



# Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA)

May 2026

## REPORT FROM THE PRESIDENT - TED LUCKADOO

The quarterly meeting of the Ocean Ridge Property Owners' Association was held on Friday, April 17, 2026, at the MPOA office. Board members present were: Iddy Andrews, Bert Koon, Brady Long, Ted Luckadoo, Rick Moore, Cheryl Moran, and Susan Frick, Penny Ginn, and Steve Wagner, SW Community Representatives. Board member Jason Sheffield was absent.

- The new fence along Magnolia Walk was installed on April 16. This will allow walkers and bike riders to use the open ramp to enter Eddings Street to the beach access. Bike riders will have to walk their bikes up the ramp rather than ride. Hopefully, this will reduce pedestrian traffic on Hutto Hill.
- We began clearing out storm drainpipes and assessing the condition to all our storm drainpipes.
- The Board is looking at several options to keep workers and all automobiles from parking on common property.

### Reminders:

- If you rent your property, make sure your renters know the Ocean Ridge Rules and Regulations. MPOA owners are held responsible for any damages, etc. that visitors or renters may incur.

- Renters are not allowed to bring boats or golf carts inside the gates. Renters are not allowed to rent golf carts.
- The gate at the Wyndham check-in has been permanently closed with a new fence installed.
- If you don't have the roll back service, make sure you roll your garbage can back to your house after it is emptied.
- If you have guests coming in from the outside, please call the guard gate to let them know (843) 631-5131.

If you have any questions or concerns, please contact Susan Frick at (843) 869-4300 or email to [sfrick@sw-community.com](mailto:sfrick@sw-community.com) in the management office.

### FINANCE - RICK MOORE

The first quarter's financials reflect continued growth for our organization. Our income exceeds the budget by \$20,416, which is a result of multiple CD's maturing during the quarter. This significantly increased the interest income. We also have \$67,233 in prepaid assessments which is reflected as a liability on the balance sheet. It shows as a liability because, if we were to liquidate the MPOA, this money would be owed back to people who prepaid.

On the expense side, we are pretty much in line with the budget. The Security Contract is \$17,000 (21%) less than budget, but this is a timing issue, which will correct itself over time.

On the balance sheet side we have excellent liquidity and Owner Equity. According to data from Kuester Mgt. Group (Kuester.com), Propfusion.Com, and Community Financials.com, an MPOA should maintain 40% to 125% of budgeted expenses in liquid assets. As of 3/31/26, we have \$1.8 million in liquid assets, which is about 200% of our budgeted amount.

This might seem exorbitant but is necessary for the periodic repaving of roads, and we are in the midst of replacing most of our larger drainpipes to minimize the flooding in some areas. The flooding will never be eliminated because, we live at sea level.

From a balance sheet standpoint, we have \$1.7 million in owner equity, with \$111,851 in liabilities. \$67,000 of those liabilities are from the prepaid assessments. Our financials are sound, thanks to the efforts of our management team and people who pay their assessments in a timely manner. Thanks for all you do to make us a sound organization.

### **SECURITY - CHERYL MORAN**

The Ocean Ridge Community continues to be an extremely safe place to reside. Monthly communication reports from the police are sent to the board for review. Officers continue to patrol inside the gates of Ocean Ridge an average of about 30 hours per week. Incidents that officers respond to continue to be minor with the majority of calls responded to being for noise or disputes between residents.

Please continue to help us keep Ocean Ridge a safe community by not allowing those without RFID stickers to enter behind you when you come in the gates that are

RFID controlled. Remember to communicate with the gate house about guests you are expecting who will need a guest pass. Please feel free to reach out to your MPOA Board with any safety concerns that you may have.

### **ROADS AND SIGNS - JASON SHEFFIELD**

There is new signage at Hutto Hill for bikers and pedestrians and new signage at Hutto Hill and the Summerwind Gate to remind drivers that you must have an RFID to use the gates. Hopefully, this will help drivers who do not have an RFID to realize they cannot use these gates.

### **BEAUTIFICATION - BRADY LONG**

Recent activities:

- Refreshed the landscaping at the Jenkins Street entrance gate.
- Tree limbs and foliage encroaching on the road's right-of-way has been trimmed back to increase visibility.
- Fence replacement has been completed on Magnolia Walk.
- Lagoon edges have been cleared of debris and leaves.

Planned activities:

- To improve the Summerwind exit gate landscaping.
- To add plantings to the King Cotton median landscaping.

### **ARCHITECTURAL REVIEW BOARD - BERT KOON**

The ARB meets monthly on the fourth Thursday of the month. Five new construction properties have been approved. The ARB is currently working on a re-write of all guidelines. This will be published as

soon as the document is approved by the MPOA.

## **COMMUNICATION - IDDY ANDREWS**

The website had 921 visitors in March 2026. Facebook has 1,000 followers, and our email list has 695 subscribers.

The newsletter for Ocean Ridge is published quarterly and can be found on the website at [www.oceanridgempoa.com](http://www.oceanridgempoa.com). If you are not on the mailing list, you can sign up at the website or email [oceanridgempoa@outlook.com](mailto:oceanridgempoa@outlook.com). Please notify the office of any email address changes to ensure you receive information.

Be sure to download the latest Information Packet from our website: [oceanridgempoa.com](http://oceanridgempoa.com), under the Documents tab.

If you use ***automatic draft*** for your Quarterly Statement, please check your bill. We have owners who have either late fees or RFID decal payments that are 30-90 days old. We DO charge \$10.00 for activating new and replacement RFID decals, so you may need to update your automatic draft. The fees should be paid with a check at the office.

If you have any questions or concerns, contact Susan Frick at (843) 869-4300 or email [OceanRidge@sw-community](mailto:OceanRidge@sw-community).

**The new office hours for the MPOA office are as follows:**

**Monday – Thursday 9-4**

**Fridays – By appointment**

The MPOA office has a new email address, [OceanRidge@sw-community](mailto:OceanRidge@sw-community) which can be used if you are not directing an inquiry to a specific person.

### *Key Contact Information*

- Website [www.oceanridgempoa.com](http://www.oceanridgempoa.com)
- SW-General Manager – Susan Frick
- Email - [OceanRidge@sw-community](mailto:OceanRidge@sw-community)
- (843) 869-4300
- Office location – 42 Station Court, Jungle Room; Mailing address – P.O. Box 700, Edisto Island, SC 29438
- Security (843) 631-5131

*Y “Strong volunteer engagement is the foundation to a strong community”.*