

# July 2017 Village Breeze



Brittany Booker 305  
Ed Jones 297  
Victoria King 301  
Budget  
Yes 320 No 4

**2017-2018 Board of Directors:**  
Kate Schnaars,  
Vicky King,  
Ed Jones,  
Russ Paul,  
Brittany Booker

Thank you to all that took time to vote. By exercising this right you show that you have an interest in and care about Windjammer Village. Let's make this next year the best ever.

**Think... what can I do to better Windjammer?**

The Board of Directors are looking for committee chairs. If you are interested in continuing as chair, or becoming a chair or member, please let them know! There is a place for everyone!



2017  
Village

Directory now  
available at the office!

### Calendar of Events

August  
19 Pot Luck – Italian

September  
4 Pot Luck – BBQ – Chicken/  
Smoked Meats

October  
14 Yard Sale

### Windjammer Village POA

2200 Little River Drive  
Little River, SC 29566

Phone: 843-249-2460

Fax: 843-280-4840

[www.windjammerpoa.com](http://www.windjammerpoa.com)

Email: [wjvpoa@sc.rr.com](mailto:wjvpoa@sc.rr.com)

Compound: [windjammer.compound@mail.com](mailto:windjammer.compound@mail.com)

Clubhouse Internet: WJV1010!

## Recreation by Natalie Zink



Fitness room has the contract with Quality Fitness to maintain all equipment; purchased two new fitness mats and the multipurpose fitness machine was replaced; purchased a dumbbell rack for the weights; both treadmills are old and looking at replacing both per recommendation from Quality Fitness.

Shuffle board discs were replaced; pool toys were bought and a mesh pool net for floats and toys for community use. Two umbrellas are broken and not able to be repaired.

Easter egg hunt was a huge success. Thank you to everyone who donated candy for the eggs. Halloween hayride was fun and good time had by all.

## Hospitality by Judy Bledsoe

FINAL REPORT: For the year of 2017 we have 23 new owners and 21 new renters.



## Beautification by Barbara Fitzgerald

In July 2016 mulch was purchased for front of clubhouse. August and September 2016 beautification volunteers cleaned up several areas around the Village. November and December 2016 Pansies were planted in the pool area and at front entrance. There were six new Christmas wreaths purchased.



In April and May 2017 volunteers began planting around pool and entrance getting ready for summer months. There was 80 yards of mulch spread around club house and front entrance. Beautification along with Maintenance started work on post fence at the waterway and purchased sod for front entrance. There were two wooden swings

purchased for the village one was placed at the new picnic area at tennis courts and the other was placed outside area next to clubhouse.

I would like to thank all the volunteers who helped with these projects. Thanks to the residents of Windjammer Village for allowing me to serve as beautification chairperson from July 2016 through June 2017



## Maintenance by Eric Zink



We had a busy year in maintenance for 2016/2017. Here is a list of the major items that have been done.

- We had \$450.00 fine from OSHA for a missing outlet cover and open ground on the same outlet in the shop. This was from the OSHA inspection back on March 3rd, the citation came in to us on July 25th.
- 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.

- Also replaced the pool rope that separates the shallow end from the deep end. 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.
- 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 SDS sheets for most of the chemicals in the shop. Far as we can tell, we are OSHA compliant at this point.
- 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 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 was not 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 circles and trimming overhead trees. As weather permits, this will happen as the volunteers have time. Next Brush clean-up will be after Labor Day.
- Bicycle rack has been painted thanks to Janet Payeski.
- Baseboard has been installed in the bathrooms of the front office.
- New toilet seat was installed in the lady's room at the front office.
- Russell has been going around and pressure washing the front of the circles curbs.
- Ordered new floor mats for the restrooms in the clubhouse and we had received them on 9/8, and they were installed on 9/12/16.
- Two picnic tables were donated by residents Mary, Gena, Rick. They even painted them. We placed them down at the tennis courts along with a new trash can and created a new mini park for all to enjoy.
- Took flag pole down at the pier. Russel repainted it and installed solar flag light at the top. Also installed solar flag light on the flag pole at the club house.
- Paving bid was accepted and voted on by the board at the special meeting on 10/4/16, Weaver Construction won the bid.
- Lafayette Circle Drainage bid was accepted and voted on by the board at the special meeting on 10/4/16.



