

Woodside Plantation Property Owners' Association

2026 ANNUAL MEETING & ELECTIONS

SEPTEMBER 8TH, 2026

Annual Meeting Agenda

September 8th, 2026

- Welcome, Introduction of Board Members, Opening Comments Jim Mallak
- Introduction of Staff Adrienne Knowles, CMCA, AMS
- Establishment of Quorum Steve Hoggard
- Director Reports Various Directors
- Guest Speaker Stuart Bedenbaugh, City of Aiken
- Question & Answer Session
- Ballot Results

WPPOA Board of Directors

Jim Mallak, President

Scott Vieweg, Vice President and Common Area Landscape Director

Sandra Brown, Treasurer

Steve Hoggard, Secretary & Covenants

Sherri Little, Tech & Communications

Pete Messina, Architectural Review Board (ARB)

Al Fritz, Roads, Streetlights, Sidewalks, etc.

Tom Pettinga, Lakes & Dams

Bill Hegedusich, Safety & Access Control

Introduction of Staff

ADMINISTRATIVE STAFF:

Adrienne Knowles, CMCA, AMS –
Association Manager

Tiea Thomas – Finance Manager

Rick Wing – Project Manager

Alison Blackwell – ARB Specialist

Jordan Deas – Multimedia Specialist

Veronica Boyd – Administrative Assistant

Jennifer Easler – Administrative Assistant

MAINTENANCE STAFF:

