

January 2017 Village Breeze



Calendar of Events

January

24th Brush Pick up- workshop
at 8:45

31st Brush Pick up - workshop
at 8:45

February

7th Brush Pick up - workshop at
8:45

11th - Coffee with your neigh-
bor at the clubhouse

14th Brush Pick up - at 8:45

14th BOD Workshop- POA
members only

21st BOD Meeting - POA mem-
bers only

April

2nd Easter Egg Hunt



We are in need of
VOLUNTEERS for
brush pick up. Please
meet at the workshop ar-
ea Tuesdays at 8:45! If
you do not take your
debris to compound
yourself, don't forget to

follow the brush pick up guidelines. For your convenience,
see page 8 of the Village Breeze!



Condolences to the family and
friends of Woody Fordham
Celebration of Life Service
January 28th, 2017
1:00 p.m. in the Clubhouse

Condolences to the family of
John Hands of
Plantation Circle

Condolences to William Herceg
of Jackson Circle in the
passing of his wife, Shari.



Thanks to everyone that decorated
for the holidays. For more pic-
tures, see our Facebook page!

Windjammer Village POA

2200 Little River Drive
Little River, SC 29566

Phone: 843-249-2460

Fax: 843-280-4840

www.windjammerpoa.com

Email: wjvpoa@sc.rr.com

Compound: windjammer.compound@mail.com

Clubhouse Internet: WJV1010!

Hospitality by Judy Bledsoe

Renters:

Lake Furney 2158 Adams Circle

Jessica Mish and her two sons are renting 2208 Franklin

Jose Samayoa & Francisca Umana are renting 2278 Vereen Circle

Laura & Jason Hunter are renting 2122 Lafayette

Susan Loud is renting 2112 Calabash

Owners:

Stephen & Darlene Miller bought 2230 Jackson Circle

David & Letha Love bought 2212 Vereen Circle

Name correction from November: Matt & Emily Yarbrough



Insurance by Rosemary King

Our total expenditures to date are \$5,164. We should be hearing from our insurance companies soon as our policies expire sometime in or right after February.

Ken Mayo and I met with Laura Lang and one other employee of Cox, Beall & Asso. for the purpose of having them assess our property. I do not have a report from them as yet as we needed to add some more items such as the marsh walk and the storage building for recreation. They wished to know the total cost of some items such as the mail boxes and cameras. They will give us comparable costs for them so that we could see if we are over insured or under insured.

Interested in being chair of
Fire & Disaster? See a Board
member or contact the front office for
more information!



Recreation by Natalie Zink



Recreation bought another blue umbrella for the tables around the pool. Please be careful when cranking up or down and secure with the tie strap when done to prolong the life of the umbrellas. They are very nice to have and look nice around the pool when they are in use.

Upcoming event will be the WJV Easter egg hunt. Looking at a date of Sunday, April 2nd. More details to come.

Social by Debbie Parker

- November 26th was the Boat Regatta. This was a huge success thanks to our volunteers. Special thanks to Arlene, Sharon, and David for putting up the lights at the gazebo. Brenda, Barbara, Macelle, and Cathy for helping with signage and day of activities. Charlie was a huge help by carting people from the club house to the waterway area. This helped so we had enough parking for everyone since part was blocked off to only foot traffic. A huge thanks to those that brought finger foods. Total expense for the Regatta was \$233.16.
- Thanks to those that helped with Christmas decorations on November 27th. Our village looked festive for the holidays.
- December 10th we had a potluck with approximately 44 people in attendance. Total expense \$21.75.
- A request was sent out for volunteers to run Bunko and Bingo. Pat volunteered to do Bunko but we still need a volunteer for Bingo.

Publicity by Brittany Booker



JOIN OUR GROUP ON
Facebook

www.facebook.com/groups/windjammerpoa/

membership to our group. We want to include everyone in Windjammer, it just might take a little while to verify. This was created to insure our safety and security while distributing information about happenings in our village.

