Information

Ocean Ridge

Edisto Beach, SC

I. Ocean Ridge Master Property Owner (MPOA) Contact Information

- Board of Directors

Ted Luckadoo (President)	864-934-0178	ted.luckadoo@gmail.com
Bert Koon	843-909-1952	bjkoon@comcast.net
Iddy Andrews	843-631-1066	biandrews@comcast.net
Rick Moore	803-535-6399	rhmoore23@gmail.co,
Cheryl Moran	704-557-6519	cherylmoran546@gmail.com
Keith Siegfried	678-662-1055	Keith.e.siegfried@gmail.com
Brady Long	843-670-6275	kbcjlong@gmail.com

- The annual meeting is held the third Saturday of January. The MPOA Board meets the day before the annual meeting and the third Friday of each quarter – April, July, October. Members wishing to present to the board should email OceanRidge@sw-community.com to make an appointment.

- Advisory Board
    1. Meetings held the third Friday of each quarter – April, July, October, 1:30 p.m. at the SW Community Services office.
    2. Includes presidents of the Ocean Ridge associations and interested residents.

- Architectural Review Board (ARB)
    1. Meetings held the fourth Wednesday of each month at 10:00 a.m. as needed.
    2. Includes property owners appointed by the MPOA Board of Directors
    3. Approves all exterior and beautification projects and modifications

- Ocean Ridge Management – SW Community Services
    1. Office - 42 Station Court, Jungle Room (Mailing Address, P.O. Box 700)
    2. Phone - 843-869-4300
    3. Manager – Susan Frick
    4. Website: www.oceanridgempoa.com
    5. email: OceanRidge@sw-community.com

II. Security

- The Ocean Ridge front security gate is managed by the Trident Security Services.
    1. Phone Number - 843-631-5131
    2. Address – 1 King Cotton
    3. Property owners must notify security of expected arrival of guests, contractors, and deliveries so an appropriate pass is ready, allowing access. Otherwise, access will be delayed or possibly refused.
    4. Please **do not call security in the event of an injury or emergency**. Call 911.

- Emergency and important numbers

    Call **911** for emergencies. For non-emergencies, call **911** and state that it is a non-emergency issue.

    Call 843-869-4300 SW Community Services Management
    1. Towels on railings
    2. Trees, yard trash, etc. on road
    3. Streetlights not working
    4. Garbage containers left at curb over 24 hours
    5. Exterior of home/lot remodeling, beautification
    6. Motorcycles, boats, or golf carts without an Ocean Ridge permit
    7. Dogs off leash or owners not cleaning up after dogs
    8. People feeding wildlife
    9. Vehicles parked out of conformity with regulations

III. Rules and Regulations

- Pets are not permitted to interfere with the rights, comfort, or convenience of other owners and guests**. Dogs are required to be on a leash at all times**, except when owners have pets unleashed within their property boundaries if contained within invisible fencing or if the pet is under the control of a person present with the pet. (Ocean Ridge Regulation and Town Ordinance). Dog owners shall immediately remove waste left by their dogs (Town Ordinance) and deposit that waste in their own garbage container. Offenses can be reported to the MPOA and/or police if you can identify the person, date, time, and location.

- Only Ocean Ridge property owners are permitted to have golf carts. A valid driver's license is mandatory for a person to operate a golf cart. The golf cart must be insured for liability coverage and permit stickers displayed in a visible location as required by the State of South Carolina, Ocean Ridge, and the Town of Edisto Beach. For security, keep golf carts locked up or have them rekeyed to a personal key. To report underage drivers of golf carts, call the police.

- Overnight parking of trailers, campers, RV's and trucks (longer than pickups) parked in restricted areas, i.e., common and limited common grounds, undeveloped lots, streets and property belonging to other owners is a violation. Owners and owner's tenants, guests, and contractors, must park their vehicles (including without limitation trailers, campers, RV's and trucks) only on the owner's property and not on another owner's property (unless approved by the other owner) and not upon the Common Properties (including without limitation the rights-of-way of the roads and streets within the Properties). Parking of vehicles along the edge of the road right-of-way is allowed provided travel along the road, mail and package delivery, access by other owners to their driveways, and garbage pickup, are not interfered with. However, no such parking along road rights-of-way is allowed overnight.

- Only Ocean Ridge property owners are permitted to have boats and all forms of motorized watercraft, including jet skis in Ocean Ridge. Registration of the boat and motorized watercraft at the SW Community Services office is required, and an MPOA sticker must be displayed.

- Motorcycles, mopeds, motorbikes, ATV's and similar motorized vehicles are not permitted, unless the MPOA has issued a special permit.

- The Town of Edisto Beach has a noise ordinance from 10:00 p.m. to 7:00 a.m. For complaints, call 911 and state that it is a non-emergency.