Terry Washington – Maintenance
Supervisor

Jeremy Heath – Maintenance Tech

Daniel Wood – Maintenance Tech

Establishment of Quorum

Steve Hoggard, Secretary

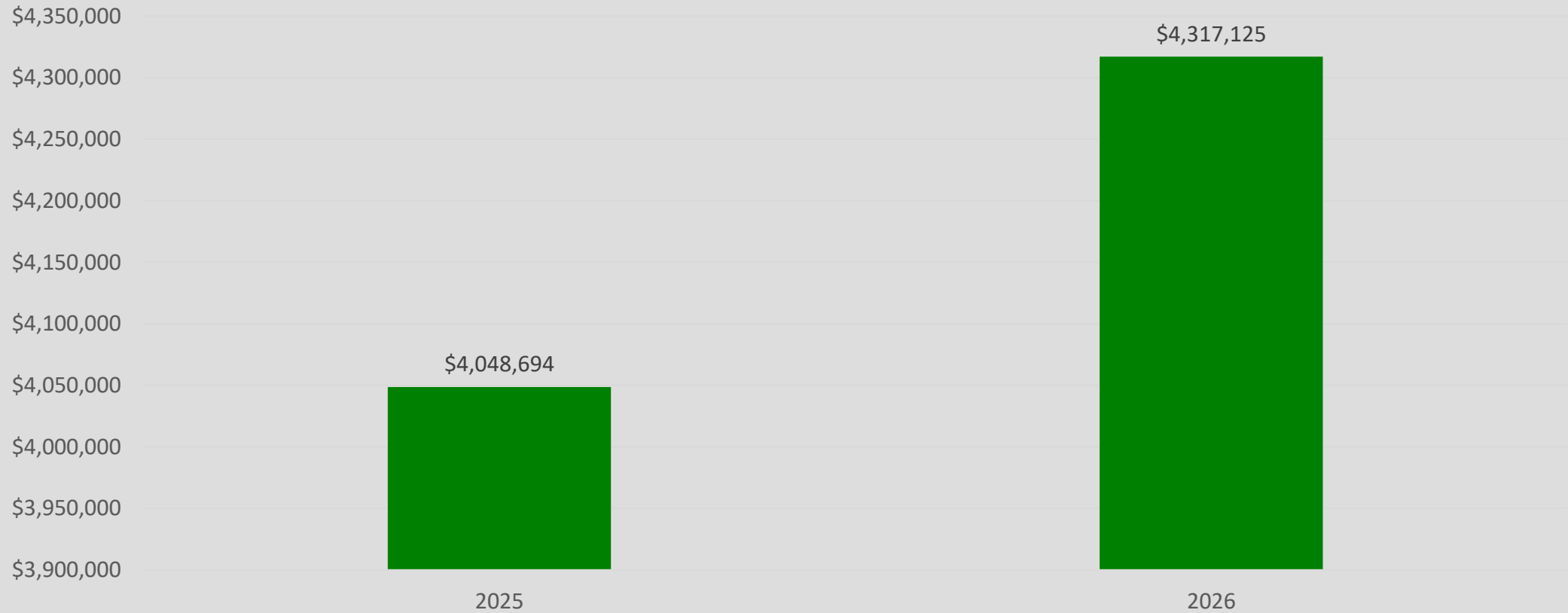
Financial Overview

Treasurer, Sandra Brown

Finance Manager, Tiea Thomas

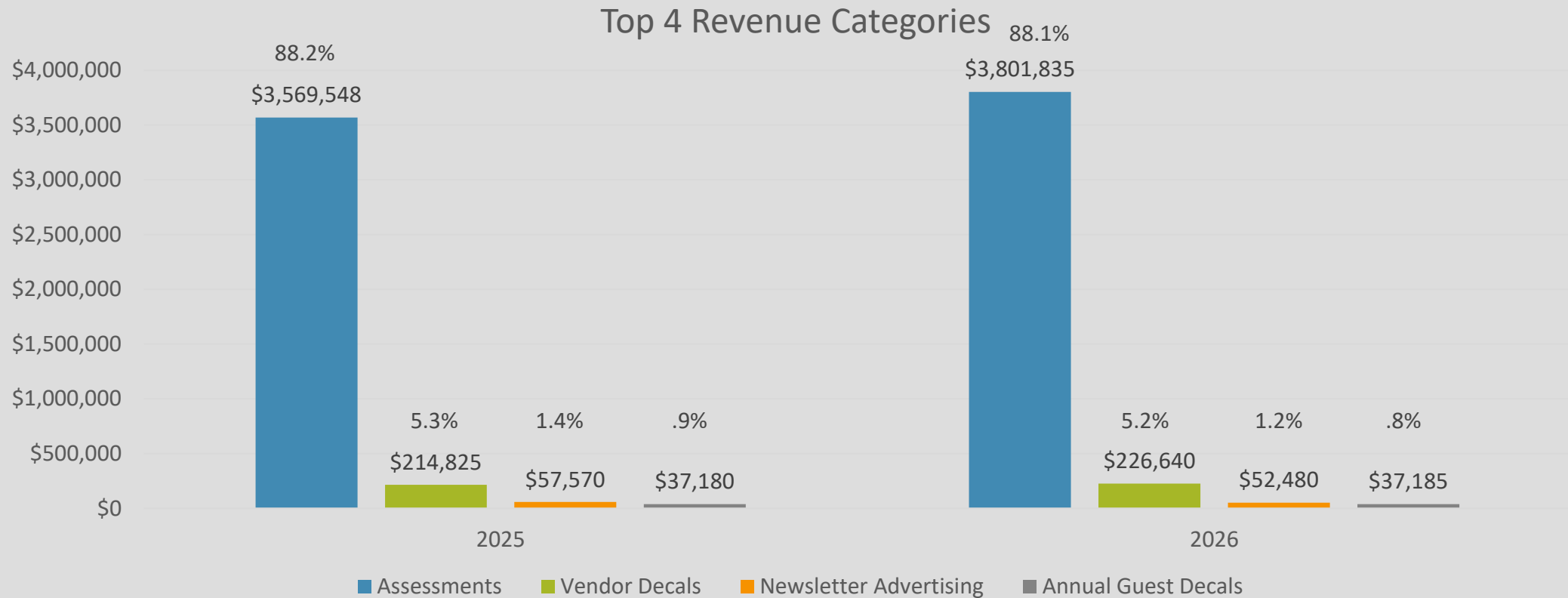
REVENUE

January – August : 2025/2026 Comparison



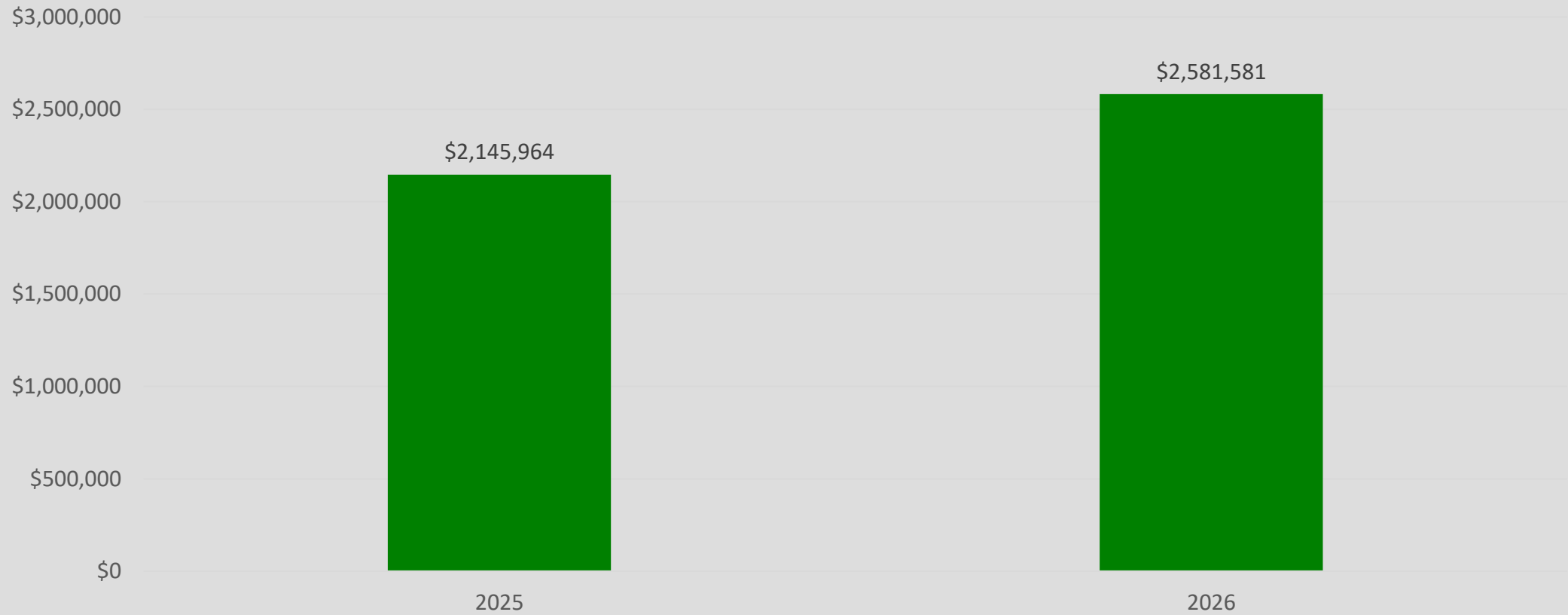
REVENUE CATEGORIES

January – August : 2025/2026 Comparison