## Maintenance by Eric Zink...continued

Weaver also won that bid and will begin soon as possible.

- Previously, beautification had a palm tree installed at the pool area. When it was installed, the swimming pool over flow was cut. We found the problem during the storm. Russel has repaired the over flow drain on 10/4/16. He repaired that just in time for Hurricane Mathew.



- Baseboard has been installed in the bathrooms of the front office. Russel finished the baseboards in the conference center. Also, David White installed the railing for the stairs in the office.

- We had course based coquina delivered on 10/3/16 to the pool access road. Russel spread it out to fill in the deep ruts.

- We had a volunteer clean up on Oct 15th, 2016. Approx. 15 people showed up and we cleaned the entire pool area and around the club house.

- On 11/1 we hired Terminex to do quarterly spraying of the front office and club house. This has not been done in a long time.

- On 11/4 we hired Palmetto Turf and Land to grind our pile of storm debris. The grindings will be left there and we will spread it around to help get rid of it.

- On 11/11 Santee Cooper installed all the street lights along the dirt road.

- Chipper was ordered on Nov 15th and arrived on 11/28/16.

- Lafayette Circle drainage has been completed.

- Patch work for the roads started on 11/22/16 and were completed on 12/2/16.

- 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 no weight charge. We had 2 dumpster loads of the last bit of large brush from the hurricane.

- We ordered 44 tons of coquina and it was delivered on 12/19/16 for the dirt road and parking lot at the pier to try and clean up the mud holes. Russel worked on it all day on 12/19/16.

- Ordered new signs for the brush area in the compound.

- We added a street light at the compound gates.

- Wiring to the compound was done on the weekend of Nov 19th and completed on that weekend.

- Drainage was started on Marion Circle and Gamecock Circle on 1/18 thru 1/20/17.

- Pipes for Dykman Circle were delivered on 1/25/17 and installed the week of 1/30/17.

- The original swell was dug back out on Little River Drive and the coquina road that was filled in the past on 1/20/17.

- Russel and volunteers John Early, Billy cut down all the leaning trees at the front of the village on 1/20/17.

- The compound had new brush signs posted and installed on 1/18/17. In the rules of WJV it states that no limbs or logs larger than 3 inches shall not 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.

- 2/15/17 we purchased a Box Blade to keep the dirt road clear of pot holes. Also purchased a new clutch for the bush hog.

- The week of Feb 27th, Santee Cooper came out and straightened out some leaning light poles and installed a flood light over the gazebo area.

- We discovered a water leak at the front office the week of Feb 20th. We decided to complete the work ourselves with the help of Weaver. We expect this to be completed the week of 3/20/17. Water had been tem-



## Maintenance by Eric Zink...continued...again!



porarily restored to the office.

- Water line was repaired on 3/17/17 and Weaver paved the area on 3/18/17.
- Tennis Courts were pressure washed from a volunteer on 3/6/17 thru 3/9/17. A big thank you to Charlie Parker and Darrell Lutrus for their hard work. On 3/21/17, Charlie started to paint all the benches at the Tennis Courts.
- We rented the excavator on 3/16/17. Billy has been using the machine everyday cleaning much drainage as he can.
- 3/27/17 Charlie and a few other volunteers stripped all the old T1-11 off the Gazebo. Charlie pressure washed the inside of the Gazebo. He repainted the ceiling and all the white trim of the Gazebo. The Gazebo is looking awesome.

Thanks Charlie, Donnie, John, Tye, Ronnie and anyone I

may have missed, as I only pop in every so often. The guys completed the Gazebo the week of 4/10/17.