- Garbage cans must be at the road within a day prior to pick up and must be rolled back within 12 hours after they are emptied per Town Ordinance. Lids on cans awaiting pick up must be completely closed. Residents who contract with the Town for water will be assessed a fee for rollback unless they opt out. Only cans supplied by the Town are appropriate for automated pickup. Questions should be directed to the Town at 843-869-2505.

- Yard debris should be placed on the owner's property and not on adjacent or vacant lots. Contractors must remove any debris they generate. See page 7 for additional directions regarding trash/debris.

- Beach towels, clothing, or other items should not be hung over porch railings.

- Save energy by turning off all outside lights (including flood lights) before going to bed.

- Bicycle drivers must follow the "rules of the road."

- The golf course is for golfers only. Bicycles, skaters, runners, walkers, and fishermen are not permitted on the course at any time.

- Obey all posted speed limits, stop signs, and directional signs. Colleton County and the Town of Edisto Beach Police Department enforce all S.C. traffic laws in the Community.

- The feeding of raccoons, deer, and alligators is prohibited. Any attempt to domesticate wild or stray animals by any method, and any feeding of wild or stray animals, specifically deer, is a violation of the Beautification Ordinance.

- Littering is not permitted.

Ignorance of these requirements is NO excuse for violation.

If you see violations of these rules, or any other rules set out in the Beautification Ordinance, contact Susan Frick. If you have photographs of violations showing date and time, they may be considered evidence for the Board to begin the procedure to levy penalties against the offending owner**. Owners are responsible for violations committed by tenants**, so Owners need to ensure renters are aware of these rules.

The MPOA has the authority to levy fines against an owner for violation of these Regulations. On the first violation, the Association will give written warning to the owner, specifying the nature of the violation and the date and place it occurred. Upon the second violation, the Association may levy a $25 fine; upon the third, $50; and upon the fourth, and each subsequent violation, $100. All fines imposed on an owner will be a lien on the owner's property to the same extent as an unpaid assessment is a lien.

IV. Ocean Ridge Property Owners Jenkins and Summerwind Gates

Gates are for the exclusive use of the property owners and contractors with a valid RFID.

- To purchase RFID decals, contact the Ocean Ridge MPOA office at 843-869-4300.
    1. Address - 42 Station Court, Jungle Room
    2. Office Hours- Monday through Friday from 9:00 a.m. to 4:00 p.m. or call to schedule a time.
    3. You will be required to complete an identification form for each vehicle.

- RFID decals will open both the Jenkins and Summerwind gates.

- The entrance at the Ocean Ridge front/main gate will not require an RFID decal.

The Ocean Ridge MPOA reserves the right to suspend RFID gate access privileges for non-payment of fees or misuse of the gate entrance security system. Samples of misuse of RFID and other violations are:

- Meeting others at gate to allow entry; allowing another vehicle to enter/leave Ocean Ridge
- Removing RFID strip from vehicle or cart for unapproved use
- Allowing unlicensed person to drive golf cart
- Damaging gates or property

In the event where an RFID has been misused, the violator must write a letter acknowledging their misuse along with an apology. Once the letter is received, they will lose RFID privileges for: 1st offense – 90 days from receipt of letter, 2nd offense – 180 days from receipt of letter, and 3rd offense – one year from receipt of letter.

V. Town of Edisto Beach

843-869-2505
2414 Murray Street
Website: http://www.townofedistobeach.com/

Garbage Pickup

The Town of Edisto Beach uses a contractor for residential curbside garbage collection. Rentals must have two garbage cans. Residents can call Republic at 843-873-4810 to resolve issues. If problems are not resolved, contact the Town Utilities Clerk at 843-869-2505.

For the most up to date schedule regarding garbage and debris services, go to https://www.townofedistobeach.com/public-works/garbagetrash-schedule.

Yard Debris Specifications

Per the Town, all yard debris must be containerized or bundled. Yard waste can be placed in reusable containers or paper yard waste bags (no plastic). Waste that must be containerized includes leaves, pine straw, pampas, grass clippings, and small shrubbery clippings. Larger brush must be neatly stacked and bundled in a consistent manner and bound by biodegradable string or twine. Bundles should not contain any brush, limbs, or shrubbery trimmings which are greater than 6 inches in diameter, are greater than 5 feet in length or which weigh more than 30 pounds. These items can be taken to the Convenience Station.