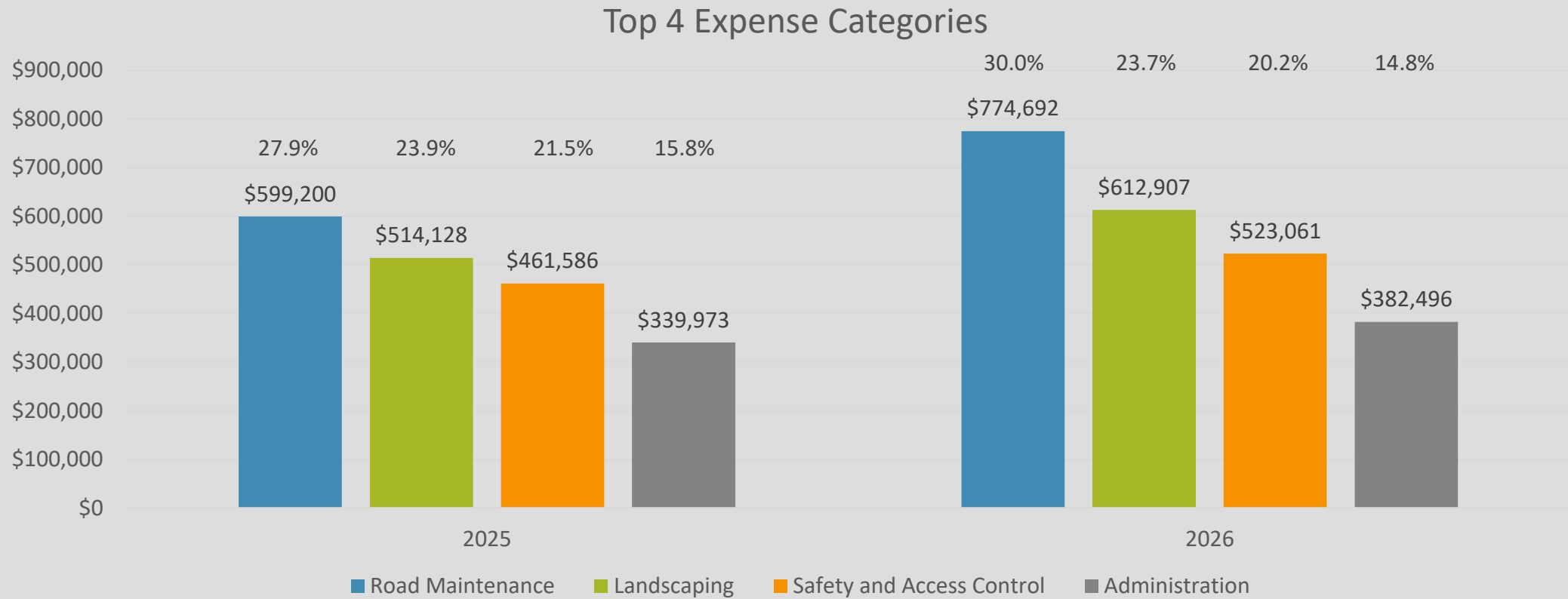
EXPENSES

January – August : 2025/2026 Comparison



EXPENSE CATEGORIES

January – August : 2025/2026 Comparison



RESERVE FUND

Balance Comparison : 2025/2026

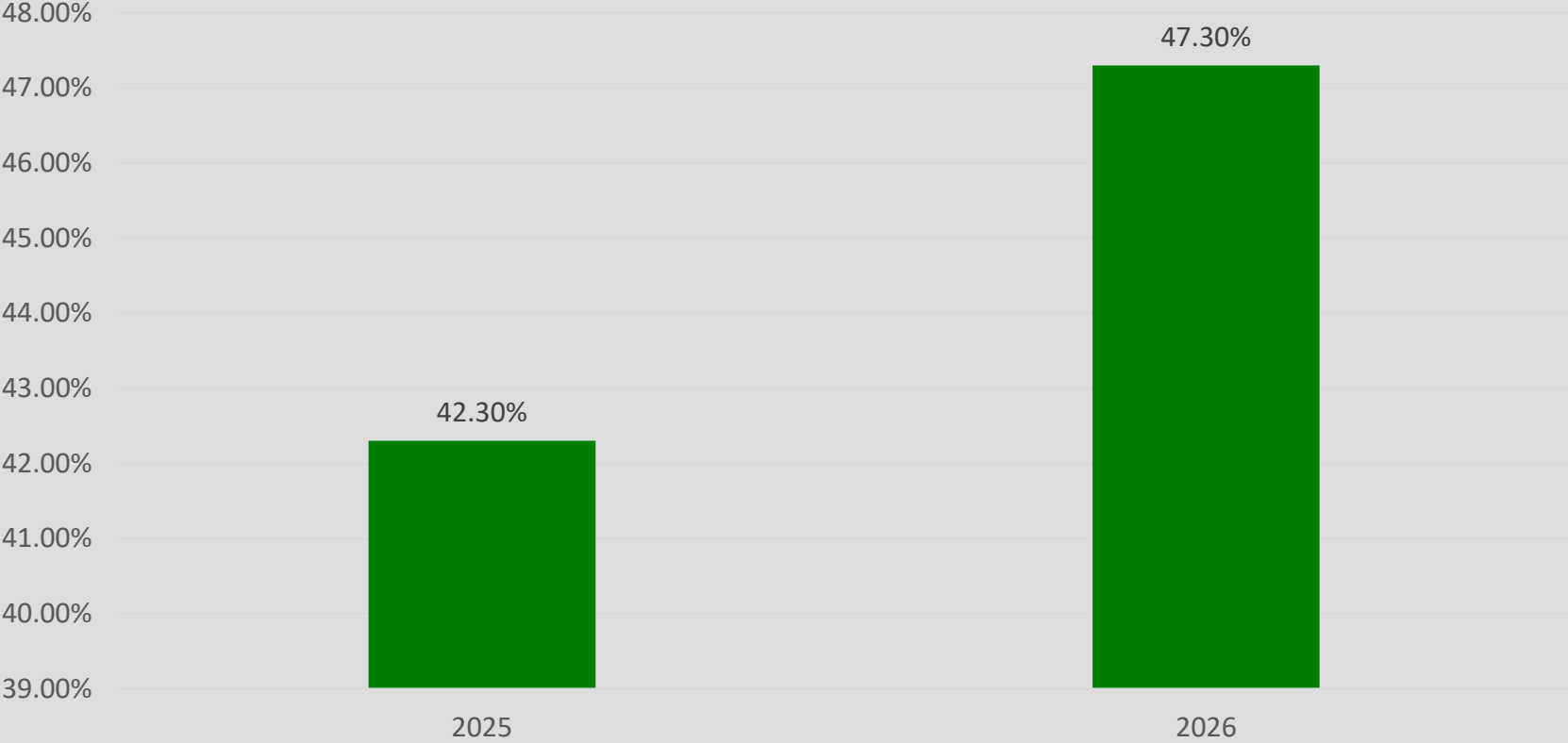
Balance as of August 31, 2025 - \$1,938,288

2025 Actual Contribution = \$567,025

Balance as of August 31, 2026=\$2,169,020

2026 Actual Contribution = \$400,000

Reserve Fund % Funded Comparison*
August: 2025/2026



*Based on 2024 Reserve Study Total Current Cost of Components - \$4,580,550

RESERVE FUND

Covenants Guidelines

- Up to 15% of annual assessments
- 2026 contribution could have been \$568,754
- Balance in Reserve Fund cannot exceed the current annual budget which for this year is \$4,316,227

RESERVE FUND

Interest Income

2025 Interest Income - \$47,286

2026 Jan-Aug - Interest Income - \$45,592

RESERVE STUDY

Following recommended guidance, there will be an updated Reserve Study completed in 2027.

