

**THE WOODSIDE AT WATERS EDGE NEWS**  
**FEBRUARY, 2021**

Welcome to our newsletter. If you have received the newsletter via US Mail, please contact Property & Association Management at 843-399-6116 to update your email address.

**Governing Documents Committee:**

The Woodside HOA Board of Directors is soliciting for three members to form a new committee, "The Governing Documents Committee." Please send your name and phone to us by email, [\*\*woodsidewe@gmail.com\*\*](mailto:woodsidewe@gmail.com), within two weeks of the receipt of this newsletter. No formal application is offered, just let us know you are interested in being on this volunteer committee. *The Governing Documents Committee will assist the Board in proposing, developing and evaluating the current legal documents for the Woodside sub-association (Covenants, Bylaws, Articles, Rules & Regulations) and will provide recommendations for amendments to the Board for their review and consideration.*

We are not including the Architectural Design Guidelines in this group, as we would like the Architectural Review Committee to work on that document and propose changes.

**BLSJ Gate Permit Status:**

BLSJ Development, the home builder at the marsh lots, was denied a permit by the City of North Myrtle Beach in August 2020, for construction of a traffic gate at the marsh crossing bridge on Inlet View Drive.

We have been informed by the City Attorney, Christopher Noury, **that the city has reversed its decision** and will now permit the gate construction, upon completion of permitting requirements. His exact email to Bobbie Hutchison, Board Secretary, is quoted here: *"As we discussed, there is not a specific prohibition in the recorded documents that would prevent a gate from being constructed on Inlet View Drive. As such, the City has no legal basis for the denial of the permit for the construction of the gate. However, any easement rights that the lot owners have for ingress/egress regarding Inlet View Drive may be enforced by the individuals to whom the easement was granted but enforcement of the easement is an issue between the lot owners and the party constructing the gate, not the City."*

Each of our deeds contains a permanent easement over the private roads in Waters Edge Subdivision (per State Law). Our deeds contain the working "a perpetual alienable, unobstructed, unencumbered, non-exclusive easement appurtenant and right of way..."

**Legal Advice:**

The Woodside HOA Board of Directors have met with a local attorney who seems to be better suited to work with us to solve problems with the Waters Edge Master Association. Our intent is for the attorney to send our "letter of demands" as aggrieved members of the Master Association, to the Master Declarant. That response will determine the next course of action. We will keep you informed of the progress with the Master Association,

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as well as both gate issues.

**Pool Property Upgrades:**

The pool will be open April 1 through October 31, 2021 (if DHEC approves). We contracted with Coastal Pure to install an Aquasol Automated Chemical Feed System and a commercial Copper/Silver ionization system, on a 12-month payment plan. It was installed on January 29, 2021. They also advised the pool jets do not need to run all winter long. The new system is more cost effective, will allow the pool to operate more efficiently, and the ionization system is a preventive for staining.

P.A.M, Co., Inc. is working thru DR Horton's contractor's records to get the pool gate card reader finally repaired.

The Board and the Pool Committee are evaluating some simple improvements for esthetics, fire pit safety and food-serving convenience. There are a lot of good ideas to think about.

**Fire Pit at the Pool:**

Please burn only kindling, wood or fire logs in the fire pit. Other products can present a fire hazard as they tend to become airborne or emit chemicals. In addition, products that do not burn efficiently can leave waste behind that is difficult to clean or make the fire pit unsafe to use. If you use the fire pit, please remember it is your responsibility to make sure the fire has been safely extinguished before you leave the area. If you are unsure of how to extinguish a fire properly, please contact a member of the Pool Committee for advice/assistance.

**Architectural Change Request:**

The adopted/recorded design guidelines cover more than just architecture. They cover all exterior improvements such as awnings, antennas, enclosures, landscaping, signs, and much more. You can find this document on our Property & Association Management Co., Inc. web page [www.scpaminc.com](http://www.scpaminc.com). We have included a copy of the form with the newsletter so that you have one on hand.

