



Ocean Ridge Sound

Ocean Ridge Master Property Owners' Association (MPOA)

August 2026

REPORT FROM THE PRESIDENT - TED LUCKADOO

The quarterly meeting of the Ocean Ridge Property Owners' Association was held on Friday, July 17, at the MPOA office at 42 Station Court, Edisto Island, SC. Board members present were: Iddy Andrews, Bert Koon, Brady Long, Ted Luckadoo, Cheryl Moran, and Susan Frick, Penny Ginn, and Steve Wagner, SW Community Representatives. Board members Rick Moore and Jason Sheffield were absent.

- A mirror was installed on Hutto Hill to help with visibility when approaching the incline. Hopefully, this will eliminate problems with walkers and bike riders.
- The board would like the names of all property managers and board members of all our homeowner associations inside Ocean Ridge. Please contact Susan Frick or Penny Ginn at the Ocean Ridge management office if you have this information.

Reminders:

- When using maintenance or repair personnel, please be cognizant of your surroundings and your neighbor's property. Make sure they do not park on common property.
- If you have any materials delivered to your house, do not block the roads or impede traffic.
- Remember to roll your garbage can back to your house after it has been emptied. If you have the rollback service, please arrange for the can to be returned to your house in the event the rollback service does not comply.

- In order for the town to pick up curbside appliances, call Terry Bloom- ingdale at (843) 869-2505 ext 201. Pickups are on Tuesdays

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

FINANCE - RICK MOORE

The second quarter's financials continue to reflect significant financial strength. Our income exceeds the budget by \$20,231. We also have \$83,186 in prepaid assessments, which reflects 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 those people who had prepaid.

From the expense side, we are pretty much in line with budget. Repairs/Maintenance is \$10,235 over budget. This overage has to do with the drainpipe issues we have thus far spent money on. We are currently working with the town to complete this project.

From the balance sheet side, compared to our peers, we have excellent liquidity and Owner Equity. According to 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 6/30/26 we have \$1.8 million in liquid assets, which is about 200% of our budgeted amount.

This might seem exorbitant, but it is necessary for the periodic repaving of roads, and replacing most of our larger drainpipes to minimize

flooding in some areas. Repairing or replacing these pipes will become a part of our ten-to-twelve-year plan, similar to the way we plan for road paving. We are currently studying how often this would take place. However, 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 \$127,717 in liabilities. \$83,186 of those liabilities are from the prepaid assessments.

SECURITY - CHERYL MORAN

Your MPOA board continues to work with our front-gate security teams and the Edisto Police Department to ensure Ocean Ridge is an extremely safe place to live. We contract with the Edisto Police Department to provide additional patrol hours within the gates of our community. Officers patrol an average of 30 hours per week in Ocean Ridge. There is an average of about ten 911 calls to the police from within the gates of Ocean Ridge each month. Officers continue to monitor speeding and seatbelt use for children in golf carts.

The board asks that you help us maintain the safety of Ocean Ridge by not allowing those without RFID decals to enter or exit the Ocean Ridge gates. Please do not use your RFID decal to let vehicles that do not have an RFID decal enter and exit our gates. If you see anyone holding the RFID in their hands to enter and/or exit, please report this to Susan Frick at the management office with the time of the infraction.

Remember to communicate with the front gate about guest you are expecting as all guests need to be issued a guest pass. Any motorized vehicle without an Ocean Ridge sticker or an issued guest pass is trespassing. Thank you for your help.

Please feel free to reach out to your MPOA Board with any safety concerns that you may have.

BEAUTIFICATION - BRADY LONG

The board approved a beautification plan for the Summerwind gate area. This work will begin in the fall.

ARCHITECTURAL REVIEW BOARD - BERT KOON

Currently, three new construction applications have been approved. The ARB meets monthly on the third Thursday of each month. Make sure you get approval for exterior work or changes to your property. Questions and forms can be obtained from the Ocean Ridge MPOA management office.

COMMUNICATIONS - IDDY ANDREWS

The website has had 11,283 visitors in the last year. Facebook has 1,000 followers, and our email list has 691 subscribers.

The newsletter for Ocean Ridge is published quarterly and can be found on the website at www.oceanridgempoa.com. If you are not on the mailing list, you can sign up at the website. 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, 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 charge \$10 for activating new and replacement RFID decals, so you may need to update your auto-

matic 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.

The 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 which can be used if you are not directing an inquiry to a specific person.

Key Contact Information

- Website www.oceanridgempoa.com
- SW-General Manager – Susan Frick
- Email - 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

"Coming together is a beginning, keeping together is progress, working together is success" Henry Ford