

# WATERSIDE CROSSING NEWS

January 2019

## THE PRESIDENTS MESSAGE

This year saw new legislation in South Carolina regarding HOA's and their regulations and covenants. The legislation essentially mandates that all HOA rules and regulations be registered with the County just as was always done with the HOA covenants. The legislation also outlines rules on the availability and access to the rules and regulations. The new law also makes it clear that any new owner of property, that is governed by an HOA, needs to be properly informed when the property is purchased.

WSC has already ensured that we are in full compliance with the new laws. All of our rules have been recorded at the Oconee County registrar's Office. They are all available on the home page of the WSC website.

This new law brings to mind all of our needs to be aware of our rights and obligations dictated by the covenants applicable to where we live. It also highlights the need to make sure that when we sell our property that the buyer is aware of the future effects of the rules and Covenants on them. The one area that the Board has discussed at length that needs further awareness is the private roads in our development. When Crescent developed WSC, they included several streets that do not meet the criteria for ownership by the County of Oconee. Therefore, when the County accepted WSC from Crescent some streets were not accepted and therefore deemed private roads. You will notice in some areas that signs were erected saying "End of county maintenance." The roads involved are; Quiet Water Way, Windy Pine Lane, Highridge Drive, Inwood Court, White Pine Lane, Oakdale Lane and Baywood Court.

So what does this mean to owners in these areas? The WSC Covenants forbid the expenditure of WSC assessed funds from our capital reserves from being spent on the upkeep of these roads. Furthermore, the County has no ownership of these roads either. So the upkeep and repair of these roads is the sole responsibility of the owners living on them.

In the short term, there is no problem. Most of these roads are still in good shape. But the development is getting older and someday the roads will require maintenance. In our present situation, the cost would be borne through a special assessment to the owners of property on the repaired street.

I hope you can see the problem that this represents. Currently there are no provisions to save for future capital repairs for these roads as is done for WSC in general through assessments. Our WSC reserves are deemed very appropriate for the assets that they protect. But, currently, the roads are being "worn out" by current owners with no current cost to them. This would be no problem if all lots on a street remain under the same ownership. The issue arises when the properties are sold. The new owners now become instantly responsible for the current wear and tear even though they just entered the scene. This would have to be disclosed to any potential buyer.

The Board has not proposed any solutions to the current dilemma. But we feel in light of the new disclosure rules that this is a timely subject for discussion for all owners of property on private streets.

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## IMPORTANT DATES

January 6 <sup>th</sup> -	WSC Wine Club @ 4:00pm WSC Clubhouse
January 11 <sup>th</sup> -	Cocktails at the Clubhouse @ 6:00pm WSC Clubhouse

### WELCOME TO WATERSIDE

If you notice a new neighbor moving in or you are a new neighbor, please be sure to alert Joan Matthews at 882-1942 so an official neighborhood welcome can be extended.

### COCKTAILS AT THE CLUBHOUSE

The next Cocktails at the Clubhouse will be January 11<sup>th</sup>. The event is BYOB with each of us bringing an appetizer to share. It is a great time to get to know your neighbors and find out what is going on in the neighborhood. Laurie and Thom McCluskey will be hosting this event.

**If you would like to volunteer to host, please call Joan Matthews at 882-1942.** Responsibilities are light and include opening and locking up the clubhouse, setting out plates/cups and picking up afterwards (don't panic everyone usually helps pick up). Don't forget Friday Night Cocktails are the second Friday of each month **except** May, **October** and December.

### WSC LADIES DIRECTORY

The WSC Ladies Directory is being updated. If you would like to be included, please email Joan Matthews at [joansmatthews@att.net](mailto:joansmatthews@att.net). Please send your name, phone and email address.

### PRESIDENTS MESSAGE (CONTINUED)

In the coming months we will try to facilitate some meetings to discuss this with affected owners. Owners may decide to set up reserves for these costs among small groups. They may decide to do nothing. The Board will try to help in any way we can. I hope everyone understands the need for transparency and education of all involved.

If you missed the Christmas Party, you missed a great time. The food was excellent, and the service was great. Once again, our social committee knocked it out of the park. Attendance was at an all-time high. Thanks to them all who attended.

It has been brought to our attention that the warm weather has not forced our snakes into hibernation and hiding. They are still moving about this late in the year. At least 2 reports of copperheads on porches or driveways have been reported. Keep an eye out and watch where you and your pets step. The snakes have not gone to bed just yet.

Happy New Years,  
Al Brightwell  
864-400-8405



## YOGA FOR WATERSIDE CROSSING



Yoga is a great way to reduce the stress. Don't be concerned if you have never done Yoga before. Some are doing this for the first time. Come try out a class and meet your Waterside Crossing neighbors! Hope to see you there! For questions please contact Anne Fogel at [sarafina2@att.net](mailto:sarafina2@att.net) or 240-577-8128.

**When** – Every Monday

**Instructor** - Tara Lavoie

**Day and Time** – Monday's 10:30am – 12:00pm

**Location** – Lake Keowee Holistic Center on Hwy 188 ([www.blossomingsoulyoga.com](http://www.blossomingsoulyoga.com))

**Price** - The Monthly Limited 5/10 membership packages are a pre-paid class format, as follows:

- **5 CLASS PASS: \$60**
- **10 CLASS PASS: \$110**

These pre-paid class cards will have a 3-month expiry date, versus the 1-month expiry involved with the membership format. The single class drop-in rates are \$15/class for Adults, \$12/class for Seniors.

