



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – February 2022

REPORT FROM THE BOARD

The quarterly board meeting of the Ocean Ridge Property Owners Association was held on January 14, 2022, at the office of SW Community Services. Board members present were: Iddy Andrews, Mike Atchley, Brian Evans, Gene Hindman, Ted Luckadoo, Rick Moore, and SW Community Services representatives – Horace Kinsey - Property Manager, Ida Tipton – Administrative Assistant, and Steve Wagner – SW Communities Owner. Board member, Paul Oakley, was absent and excused.

The annual meeting was held on January 15 via Zoom and all board members and SW Community Services representatives were in attendance. The election results for the MPOA board were announced. Iddy Andrews and Rick Moore were re-elected for three-year terms. Concerns and questions were addressed after the committee reports. Thanks to all the Ocean Ridge homeowners who attended the annual meeting via Zoom.

Please remember to keep your dog on a leash and pick up any dog waste, and place the bag in your garbage container. Do NOT leave the bags beside the road. Ocean Ridge can access fines up to \$500 for not cleaning up after your dog.

The board extends special thanks to security Officer Marvin Ferguson for his assistance to one of our property owners who collapsed at the front gate. His unselfish actions are most appreciated. We are blessed to have Officer Ferguson on our staff at Ocean Ridge.

If you have any questions or concerns, please contact Horace Kinsey at (843) 869-4300 or email hkinsey@sw-community.com in the management office.

ROADS AND SIGNS

The final Ocean Ridge resurfacing project was completed in the Spring of 2021. The project included Battery Park, Oristo Ridge, and Magnolia Lane. This project marked the culmination of a series of five major resurfacing projects which covered the entire Ocean Ridge roadway network. The resurfacing projects began in 2013, and the final cost for all the resurfacing projects was \$1.5 million. The next series of major roadway resurfacing projects will begin again in 15-20 years (2028-2033) dependent on road conditions.

For the next few years, roadway projects will consist of spot improvements to alleviate specific roadway problems, such as improving the turning radius for larger trucks at intersections and in cul-de-sacs, plus drainage improvements. Road reflectors will be replaced soon. We are reviewing the placement of stop signs throughout Ocean Ridge. There may be intersections that currently have no stop signs. Such situations are inherently unsafe and pose liability issues for the Ocean Ridge MPOA.

SECURITY

2021 was uneventful with few police calls. Ocean Ridge changed security companies in 2021. Our security company is now Trident Security, LLC. We are receiving better service than our previous company. We also upgraded the camera system to improve the monitoring of our security gates. The new cameras have allowed us to identify owners and visitors who have damaged the gates allowing Ocean Ridge to collect the repair costs from the individuals involved.

BEAUTIFICATION

We are obtaining plans and pricing to make the Summerwind Gate entrance compatible with

the landscaping at the front gate and the Jenkins Street gate. Plans are in the works for a few minor modifications at the front gate entrance. Another project that will be priced is to clean around the ponds and lagoons. This will include trimming the trees and brush around the banks. The banks will not be cleared in order to control erosion.

Landscaping in the cul-de-sacs and islands in the middle of the roads, specifically the entrance to Gun Bluff, the two islands on Club Cottage, and the cul-de-sacs on Heron Court and Battery Park will be considered in the beautification plan.

We would like to ask your help in being compliant with the town ordinances and MPOA regulations regarding yard debris. Please make certain it is placed on your property. If it is placed on an adjoining property or in common areas, it will not be picked up.

ARCHITECTURAL REVIEW BOARD

Remember to obtain approval from the ARB prior to making any change to the exterior of your home or property. The ARB meets on the fourth Thursday of the month, and requests need to be sent to the management office the third Thursday of the month. Many new homes were completed in 2021, and plans are being submitted for many more houses for 2022 construction.

FINANCES

The year-end financials were in line with the budget for 2021. Total expenses were less than anticipated. The largest increase in the 2022 budget will be for security since the MPOA increased the pay of our security officers. A 2% increase of the quarterly assessment was approved by the board to help offset the inflation that occurred in 2021.

COMMUNICATIONS

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. As of December 31, 2021, there are 752 people following us, and we have 690 contacts in our email data base. If you are not on our email list and would like to be added, contact us at oceanridgempoa@outlook.com or sign up via our website.

At the annual meeting we announced a tentative date for the annual social as April 2, 2022. Unfortunately, the Lion’s Club is not available on that date. We are currently exploring other possible dates and will let you know as soon as we have a date confirmed. Please stay tuned for information on our annual Great American Cleanup activity.

" Alone we can do little; together we can do so much" – Helen Keller

Key Contact Information

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