Annual Financial Audit

2026: Completed July 2026 for previous year 2025

- From an Audit Stand Point
- From a Financial Stand Point

2027: Completed in Spring 2027 for previous year 2026

Website Reminders

Website: www.wppoa.com

Departments>FINANCE

- Monthly Financials
 - Audited Financials
 - Reserve Study
 - Annual Budget
 - Additional Information
-
- Monthly Board Meeting Minutes and Monthly Newsletters can be found under Resident Resources tab

Must log-in to website in order to access Information

WPPOA Office Campus Timeline

March 2025

BOD votes & approves creation of WPPOA Campus Committee

September 2025

Annual Meeting presentation on Office Campus. BOD minutes mentioned RFP approved for Civil Engineering/Site Plans

November 2025

Annexation into City of Aiken has been approved. Environmental Testing was done on current POA office building. Results were received. Received preliminary estimates on remediation for remodeling and demolishing existing building.

March 2026

BOD approves Excess Funds for Pre-Construction & Planning Services Agreement. Received preliminary estimates on building new vs. remodeling existing.

WHAT'S NEXT!!

Town Hall Meeting – November 10, 2026 – 6pm at Woodside Country Club

August 2025

BOD minutes mentioned the Annexation process has started, RFP's sent out for Civil Engineering/Site Plans and possible GC's to manage project

October 2025

Newsletter mentioned steps were taken for Annexation into the City of Aiken. BOD minutes mentioned approval to conduct Environmental Testing on current office building

February 2026

Committee moves forward with sending Pre-Construction & Planning Services Agreement with vendor.

August 2026

Preliminary Building Plans are in the works, Civil Plans are being completed.

Technology & Communications

Sherri Little

Tech & Communication Accomplishments

Digital Newsletter Migration

Advanced Web Analytics

Board Meeting Broadcasts

Critical Event Texting

New Resident Welcome Bags

Proactive Outreach

Tech & Communications Committee

Julie Brozowski

Tracey Kaste

Richard Snouffer

Kathy English

Jordan Deas POA

Adrienne Knowles, POA Manager

Looking Ahead To Next Year

Digital Newsletter Revenue

Town Hall Meeting Formats

WPPOA Website Refresh

Quarterly Resident Questionnaires

Covenants

Steve Hoggard

CEEC Purpose and Goals

Covenants maintain the beauty and quality of life in Woodside

- Develop covenant awareness
- Encourage compliance through education
- Respond to resident concerns
- Enforcement policies and process

Covenant Concern Process

- WPPOA does not police the community
- Concerns submitted are corroborated (photos, site visit)
- Property Owner advised and time for correction. (30 days)
- The WPPOA works with Property Owners
- If no action, a second written notice warning of a fine

Fines for Covenant Violations

- Fines imposed when prior notices fail
- Fines can be appealed within 20 days of receiving the notice
- Fine amounts are set by the Covenants
 - **\$100-\$300 and/or \$25 a day until condition is corrected**
 - **Fines are due and payable, unless appealed within 30 days**
 - **Unpaid fines accrue interest at a rate of 1.5%**

^{To} Covenant Violation Concerns Top Five

- 1) Yard Debris (out too early/left by a contractor)
- 2) Garbage and Recycling Cans not put away or not screened properly
- 3) Unsightly (unkempt lawns and shrubs)
- 4) Pet Problems (excessive barking, off leash)
- 5) Unattended property (for sale, in estate, rentals)

Category	2025	YTD 2026
<i>Yard debris</i>	18	24
<i>Improper screening</i>	1	7
<i>Pet Problems</i>	11	7
<i>Signage</i>	2	2
<i>Parking/Storage</i>	8	6
<i>Unsightly/Yard Maintenance</i>	40	37
<i>Other</i>	5	19
Total	85	102

Architectural Review Board (ARB)

Pete Messina (presented by Steve Hoggard)

Reviews Performed by the ARB - 2026

New Construction Projects

13 reviewed

Property Upgrades and Improvements

45 reviewed

Generator Installations

23 reviewed

Landscape Upgrades

31 reviewed

Fence Installations

11 reviewed

Pool Installations

2 reviewed

Variance Requests

5 reviewed

Improvement Initiatives

- Faster turnaround times for reviews
- Construction site cleanliness, porta john placement and soil erosion control
- Increased stormwater water control
- Revisions to Guidelines to improve application clarity
- Coordination and turnover with the DC-ARB

