weed killer to better maintain the weeds growing out of our ditches and common areas.
- Aug 5th we went back to using the fine base coquina on the gravel road, the crushed concrete that has been recently used just wasn't working out.
- We had a brush clean up party on Sat Aug. 6th. We had 16 volunteers show up and we worked from 7:30 am to 10:00 am at the front of Windjammer in the wooded acreage. Just over 8 trailer loads of debris was removed and much needed weed whacking was completed. After we completed it a nice lunch was donated for the volunteers, we had a great time getting to know each other. It was great success. Volunteers have been going around various circle and trimming overhead tree's, as weather permits this will happen as the volunteers have time. Next Brush clean-up will be after Labor Day.
- Russel has started installing the base board, (rubber) that has been ordered for the front office and bathrooms, we still need to finish painting the edge of the stairs in the office and a hand rail needs to be installed. Volunteers are needed for this project.
- Bicycle rack has been painted thanks to Janet Payeski.
- Woman's bathroom had a non-slip coating put on which was purchased back in 2015 and never installed. After it dried, we found out it didn't adhere to the tiles as we hoped so we are looking into purchasing mats or leasing mats from a local vendor.
- Aug. 12th Russel painted the facia of the maintenance shop.
- I called Santee Copper and provided the board with pricing to have Santee Cooper install additional lighting along the gravel rd. leading to the fishing pier. I am sure they will discuss that at their next work shop.
- As a reminder as we use the pool, before you enter the swimming pool please take a quick rinse in the showers at the swimming pool to try and rinse off some suntan lotion and sweat that may be on your body, the pool company is having a hard time keeping the ring around the tub clean. They say rinsing off will help them keep the pool a bit cleaner. Also please do not add water from the hose to try and cool the pool down, that won't help and if the water goes to high above the skimmers they won't function correctly.

As Seen on WJV...

AS SEEN ON
WJV



Board of Directors/Officers 2016-2017	
President	Kate Schnaars
1st Vice President	Barbara Johnston
2nd Vice President	Vicky King
Member	Arlene Draper
Member	Edwin Jones
Secretary	Angela Marcotte
Treasurer	Melissa Basehoar
Committee Assignments 2016-2017	
Architectural	Ken Mayo
Beautification	Barbara Fitzgerald
Budget/Finance	Melissa Basehoar
Election	Pat Horne
Fire & Disaster	Michael Iglesias
General Advisory	Cathy Boone
Hospitality	Judy Bledsoe
Insurance	Rosemary King
Long Range Planning	Janet Payeski
Maintenance	Eric Zink
Nomination	Nancy Lutrus
Publicity	Brittany Booker
Recreation	Natalie Zink
Security	Michael Iglesias
Social	
Ad Hoc	
Compound	Lynn Player
Bylaws/Covenants	Darrell Lutrus



As you get your new license plate, please give the number to the office. Thanks to **Jeremy Avery of Lafayette Circle** of informing the office before notices were sent!



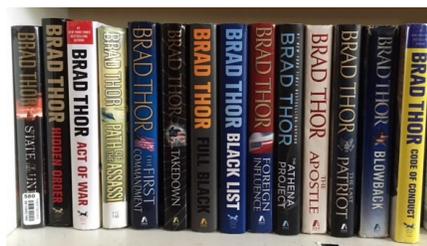
Some people are singers and dancers... some people are plumbers and electricians! What's your hidden talent?

How can you help the maintenance committee at the Village? They are ALWAYS looking for VOLUNTEERS...especially in an emergency situation. If you are a PLUMBER, ELECTRICIAN, CARPENTER or have other hidden SKILLS, give your number to Eric Zink! You can email him at ezink@scoast.net or call/text him @ 843-602-6049.



Over the past year, these items have accumulated at the office. If it is yours, please claim by August 31st. After that these items will remain in the office until September 9th for anyone to have. Past September 9th all items will be donated or discarded.

- Rosary Beads
- Two girls rings
- One man's ring
 - LG phone
- Fuji Digital Camera
- Two sets of keys - one having a builder's key on a silver plated loop.



At the Library...

If you like THRILLERS, take a look at these books by **Brad Thor!** Don't forget that you can donate and "check out" books in the club house.