**Architectural Review Committee (ARC):**

When you complete a Change Request Form, attach any documents such as brochures, photos, etc. and submit it **Rob Kelm at [woodsidearc@gmail.com](mailto:woodsidearc@gmail.com) or you may drop your forms at his home, 1002 Oak Marsh Lane, North Myrtle Beach, SC 29582**. The committee will then review and forward to the Board of Directors for the final approval. Once a decision has been made regarding your request, you will be notified if it has been approved or not approved and will be provided with a formal letter for your records. Any exterior changes or additions require approval before you begin the work. It is also up to the owner or their contractor to secure the necessary permits before you start the work.

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**Landscaping:**

Some owners have chosen to have rye grass this winter. Please be aware that Apex does not mow during the months of November to March. If you have applied rye grass or other similar winter grass that needs to be moved, you will need to make arrangements for either Apex or another company to take care of this for you.

**Pets:**

Just a friendly reminder that pets are to be on a leash or under control by the owner at all times. Owners are responsible for cleaning up after their pets. Please be courteous to your neighbors and help keep your yard free of pet waste as well.

**Trash Cans:**

Trash cans may not be visible from the street. If you plan to keep your trash can on the side of your home, you must disguise it with some type of screening that will need approval. A/C units are not meant to hide a trash can.

**Financial Statements:**

We are in the process of wrapping up the year end accounting with Associa and the financial statements will be available soon. Financial statements are available to any owner at any time upon request. Please contact Stacey Causey at [staceycasey@live.com](mailto:staceycasey@live.com) to request the most recent financial statement. These are sent to the Board of Directors on a monthly basis.

**Coupon Books:**

If you did not receive your coupon book from BB & T Association services or have misplaced your coupon book please contact Stacey Causey at 843-399-6116 or email her at [staceycasey@live.com](mailto:staceycasey@live.com) and she can assist you with this. If you need help setting your account up for a monthly draft she can also assist you with this.

**Elections and Annual Meeting**

Save the date! Saturday, May 22, 2021 is the date of the required Annual Meeting of the entire Woodside HOA. Our property management company will be conducting the annual election process by mail and online (as done last year, due to Covid) ahead of time, and the election of the Board of Directors will be announced, and the Board members introduced at the Annual Meeting.

**Website:**

Property & Association Management Co., Inc has a website at [www.scpaminc.com](http://www.scpaminc.com). It will contains copies of the Covenants, ARC application, and other pertinent information that can easily be read or downloaded. Minutes and Newsletters will also be posted on this site when they are available. This will also be a source of information for realtors if you are considering selling your home.

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**Contacts:**

Our HOA mailing address is 1150 Oak Marsh Lane (the pool center). Email for the Board is **Woodsidewe@gmail.com**

**HOA Payments and Coupon payment issues:**

Concerns about HOA payments issues should be directed to Stacey Causey of Property and Association Management, Inc. email address is **staceycasey@live.com** or 843-399-6116 ext. 5.

**Association Issues:**

Violations, concerns, landscape issues or questions please contact Pam Bane of Property & Association Management Co., Inc. her email is **pam@scpaminc.com** or 843-399-6116 ext. 1. Please direct all issues and questions to Pam Bane, if she is not the correct person to contact or if the Board of Directors or a Committee chair needs to be contacted she will forward them the information.

**Entrance Gate:**

The front entrance gate and its **auto access decals** are handled (for the Master HOA) by Wright Management, 843-839-9888, **wrightatthebeach@aol.com**.

**Property Management Contact info**

Property & Association Management Co., Inc.  
Mailing Address: PO Box 395, Little River, SC 29566

Physical Address is 2126 Hwy 9E, Suite G4, Longs, SC 29568

Phone is 843-399-6116 Fax is 843-399-0972

Email: **pam@scpaminc.com**

Hours are Monday -Thursday 9AM to 5PM  
Friday 9AM to 4PM, closed most major holidays.