Common Area Landscape

Scott Vieweg

Common Area Facts

Over 1.5 Million Sq Ft of Roadside Grass

Over 100 Intersection Plant Beds

Over 5,500 Sprinkler Heads

11.6 Miles of Nature Trails

Over 8 Miles of Paved Walking Paths



Common Area Amenities

Neighborhood Parks

- Reserve Park
- Meadows Park
- Summer Hill Park
- Duck Pond
- Butterfly Park

7 Nature Walking Trails

Community Garden – 49 Plots



Past Year Activities

Response to Resident Concerns

- 62 YTD
- Closed 57 YTD

Executed Multi-Year Strategic Plan

- Installed Wireless Timers to Irrigation System
- Park/Intersection Landscape Improvements
- Roadside Grass Improvements
- Adding 5 Benches on WPD Walking Path

Highpoint Turnover to WPPOA



Multi-Year Strategic Initiatives

	8/3/2026		2025				2026				2027	
	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr
Common Area Landscape												
Continue Improvements to Roadside Grass												
Improvements to Reduce Bare Spots	start											
Improvements to Existing Sod	start											
Screening Utility Boxes	start											
Increase Firewise Funding												
Continue Improvements at Intersection Beds												
Annual Review and Improvements on 5-7 per Year	start											
Initiate Action to Improve Irrigation Efficiency												
Preventative Maintenance on Pumps			start	start								
Digitization of Irrigation System	Compl	Compl	Compl	Compl	Compl	Compl	Compl	Compl	Compl			
Track Repair Frequency & Location												
Repair Data Used to Take Maintenance Action	start											
Pilot Area to Covert to Wireless			start									
Perform Review to Enhance Walking Paths												
Add Benches & Gathering Areas			start									
Improve Parking at Trailheads & Lakes									start			
Park Maintenance Plan												
Develop Plan/Share with Board								start				
Establish Budget Line Item									start			

Maintaining the Beauty of Woodside

Resident Engagement - Volunteers

Woodside Trail Group - Jim Pierce

- Conducted 11 Hikes YTD
- Improvements to Oakman and Azalea Trails
- New Access Point to Hollow Creek Trail

Firewise Leader – John Carman

- Largest Program in South Carolina
- 245 Volunteer Hours YTD
- Over 6,300 Hours Since 2014



Before



After

2027 Budget Components

Scheduled Maintenance - Cold Creek Contract

Pine Straw/Mulch

Seasonal Plantings

Irrigation Repair

Unscheduled Maintenance

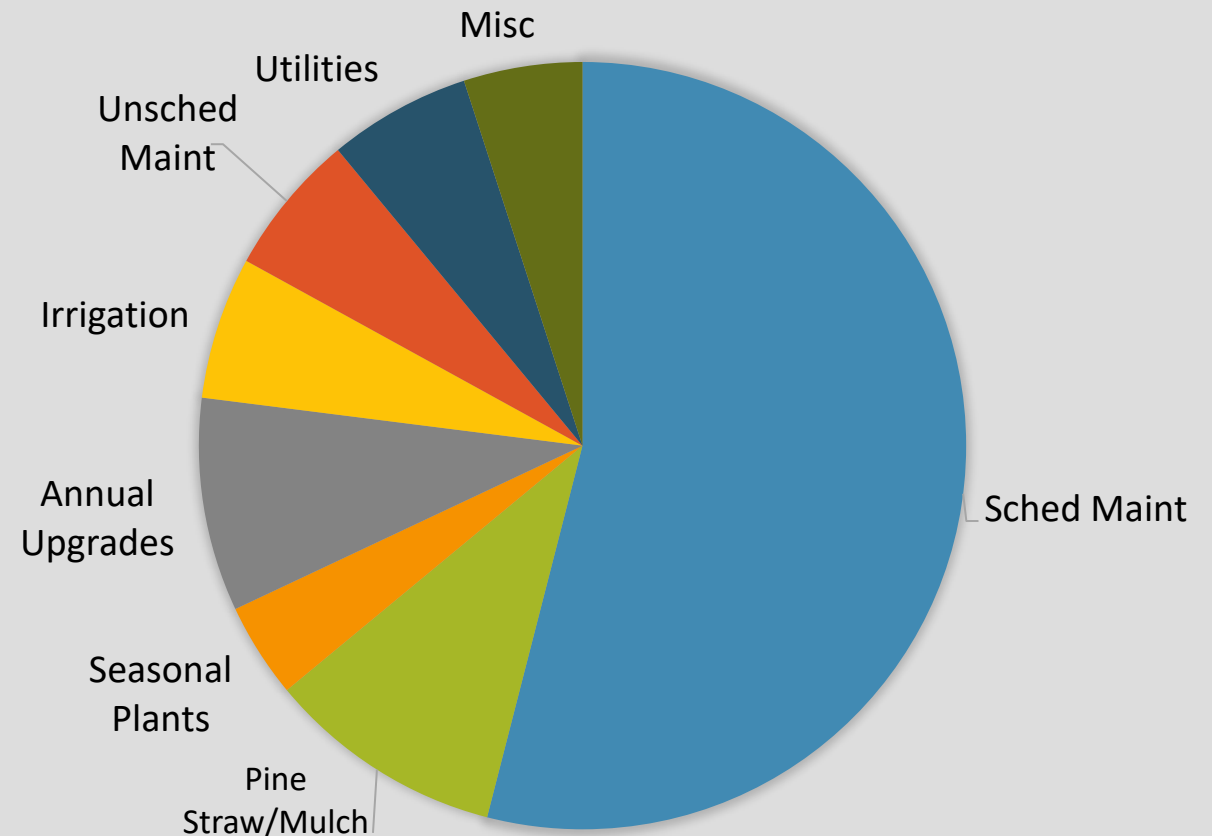
- Response to Concerns
- Tree Removal
- Rejuvenation Pruning