- 4/5/17 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.
- On 5/22/17 volunteers trimmed the trees and the front of the village. Also, cut down one leaning pine tree that was approved along with a dead hard wood tree. Also, same volunteers trimmed along the dirt road leading to the waterway and boat ramp.
- Two more loads of coquina were put down on the dirt road on 5/24/17.
- We bought an extendable pole saw on 6/1/17 so we can trim higher branches. This pole has a reach of 12 feet from the ground. It is made by Stihl.
- New swimming pool signage was ordered on 6/2/17. Rule sign corresponds now to the rules posted in the Windjammer rules and regs handbook.
- 6/3/17 the front entrance was overlaid. We then had several days of rain. Soon as the ground dries up, Weaver will return to finish the lines. Weaver will paint the lines toward the end of June as their machine is broke down.
- On 6/9/17 the doggie poop stations were installed. One on the coquina road just past the road going into the compound on the left, the other one is near shell beach. Please use the trash containers that are at the stations instead of the actual trash cans. Let's try to keep the smell away from where folks may be sitting.
- The new charcoal grills did come in and one will be installed at the picnic tables near the tennis courts and the other near the gazebo. They were installed on 6/27/17.
- 8 skids of sod came on 6/14/17. We needed help laying it out at the front, we had several volunteers come out and we were able to have it all laid on the same day.
- Billy has been working on bush hogging the area in the compound that we will turn over to security committee soon as it is finished. Big O is coming weather permitting to clear the trees that we cannot take down. Big O took down the trees in this area 6/23/17 thru 6/27/17 and we paid him for two and a half days.
- On 6/23/17 we had another issue with the swimming pool lights. On 6/26/17 I hired an electrician to survey the swimming pool wiring and come with a plan to properly and permanently make the repair.
- On 6/27/17 I ordered another load of coquina to try and finish the waterway road.

### Equipment purchased 2016/2017

- Tractor, Box Blade, Quick Hitch, Chipper, Post Auger, Pole saw, Power weed sprayer, Repaired bush hog so it is in usable condition new blades and clutch



## Architectural by Ken Mayo

The Architectural Committee receives requests from WJV residents regarding exterior property changes and improvements. We work with the property owners to insure the request is in conformance with WJV 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 committee also verifies if requested tree removals are located on common property.

The committee can approve most requests. Major items require BOD approval such as: new construction, fences, new paved driveways, variance requests and others as the need arises. The approval process has been working well and residents are pleased with the quick approval process.

Following is a summary of the 201 items this committee handled in the past 12 months. The quantity in brackets is the total from last year [173].

1. Exterior painting 35 [30]
2. Replace windows/doors/garage doors 25 [19]
3. Roofing 19 [45]
4. Driveways/sidewalks 17 [6]
5. Exterior repair 15 [14]
6. Deck-repair/replace/extend/new 14 [8]
7. Fence 14 [8]
8. Storage shed new/repair 9 [2]
9. Stairs/steps 6
10. Satellite dish or antenna 6 [5]
11. Determine if trees are on common property 6 [4]
12. New home 5 [1]
13. Propane tank 5 [1]
14. Gutters 5
15. Two each: new siding, awning, generator, pergola roof, retaining wall, enclose porch
16. One each: replace skylights, two-story porch, new porch, patio, pavers, wheelchair ramp, lamp post, arbor
17. Stopped unapproved construction, formally denied request



## Insurance by Rosemary King

In this fiscal year, Windjammer Village spent \$44,191.59 from its budget. This was an increase of \$1,701.95 when compared to the amount spent from the 2015-2016 budget. The reason for this increase is that this year we hired Cox, Beal, and Asso. to assess our village property for replacement costs in case of loss. We also purchased additional insurance for our security cameras (\$208.82). This was a new addition to our Insurance purchases.

The only insurance for the Village not paid for in the 2016-2017 budget is Flood Insurance which will be paid for this July as it is not due until August.

## Publicity by Brittany Booker

From July 1 until December 23<sup>rd</sup> our Windjammer Village POA Facebook page was used for communication. This was made available to the general public. A total of 238 posts were made this fiscal year in the following categories:



- Sunrise/set pictures – 11
- Events/meetings/office reminders – 74
- Miscellaneous Village Improvements/Maintenance – 65
- Cautions/notices of changes within Windjammer (such as entrance closings) – 39
- Volunteers needed or currently working – 35
- Hurricane Videos – 13
- Rule reminders – 1 (trash left at the compound gate instead of dumpster)

December 23, 2016 the Facebook group was created for current owners and residents of Windjammer Village. We now have a total of 144 group members. If you would like to join, please search for Windjammer POA and request to

join the group. Once I verify that you own or live in Windjammer, I will approve your request. You are welcome to “like” the page as well but most information is posted in our group. We have made a total of 213 posts including 38 from other villagers. The 175 posts that I have made can be broken down into the following categories:

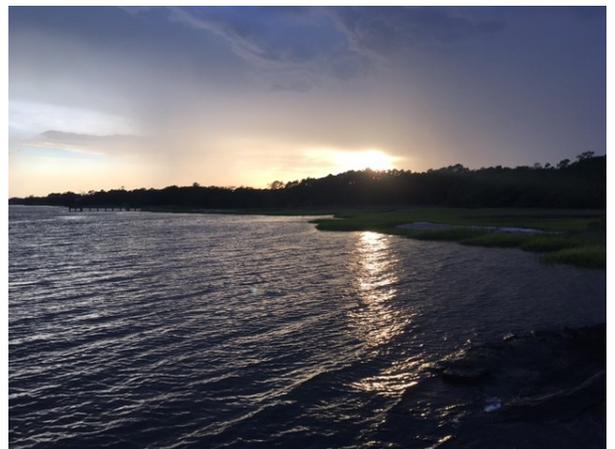
- Sunrise/set pictures – 16
- Events/meetings/reminders from the office – 54
- Miscellaneous Village improvements/Maintenance: 39
- Cautions/notices of changes in Windjammer (such as wrecks or entrance closings) - 34
- Volunteers needed or currently working – 28
- Rule reminders – (composting on shell beach, pier etiquette, and picking up after your pet) –3

I try to keep the page positive and upbeat and would appreciate everyone else doing the same. Of the 413 posts made, only .0965% were rule reminders brought on by people that had broken rules according to the Restrictions/ Rules/Regulations of Windjammer... and even those had a positive spin. Please help me accomplish this positivity by keeping a thread on track and not use that as an opportunity to post something that you are disgruntled about. Please use the appropriate procedure of submitting your concerns to the board through our website or at the office.

The above numbers are to the best of my counting ability as it is hard to keep out duplicate posts while scrolling down a year’s worth of Facebook posts!

11 newsletters were compiled and published on our website and on the bulletin board at the clubhouse. It is also available at the office.

Thank you to everyone that has sent me pictures and information to post. I think the Village Breeze and Facebook Group are great tools to keep Windjammer Village informed and to bring us together as a community. Special thanks to Angela and Eric for keeping me informed of happenings in the village, Ken Mayo for awesome pictures, and special thanks to eagle eye Vicky (as well as Angela) for catching typos in the newsletters!



## Social by Debbie Parker



I moved to Windjammer Village in June 2016. My husband was still in NC working and didn't relocate here until Feb 2017. I was approached by Arlene a few times in reference to a vacancy in Social. I finally accepted the position in November 2016; not knowing how things had been done before. I held my first meeting with volunteers a couple of weeks later to introduce myself and meet the 4 volunteers who showed up. In the meantime, I spoke to a few people to gather ideas and information on what they wanted. So I came up with a tentative Calendar of Events. At times, I became very frustrated because I didn't know how things worked and what procedures to follow. Thanks to Arlene, Pat Horne and Angela for encouraging me and offering their help/ advise. One thing I will never forget is what Arlene would always tell me before an event; Don't worry...volunteers will show up and everything will work out in the end. And for the most part it did. I am still learning the process, just bear with me...

That being said; I think, for the most part, everything turned out pretty good.

The boat Regatta was my first event. I was amazed at how many residents attended to watch the boat parade and enjoy refreshments served from the gazebo. We spent \$ 156.78 for the Regatta. Christmas decorations were put out the following Sunday. In December Potluck spent \$21.75, 44 attended, Wine/Cheese, in Feb spent approximately \$ 386.00, 50+ attended, St Patty's in March spent \$ 56.60, 45+ attended, April Yard Sale collected \$ 286.00; spent \$ 161.45; Memorial Day Pig Pickin' in May; we collected \$2.00 per plate from approximately 100 residence collected \$ 180.00; spent 183.30 (volunteers were not charged); Mexican Potluck in June spent \$ 122.28, 48+ attended; July 4<sup>th</sup> Golf Cart Parade, no monies spent, used hot dogs, buns, and water from previous event. Food and drink served out of newly refurbished gazebo. Approximately 25 decorated golf carts attended.