Don't forget to join our new Windjammer Village POA group on Facebook. This is different that our Facebook page so make sure you click "join". This is open to owners and residents of Windjammer Village. If I do not find your name in the directory, I will send a message to you (on Facebook from Brittany Booker). As soon as you respond I will verify this with the office and then approve your

Security by Eric Zink

- We spent \$1560.81 from July to Dec. 28th
- Wiring was installed on the weekend of Nov 19th from the Gazebo to the compound.
- Premier Group installed the cameras on the weekend of Nov 26th in the compound as well as the approved additional cameras at the clubhouse.
- The camera at the basketball court was removed and exchanged for a pan and tilt camera to cover the whole court.
- You will still see Premier Group around the village as we are adjusting the current cameras for the best views and accessing where we need other cameras and what type.
- Security meeting was held on 12/8/16. Eight people showed up and there is a total of eight people on the committee.
- I did get another quote to install cameras on the fishing pier. It's a great asset and I think it would be silly not to have cameras out there since we have all the other amenities covered. However, Security has no more money left to install cameras out there. If there is any money left in the pier budget, I would recommend using that on the cameras. The total on the quote is \$2890.63. That is for four cameras and all the equipment needed plus labor.
- I have had several people ask if we were planning on installing a light facing the waterway and the pier. We can install another 400 watt flood light on the light pole down by the gazebo. I am waiting on a quote from Santee Cooper for that then I will present it to the board.
- January 31st will be my last day as security chair. A new committee chair has been appointed. The committee chair as well as committee members will remain anonymous except to the BOD. This is to protect the safety of these volunteers. Any security concerns can be submitted through our website or my emailing keepwindjammersafe@gmail.com.

GAC by Cathy Boone

The General Advisory Committee held their recent meeting on January 13th. New concerns were reviewed and approved to be presented to BOD Liason, Vicky King. There are 22 new concerns to start out our new year. GAC is happy to report that our past year from June 2016 to the present, we have resolved a total of 85 community concerns. There are only a handful that are pending at this time. We had a discussion about the remains of debris from the October hurricane. Our Maintenance Department has put so much effort in doing what needed to be done to get the bulk of debris cleaned up. Keep in mind, anything you can do to help in continuing with our community clean is appreciated. It's what we all need to do. Our GAC involves everyone that lives here in Windjammer Village.

Architectural by Ken Mayo

Committee Approved to:

- install propane tank on exterior of house. Tank must be installed and secured per code by qualified installer.
- paint house. Walls “black pepper” [dark blue/gray]; doors “gypsy love” [burgundy]; trim “horizon” [off white]—all SW paint colors. Sample color chart submitted.
- replace garage door and paint medium gray.
- repaint house. Body to be SW#0019 “Festoon Aqua” [medium blue/green]; trim to be SW#7564 “polar bear” [off white]; doors to be SW #3015 “sequoia” [burgundy]. Color chart submitted.
- attach pergola to roof [10’ x 10’] made with 2 x 6’s and a wood deck [9’ x 10’] in front of workshop building next to house. Sketch submitted.
- remove existing 24’ x 8’ deck at rear of house and install a new 13’ x 8’ deck and railing. Also repair siding and replace windows and slider as required. House siding and trim in area of work will be painted to match existing.
- received final plans for new house plus plat submitted to Horry County. Plans are approved by the Arch. Comm. The plat indicates a swale on both side of property as requested. The Windjammer fee will be adjusted since the application indicates 2006 square feet at \$0.30 per square foot for a total of \$601.80. This fee is due prior to start of construction.
- install new white storm door; paint front door tan; paint deck rail tan.
- repaint the trim on house white.
- install a 20 KW generator and propane tank on right side of house, behind the sidewalk at end of driveway. Generator [20KW] will be in an enclosure 4’ x 2’ and 3’ high and will be partially hidden by shrubs. All work will be installed per applicable codes.
- install new charcoal color metal roof.
- replace roofing with timberline shingles, color “driftwood”.
- replace damaged section of existing driveway. Area is about 10’ by 10’ on the left side of driveway next to the road.
- paint window frames white; paint exterior siding; install new white louvered front storm door.
- install propane tank at left side of house. Installation will be per code.
- paint gazebo medium/dark brown; replace windows/ door; repairs to exterior as required.
- letter sent [email on 1.12.2017] regarding shed installation that has not been completed. Response made that work will be completed soon.