Annual Landscape Upgrades

Common Area Utilities

Firewise

Interior Fencing



2027 Focus

Execute Strategic Plan

- Roadside Landscape Improvements
- Annual Intersection Landscape Enhancements
- Park Landscape Improvements

Ongoing

- Maintenance
- Response to Concerns
- Firewise Program

True Cedar Turnover to WPPOA



Roads, Streetlights, Walking Paths

Al Fritz

Roads

- A 22-year repaving program has been established.
- Woodside Plantation has 44 miles of roads therefore we need to pave 2+ miles of roads each year.



2026 Roads Program

- We milled and overlayed (2.2 Miles):

East Gate Drive

Holley Lake Circle

Club Villa Drive (East & West)

Woodside Planation Drive (3,054 LF)

Holley Lake Road (1,047 LF)

Sweet Gum Court

Bellewood Drive

- Additional repairs are in process

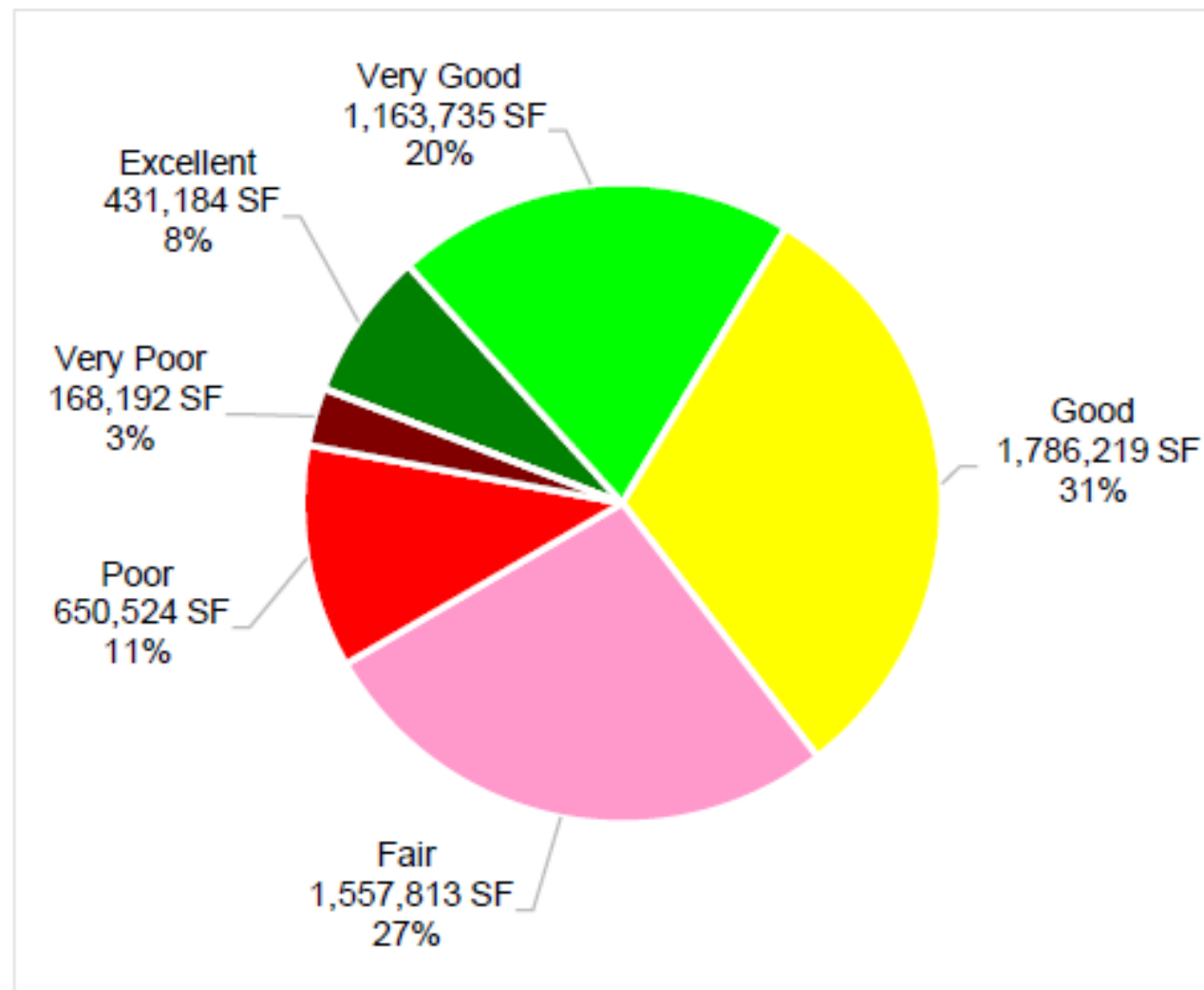


Figure 3 – Pavement Condition Distribution

2027 Roads Program

- Complete the third (of seven) Capital Improvement Plan (CIP) Projects recommended by Kimley-Horn
 - Balance of Holley Lake Road
 - Foxhound Run *under consideration*
 - Total of 2.2 miles
- Additional pavement repairs – as necessary

Sidewalk program

- Woodside Plantation has over 58,000 LF (11 miles) of Sidewalks
- A 30-year sidewalk replacement program has been established therefore we need to replace at least 2,000 LF per year.

2026 Sidewalks

- Sterling Grove Circle
- Steeplechase Road
- 1340 LF of concrete
- 80 LF “trip hazard” repairs on Woodside Plantation Drive
- 5 curb “easings”



2027 Sidewalk Program

We plan to remove and replace 1,450 LF of asphalt sidewalk (with concrete):

- Anderson Mill Road
- Steeplechase Road – The Meadows Park to Anderson Pond Gate House

Woodside Bridges

- Temporary Repairs to South Bridge on Steeplechase ongoing
- Drainage correction prior to South Bridge
- Special project for additional repairs or replacement under consideration
- Bridge Inspections surface replacement recommendation



Lakes & Dams

Tom Pettinga

Lakes and Dams Mission Statement

Maintain the entire Woodside Plantation storm water retention system to protect residential property, golf courses and WPPOA assets throughout the entire watershed.

Execute annual preventative maintenance strategies.

- Earthen dam structural integrity.
- Water quality management.

Restore manual lake level control at high hazard dams.

Lakes and Dams Accomplishments