## WSC FACEBOOK PAGE

WSC is on Facebook. You can join in by friending the Waterside Crossing Facebook page. You must have a Facebook account. This is a closed page so only residents will be allowed to join. Lea Evering is the administrator of the WSC page. This is a great place to post lost and found, items for sale, ask for vendor referrals or just another way to get to know your neighbors.

<https://www.facebook.com/groups/592123677594536>

## FITNESS FOR WSC

To advance a health and wellness program for the WSC ladies, Sarah Antos is now offering a Fitness class. This is an energetic class format which includes low impact cardio, strengthening exercises, toning, core and stretch.

Where: WSC Clubhouse

When: Monday and Wednesday at 9:15  
1 hour in length

Price: prepaid class price \$100 for 8 weeks.


Contact: Sarah at [s.antos@comcast.net](mailto:s.antos@comcast.net) or cell 240-586-2053

## WSC WEBSITE

Please make sure your contact information is updated on the WSC website. It is important to keep your information current.

If you are a new resident or your information has changed please go to the WSC website:

[www.watersidecrossing.com](http://www.watersidecrossing.com)

- Log in
- Click on the  icon in the top right corner
- Select Edit My Profile

## WSC WINE CLUB

The WSC Wine Club meets monthly to taste and learn more about wines. Newcomers are always welcome. Anyone interested in learning more about the WSC Wine Club should contact Joyce Daley for details at [daley426@hotmail.com](mailto:daley426@hotmail.com) or 973-294-0297.

## WSC ACC CORNER BY TOM MARINO

*In an effort to keep WSC better informed, your Architectural Control Committee (ACC) will be highlighting Waterside Crossing Guidelines in the monthly newsletter. The ACC is made up of volunteers who are trying to protect home owners by maintaining a high standard that is currently making WSC one of the most desirable subdivisions on Lake Keowee. The first update is regarding new construction and home re-painting guidelines.*

The ACC has noticed that several residents have recently repainted their homes without submitting a house color review and approval form to the ACC (Form N). Guidelines regarding new and existing homes state that paint colors must be reviewed and approved by the ACC to ensure that colors are muted earth tone and blend in with other WSC homes. These guidelines are found on our website at [www.watersidecrossing.com](http://www.watersidecrossing.com).

Some of the homes in our subdivision currently do not measure up to this WSC color palette. Just because these house colors were approved in error, at the time the house was constructed, does not mean the same house can be re-painted the same color. The ACC is working hard to get back on track to ensure that the color palette of muted earth tone colors is adhered to. The goal is to maintain pleasant aesthetic views and high property values.

### Here is how residents can help:

Please be aware that any color choices for your home, trim, deck or foundation must be submitted to the ACC for review and approval. You might be living in a home whose color was approved in error. These homes will not be able to repaint that same color but will be guided to an approved color.

**Please be aware that requesting to paint your home the same color it currently is, does not mean that color will be approved for repainting.** If a home is repainted without following the approval process, to a color that would not have been approved (e.g. blues, reds, lime green, etc.), they will be provided a written notification to have the color changed within 30 days or face non-compliance fines.

The ACC meets twice a month, the 2<sup>nd</sup> and 4<sup>th</sup> Thursday, in the clubhouse. If you have any questions or would like a copy of Form N contact Tom Marino, your ACC Chairperson, [skiingkeowee@gmail.com](mailto:skiingkeowee@gmail.com) or 864 723-0218.

### NEWSLETTER CONTENT

Please forward any information that should be considered for the newsletter to [lshufeldt@gmail.com](mailto:lshufeldt@gmail.com) by the 4<sup>th</sup> Tuesday of the Month. Photographs of the lake or owner events are also welcome.

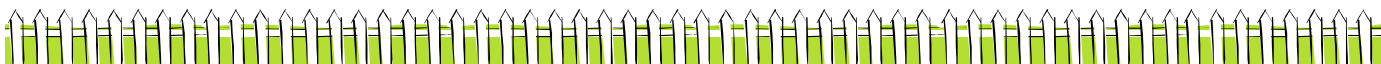


### WSC CHRISTMAS PARTY



The WSC Christmas Party was a big success thanks to our Social Committee. The event contained all the elements of a great party! There was great food, fabulous decor, dancing music and lots of friends.





**WSC Board Members**

Al Brightwell, President, 864-400-8405, [abrightwell@att.net](mailto:abrightwell@att.net)  
 John Troy, 1<sup>st</sup> Vice President, 864-614-3379, [troy1502@att.net](mailto:troy1502@att.net)  
 Seph Pinchbeck, 2<sup>nd</sup> Vice President, 412-445-4129, [sephnjayne@yahoo.com](mailto:sephnjayne@yahoo.com)  
 Steve Sinnott, Treasurer, 864-873-7308, [steve.sinnott@att.net](mailto:steve.sinnott@att.net)  
 Brett Major, Secretary, 256-476-1836, [bamajor50@gmail.com](mailto:bamajor50@gmail.com)  
 Tom Marino, ACC Chairman, 864-723-0218, [skiingkeowee@gmail.com](mailto:skiingkeowee@gmail.com)

We're on the Web!  
 See us at:

[www.watersidecrossing.com](http://www.watersidecrossing.com)