BOD Approved to:

- install a 3’ tall split rail fence in rear yard. Fence will have attached black fencing, 3’ tall, on inside with small openings to prevent small dog from going through. Fence will have shrubs/bushes planted outside fence along the portion parallel with Little River Drive. Plat with fence location provided
- install direct TV dish antenna.
- replace existing concrete driveway at left side of house and add 3’ to length [now 24’ x 10’ will be 27’ x 10’]. Also add 12’-6” x 6’ concrete section to existing driveway on right side of house next to car port. Sketch submitted.
- install a dish antenna on pole in rear yard .

Maintenance by Eric Zink

- 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.
- We spent in Nov and Dec \$10,839.54. Please see break down of expenditures.
- Lafayette Circle drainage has been completed
- Wiring to the compound was done on the weekend of Nov 19th and completed on that weekend.
- Chipper was ordered on Nov 15th and arrived on 11/28.
- Chipper was set up and has been in use. Seems to be working good so far. We need volunteers to help Russell with the chipping. Anyone interested please see Russell and set up a time. He needs folks to help pull and sort the debris when he chips. We estimate that we chipped approx. three dumpster loads of brush by the end of Dec.
- We started to chip the wood up at the front entrance.
- We added a street light at the compound gates.
- Patch work for the roads started on 11/22 and was completed on 12/2/16. Front entrance sealing will be completed when weather warms up.
- On 11/30 Big O removed stumps from fallen trees at Angel Island and removed the leaning pine tree at the Windjammer exit. Total was \$1200.00 and these were fallen trees from the hurricane. I am asking the board if I can pay for this out of the storm contingency money.
- We ordered 44 tons of coquina and it was delivered on 12/19 for the dirt road and parking lot at the pier to try and clean up the mud holes. Russell worked on it all day on 12/19.
- We need to talk about the compound hours. Rules say open at 8 am. That needs to change to 7 am. As of 12/20 I went ahead and asked Fred to open the compound at 7am. I think I need official board approval to make that change. Need to order a new sign for the gate at the compound with updated hours and Fred's phone number as an emergency number.
- We stopped using the brush dumpsters from Waste Industries. They charged around \$175.00 for the use of the dumpster and then by the weight of the dumpster after we filled it. The average charge was around \$425.00 per load. We switched to Kidd construction dumpsters with a flat fee of \$350.00 per load and no weight charge. We had two dumpster loads of the last bit of large brush from the hurricane. I am asking the board if I can pay for this out of the storm contingency fund, total \$755.00
- I would like to talk about the drag Windjammer has been using to scrape the dirt road. I would like to stop using it all together and possibly look at replacing it with a box blade. The drag is damaged very badly. I have it sitting out on a trailer in the parking lot for everyone to look at. At this point all it does now is gouge out the road and moves coquina around. It really does not fill in holes correctly nor does it level the road.
- I ordered new signs for the brush area in the compound.
- In the rules of WJV it states that no limbs or logs larger than 3 inches shall be brought to the compound, anything larger needs to be taken to Horry County. I will be asking the board to change that to 5 inches. If we see folks bring anything large, we need to remind people of the rules. We do not want any employees or volunteers to get hurt trying to move these large logs around.
- Brush Pickup begins again on Tues Jan. 10th. We need volunteers to meet at the shop at 9 am.
- Drainage on Marion Circle and Dykman Circle will begin in Jan. 2017.
- We need to look at getting quotes to have a drainage ditch dug at Vereen Drive off Hwy 179 and the ditch cleaned on Hwy 179. This will help dry out that front acreage of Windjammer so we can maintain it better.
- Russell is talking to another tree service about cutting and hauling off the leaning and downed trees at the front. I am just waiting for a quote in writing and verification of a business license and insurance. I will be asking the board if we can use storm contingency money for this since those trees fell during the hurricane. The verbal quote we have is \$1400.00 to cut and remove from the property.