Helpful Websites and Information:

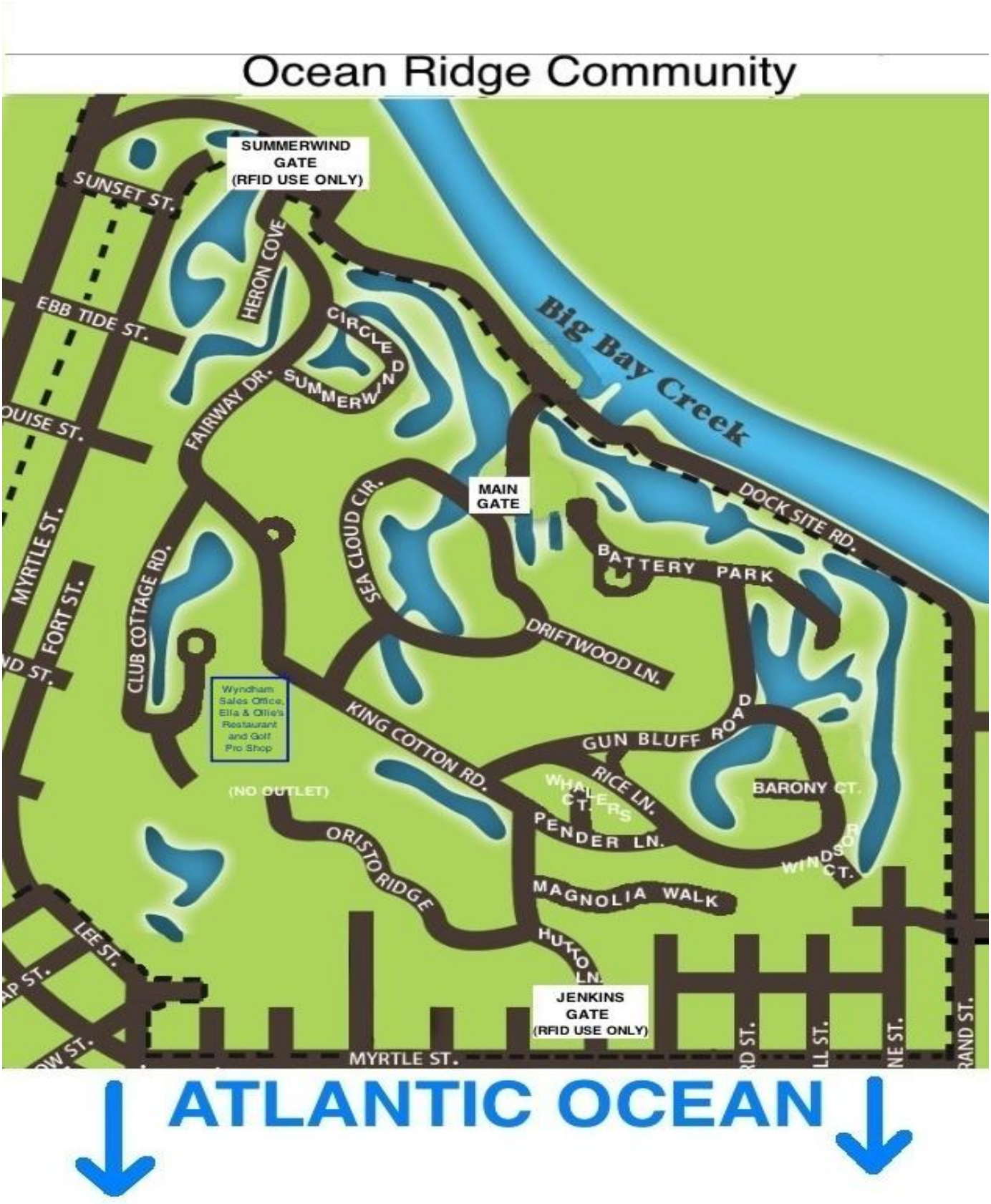
Botany Bay	https://www2.dnr.sc.gov/ManagedLands/ManagedLand/ManagedLand/57	
Edisto Chamber of Commerce		http://www.edistochamber.com/
Edisto Island Museum		http://www.edistomuseum.org/
Edisto Beach State Park		https://southcarolinaparks.com/edisto-beach
Edisto Beach Library	843-869-2499	71 Station Court
Edisto Island U.S. Post Office	843-869-2295	539 Highway 174
Wyndham Ocean Ridge	843-631-0686	http://www.wyndhamoceanridge.com/

VI. Services

- Plantation Golf Course
  - Phone - 843-869-1111
  - Email - plantationcourse@bellsouth.net
  - Website – http://theplantationcourseatedisto.com/
  - Address - 19 Fairway Drive

- The best way to stay current with events at Ocean Ridge is to sign up for the email list on the website at or follow us on Facebook at www.facebook.com/oceanridgempoa.

- . The Ocean Ridge Sound newsletter is issued quarterly via email during the months of February, May, August, and November.



Note: Summerwind and Jenkins gates are RFID controlled and for residential property owners use only.