



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – February 2020

PRESIDENT'S REPORT

The annual meeting was held on January 18 at the Edisto Island Lions Club building. The Board would like to thank all owners who attended the meeting. We really appreciate the interest shown by the number of people in attendance.

Our newly named management company, **SW Community Services and Consulting** has taken over the Ocean Ridge Property Management. President Steve Wagner, from **SW Community Services**, attended, and it was a great opportunity for him to meet owners and answer questions.

Your current Board will continue to listen and address any issues brought to our attention. If you have any questions or concerns, please contact Horace Kinsey at hkinsey@sw-community.com or by phone at (843) 869-4300.

FINANCE

There will be no increase in the regime fees for 2020. For additional information, go to <https://www.oceanridgempoa.com/wp-content/uploads/2020/01/Ocean-Ridge-Annual-Meeting-Power-Point-2020.pdf> and read the annual meeting report.

ROADS

We have received two bids from contractors interested in doing the next Ocean Ridge resurfacing project. The bids are between \$257,000-\$267,000 and are currently being reviewed. The project is scheduled for the spring of 2020. This project will include Gun Bluff, Rice Lane, Windsor Court, Bar-

ony Court, and Sunset (Myrtle Street Extension). Prior to the resurfacing project in the spring of 2020, potholes throughout Ocean Ridge will be repaired. That leaves a final project consisting of Battery Park, Oristo Ridge, and Magnolia Lane for 2021 or 2022.

All pavement markings, including lines at stop signs, have been repainted and reflectors at selected locations will soon be replaced. Golf cart crossings across roadways have been painted with a distinctive crossing pattern to alert motorists to the presence of golfers and golf carts. A "Caution – Hidden Driveway" sign will be placed at the outgoing lane of Hutto Hill to alert motorists to a potentially dangerous situation ahead.

The exit lane from Oristo Ridge needs repair, primarily due to inadequate drainage. Our plans are to perform a temporary repair of this area. A properly engineered long-term fix will be included as part of the Oristo Ridge portion of the final resurfacing project in the future.

SECURITY

We continue to have a safe community in Ocean Ridge. The security officers at the front gate are doing an excellent job of checking and managing continuous traffic in that area. Summerwind and Jenkins Gates are also monitored via cameras by the guards at the front gate. Please call the front gate any time you expect guests. The phone number is: (843) 631-5131.

LAGOONS

Our lagoon contractors came down prior to Hurricane Dorian arrival and lowered the levels on the outflow on Docksite Road and the spillway on golf hole #6. All storm water going through our drains empties into our lagoons. When the lagoons are full during a high tide, there is nowhere for the water to go.

BEAUTIFICATION

The second phase of our beautification project was completed in October 2019 at the Jenkins Gate entrance and on the median at Hutto Lane. The next project will start in the spring at the Summerwind Gate. This area has already been cleared of dead plants and the remaining trees have been trimmed to create better visibility for drivers while entering and exiting the property.

ARCHITECTURAL REVIEW BOARD

Your Architectural Review Board (ARB) has received, reviewed, and approved plans for several new houses in Ocean Ridge in recent months, and we are aware of a few more houses planned. Compared to the previous few years, this is something of a building boom!

Keep in mind that **ANY** change to the exterior appearance of a house or lot requires ARB approval. This includes cutting of most trees, repainting (even if the same color), and re-roofing (even if using the same roofing materials). The requirements and forms for submittal are available on the MPOA website. The ARB meets on the fourth Thursday of each month, so requests for approval should be submitted in time for them to be considered before you plan to start work. While approval is rarely denied, failure to obtain approval before doing the

work could result in considerable expense and delay if construction has to be modified or replaced.

COMMUNICATIONS

Our Annual Shrimp Boil Social will be Saturday, March 28, 5:30 p.m. – 7:00 p.m. at the Lions Club, 2907 Myrtle Street. The cost will be \$10 per person and those ten years and younger free. Fare will include shrimp boil, hot dogs, wine, beer, and soft drinks. Come and meet your neighbors!

A date for the Annual Great American Cleanup in Ocean Ridge will be announced at a later date.

To receive the most updated news about Ocean Ridge, please “like” us on Facebook. If you don’t have a Facebook page, you can access our page by going to www.facebook.com/oceanridgempoa. We now have 588 names in our email data base. If you are not on our email list, please contact us at oceanridgempoa@outlook.com or signup via our website.

“Communication leads to community, that is, to understanding, intimacy and mutual valuing.” – Rollo May

Key Contact Information

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