Pier by Jim Hennessey

Although the actual pier structure is complete and has been in use since Thanksgiving, the following items need to be done before closing out the pier re-construction project.

- The 10 pilings that secure the 2 floating docks will be driven deeper (5-6 ft.) into the river bottom by the end of this month.
- The 'as-built' drawings are in progress by Venture Engineering which need to be submitted to DHEC within 90 days of completion (December 1, 2016).

So far, the following authorize funds have been paid out on the pier project.:

- 90,800 pier structure
- 5,700 pier roof system
- 2,250 gazebo re-roofing
- \$1,250 repair old floating dock
- \$1,105 electrical fixtures, misc.
- \$150 signs
- \$600 surveyor northing/easting
- \$7,815 engineer
- \$109,670 Total ytd

Contractor upgrades at no cost to WJV include:

- treated laminated roof girders vs. untreated girders,
- treated plywood on the roof vs osb,

- replaced all (3) piling brackets vs replacing (1) bracket,
- replaced both gangway railings vs repairing one section on the right side of the old floating dock,
- used 1/2" thru bolts for cross bracing vs 1/2 x 6" log bolts,
- installed safety hand railings on old floating dock,
- poured concrete pad at beginning of walkway,
- installed a railing on the steps to boat ramp,
- S.S. deck screws.

Structural changes that deviated from the engineering drawings:

- Used 8" round pilings vs 6"x6" square
- Height of pier was built 1 ft higher
- The railing system was built onto the piling deck system vs being part of the piling system.

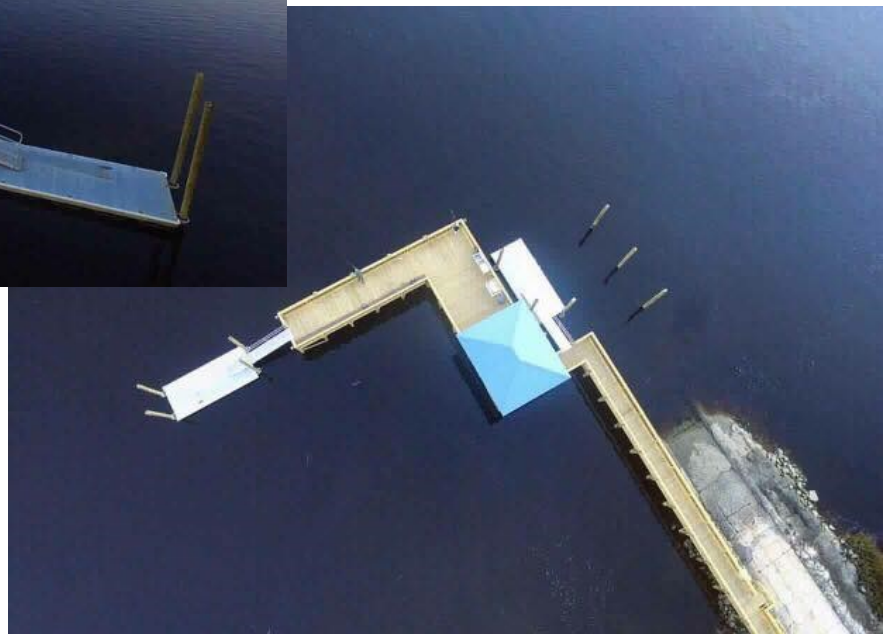
Next steps:

- Repair the concrete boat ramps
- Install cameras on the pier
- Discuss invoice #920 Venture Engineering

Thanks to Danny Hendrix, we have a live bait tank on the pier. Danny designed, built, and installed it for all to use.



Thank to Vann Horne for taking these photographs of our pier with his drone!





If you have been to the compound in recent days, you will have noticed our new debris area with signage. We now have sections and signage for each of the following: household trash, recyclables, leaves, brush, and logs 3" Maximum diameter. Below is a copy directly from our Restrictions/Rules/Regulations pertaining to the compound. Please adhere to these regulations and remember, you are on camera!

