



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA) – August 2023

REPORT FROM THE PRESIDENT

The quarterly meeting of the Ocean Ridge Property Owners' Association Board was held on Friday, July 21 at the Ocean Ridge MPOA Office. Board members present were Iddy Andrews, Mike Atchley, Bert Koon, Ted Luckadoo, Rick Moore, Cheryl Moran, and SW Community Services representatives, Deborah Hargis, Property Manager, Steve Wagner, and Horace Kinsey. The board member absent was Jason Sheffield.

Minutes from the April 21, 2023, meeting were approved. All committee reports were given by the board members.

Reminders:

- Call the guard house to report visitors or contractors that are coming to your property. Give the security officer the address of the location where these guests or workers will be going.
- All contractors and delivery people will enter and exit through the front gate.
- Do not feed or disturb alligators or deer.

Your RFID (Radio Frequency Identification), should be attached to the windshield of your vehicle. Do not let people without an RFID follow you in or out of the gates. If you are caught doing this, your RFID decal could be turned off for 30 – 60 days.

- Our cameras are helping us identify the property owners allowing this to happen.

- Only licensed drivers 16 years and older can drive golf carts in South Carolina. Owners who rent your house or condominium and allow renters to use your golf carts must be aware of this law. The property owner will be responsible for any damage committed by others using their golf cart.

The board is working on a plan to purchase stronger gates for Jenkins and Summerwind. The on-going vandalism to our gates continues to be a problem. Our camera system has been very valuable in helping us identify the culprits. We have received restitution for all the damages except two which were caused by kids riding bicycles. The Edisto Beach Police Department has been very helpful in helping us identify and track down some of our vandals. A new charge for gate damage is a minimum of \$250.

If you have any questions or concerns, please contact Deborah Hargis at (843) 330-4551 or email dhargis@sw-communityservices.com in the management office.

FINANCE

Board member Rick Moore reported that the finances are in good standing. Thanks to all homeowners for paying assessments in a timely manner.

SECURITY

Board member Mike Atchley reported that during the second quarter of 2023 police and security issues ramped up slightly due to an increase in tourism. Police patrolled our neighborhood an average of 29.8 hours per week.

We experienced one incident in April involving vacationers when an arrest was made due to threatening behavior. Other than a few domestic arguments between neighbors, May and June were relatively quiet.

By far the biggest issue we experienced during the second quarter was gate damage at the Jenkins and Summerwind entrances. While some of the damage was due to carelessness, other incidents were deliberate. As a reminder, our gates are there to enhance the security of our neighborhood.

ROADS AND SIGNS

A new speed hump that is a lower height has been installed at the exit gate at Jenkins Street. This should help with transporting trailers and boats. New signs will be installed at the entrance to Heron Court. Numerous drainpipes were cleaned out the second week of July. This will help with storm drainage during a heavy downpour or storm.

BEAUTIFICATION

The beautification project at the Summerwind gate will begin the first of September.

ARCHITECTURAL REVIEW BOARD

Board member Bert Koon reported that the ARB meets monthly on the fourth Thursday. Please contact Deborah Hargis at the management office with any questions regarding alterations, additions, and construction on the exterior of your house. The town will not

issue you a building permit without approval of the MPOA Architectural Review Board.

COMMUNICATIONS

In July, the website had 1,119 views; 517 visitors with 2.16 views per visitor. Interestingly, 529 of the visitors came from search engines, 5 from our Facebook page and 4 from the Chamber of Commerce site. We have 942 people following us on Facebook and 696 subscribers to our email list.

To receive the most updated news about Ocean Ridge, please follow us on Facebook. If you don't have a Facebook page, you can access our page by going to www.facebook.com/oceanridgempoa. 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.

Key Contact Information