Bingo was cancelled due to lack of participation. I presented information I researched from SC IRS to the board in March. Permit needs to be applied for by Village; equipment needs to be updated so we can play for money.

Worked on getting a DJ and will continue for upcoming events.

2 Barrels donated to convert into smokers. Looking for volunteers for that project.

There have been clubhouse rentals for wedding receptions, baby showers, celebrations of accomplishments, birthday parties, gathering for a resident passing away, anniversaries and graduation.



I cannot express how much I appreciate all the help and support of all volunteers and residents who came out to participate and their donations. This village has come a long way since I've been here in a short amount of time due to all the work from all committees; especially maintenance!

If anyone would like to volunteer or suggest new ideas; please get in touch with me.

My goal is and always will be to make Windjammer the best and fun place to live.

A Big Thank You to all!!!



## Pier by Jim Hennessy



As all of you know, we have been enjoying the use of our new community pier since last Thanksgiving. Some of you may have even enjoyed watching the boat regatta this year from the pier head, roofed area, or one of the two floating docks. Yes! It is a joy to finally be able to use what we have been waiting for, for over two years!

For those of you that attend POA meetings and read the village newsletter, monthly pier updates have kept you informed on the progress and issues encountered along the way. The pier removal and replacement project has been a long and tedious pro-

cess that started January 2015. During that time we have experienced many challenges, setbacks, revisions, and delays. That is all behind us now.

Our community pier was designed with all residents in mind and will be enjoyed for many years to come, not to mention the value and appeal it gives to the Windjammer community. Thanks goes out to many for their suggestions and input throughout the process. Thanks to Ken Mayo for his support and guidance, and the Board of Directors as well. Thanks to Danny Hendrik for building and donating the bait tank and to Charlie Rogers for building and donating the fish cleaning table.



## Long Range Planning by Janet Payeski

Once again, my recommendation is to increase fees by 10% in each of the next 3 years. 2017-2018 Reserve balance budget is \$148,923. I recommend a reserve target of \$500,000 with a plan to get to \$300,000 quickly.

Income from Assessments between 2015/2016 actuals and 2017/2018 budget has increased 11%. However, Operating Expense for the same time has increased 19%. So with expenses increasing faster than income, this means that there is less money remaining to add to Reserves.

Given that our average reserve spending for the last 6 years has been about \$100,000 a year on average, I project that we run out of reserves in 2021 unless either operating expenses are reduced or fees are increased. Note that we have never maintained the funding of reserves recommendations from the 2012 Reserve Study. Reserves need to be built up so that we are not putting off needed work due to lack of funds. The 2012 Reserve Study identified \$3.6 million in replacement costs. If we average that over, say, 30 years, \$100,000 a year in reserve spending is not unrealistic.

## Treasurer by Melissa Basehoar

The following financial statements\* are unadjusted by the paid CPA and the beginning balances are taken from CPA's prepared financial statements. The Treasurer has adjusted the financial statements using a cash basis of accounting, which is the basis of accounting used for income taxes.

This year has been a typical year financially for Windjammer Village. The Village faced the same problems as many individuals such as higher prices and unexpected accidents. However we continue to make changes and decisions that save money negating any increase in dues or extra assessments.

The reserve spending was significant this year as we finished the pier, dock, boat ramp, and continued the drainage, street paving projects. We also purchased new cameras for security and a tractor for maintenance.

I have decided to omit the reserve schedule in this report as it is confusing report and only a suggestion of spending that we have not followed every year. The General Advisory Committee and Board of Directors should continue to review the reserve schedule and any suggestions for updating can be passed to the treasurer to give to our paid CPA firm who prepares the tax return and final financials.

**One small note on the reserve's is our balance at 6-30-2017 was \$229,305.21 and there was more funding in the beginning of July of 2017 in the amount of \$18,051.41 making the total balance as of this report date \$247,356.62 before interest is recorded.**

I am happy to be able to serve you as Treasure for this year. If there are any questions, feel free to contace me. I welcome input, ideas, and advice from anyone. I look forward to next year and hope we can continue our strong financial position.

\*This was available at the meeting and a copy can be found at the office.

As Seen on WJV...



# Happy Fourth of July!