4 high hazard dams have been inspected by our engineering firm and we passed their rigid inspection

We have our annual maintenance starting this fall for emergency spillway mowing and the cutting back of brush and trees from the base of all dams

Duck Pond repairs on cement riser slated for late 2027 by NGC

5 Year Plan

- Complete a complete dredging plan for all lakes and ponds that will cover a 10-year rotation between all lakes and ponds for the removal of sediment due in 1st qtr. of 2027
- Add fountains and bubblers at Holly Lake



Lakes and Dams Accomplishments

Re-armoring of the Royal Lake spillway – engineering inspection spotted some areas in need of additional rip rap

Additional rip rap at Magnolia and Holley Lakes will be completed as well

Royal Lake access road was re-established using millings from the paving project this year

Continue with pond fountains repairs – Duck, Willow & Little Holley fountains were just repaired

Completed the sluice gate repairs and upgrades at Holley Lake

Royal, Holley & Burden Lakes were stocked with fish to re-establish the fish populations in these lakes with the plan to add additional fish types in 2027 for our residents who enjoy fishing



Water Quality Maintenance Program

Summer Hill Pond

5 lakes, 5 Ponds and 5 fountains

Follow annual standard maintenance plan

- Solitude Lake Management
 - 2 visits/month



Future

Continue brush and tree removal at the base of all dams

Re-armoring of dam spillways

Magnolia Lake riser, dam & spillway repair & design work to start

Add fountains & aerators on lakes

Add irrigation to Oakman Dam

Re-establish Burden & Royal dam access roads

State inspection of the 4 high risk dams in 2027



Safety & Access Control

Bill Hegedusich

Safety & Access Control

Fiscal Year Summary

2024

\$808,591

2025

\$730,874

2026

\$836,345

As of June 30, expenses are on track – 47.5%.

Safety & Access Control

ACCOMPLISHMENTS

- East Gate and Village Gate improvement
- Extended gate hours at Anderson Pond Gate and Village Gate
- Daytime Patrol
- Implemented two new policies: Residential Cut-Through and Overnight Parking
- Safety and Access Control Suggestions/Concerns

Safety & Access Control

Future

- Perimeter Fence replacement
- Guard House renovation
- Install exit arm at the Main Gate

Guest Speaker

Stuart Bedenbaugh
City of Aiken
Manager

Question & Answer

Ballot Results

ANNOUNCEMENT OF THE 2026 ELECTED BOARD MEMBERS