4.e. Disposal of brush and bagged leaves shall be placed in the appropriate area at the compound. Limbs 3" in diameter or larger shall not be placed in this area; property owners are responsible for taking limbs 3" in diameter or larger to the Horry County

Recycling Centers. Regular garbage and recycled items shall be placed in the appropriate containers. SOURCE: BOD 6/9/01



Attachment 5, 9. The WJV POA provides dumpsters at the compound for the disposal of household trash and recyclables only. "Household trash," is defined only as items that would be disposed of in a kitchen trash can. Items such as appliances, carpet, carpet pads, construction/renovation material, tires, car batteries, oil/gasoline, paint, combustible liquids, lawn furniture, bedding, pillows, mattresses, landscape timbers, electrical appliances, aerosol cans, large bulky items, large children's toys, benches, luggage, golf club bags, furniture, lamps, car parts, televisions, computers, or any other items otherwise not considered "Household Trash" are prohibited in the dumpsters. Any items prohibited from disposal from state or local law are also prohibited.



10. The WJV POA provides an area at the compound for the disposal of residential yard waste. **Brush and bagged leaves shall be placed in the appropriate area at the compound. Limbs 3" in diameter or larger shall not be placed in this area; property owners are responsible for taking limbs 3" in diameter or larger to the Horry County Recycling Centers.**

11. All cardboard boxes must be broken down and flattened before disposal.

12. **No trash shall be dumped on the side of or behind the dumpsters.** Take care to ensure your trash ends up inside the dumpster and pick up any trash that may have overflowed or missed its mark.

13. The dumpsters and yard waste areas are for use by residents only. **No contractors** shall dispose of any debris or material.

14. **Disposal of non-household trash in any dumpster will result in a fee due by the property owner to cover the costs of the proper disposal of this non-household trash at the nearby Solid Waste Center. This fee will be no less than \$75 dollars, but may be increased depending on the type, size and weight of the unauthorized trash.**



15. Property owners are responsible for their tenants, guests and contractors. Owners may be subject to a fine [in addition to removal fee] for improper disposal at the compound.

16. Absolutely no items may be brought into WJV POA for disposal.

17. **The compound, security and maintenance chairs have authority to interpret the rules as approved by the Board and to recommend action including fines.**

BRUSH AND LEAVES GUIDELINES

Preparation for Tuesday Pick-up

- Pick-up is Tuesday morning; please try not to leave piles out all week.
- Trash, brush, leaves, or debris are not to be placed on Little River Drive or common property.
- Neatly stack brush and limbs cut in length no more than five (5) feet.
- Keep bagged leaves and brush in SEPARATE PILES.



- Overstuffed (heavy) bags will not be picked up.
- Do not leave out more than ten (10) bags a week. If more than ten (10) bags are left by the road, none will be picked up.
- Keep piles of brush and bagged leaves in the open, away from telephone and electric boxes, and away from trees.
- Pine cones and other loose debris, such as pine needles, long leaves, small sticks, long stems, etc., must be bagged.
- Do not mix old landscape timbers or construction trash with brush. We do not pick up construction trash.
- Brush piles stacked wider or higher than four (4) feet or just thrown together will not be picked up.

- **Failure to meet the above guidelines may result in non-pickup.**

Revised: December 12, 2008

Since we are having some beautiful, warm weather, perhaps you will be able to help out with the following:

- ◆ Pressure wash Shuffle Courts and Tennis Courts.
- ◆ 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.
- ◆ Paint some of our buildings.
- ◆ Debris clean up
- ◆ Figure out how to paint Windjammer Sign letters
- ◆ Replace broken outlet boxes at the clubhouse.



- ◆ Paint picnic tables
- ◆ Gazebo needs some attention.
- ◆ Box in the maintenance shed, we have the lumber to complete that job then it needs to be painted.

Maintenance always has ongoing projects. See Eric or Russell and they will find something for you to do!