

WATERSIDE CROSSING NEWS

February 2019

THE PRESIDENTS MESSAGE

The building boom continues. We have had a number of homes completed and we have received calls of inquiry on several more. It looks like the building will continue for the foreseeable future. We now have homes on over two thirds of the lots in Waterside. We have received some complaints from residents about some builders not following the rules as well as they should. The ACC has worked hard to address as many of these issues as possible. They have proposed some rules changes to the Board and we are working through some of these changes and hope to have some approved soon. This will allow the ACC to react more quickly if a builder refuses to act responsibly after being alerted to a violation. In addition, the ACC is developing a scorecard that we want to share with all new owners that are contemplating starting a home. It will let the owner know how potential builders have fared regarding fines if they built previously in WSC. We want owners to understand that some builders have had a propensity to incur fines which come out of the owner's escrow account. We hope this will help steer owners to the builders that do a good job of building in our development.

We do realize that a few builders have indeed ignored some of our rules and we are trying to address that. But, the flip side of that coin is the fact that we have fewer and fewer vacant lots that don't adjoin a built on parcel. With two thirds of lots built on now, statistically, it is probable that any new home will have two adjoining neighbors. In other words, people are building right in the middle of our comfortable neighbors. This is only going to get worse. As we near build out, every new house will be right in the middle of a lot of completed homes.

For this reason, we would ask for as much patience as you can muster as this occurs. While we will try to manage the builders as well as we can, we would ask everyone to remember that when your house was built, there were a lot less people to annoy as it was built. There will always be a little mud in the road and a few too many noises that we don't like. The good news is it usually lasts about 12 months and it's over. So please bear with us as we try to manage all the building. Let Tom Marino and the ACC know if you see anything egregious but remember that "this too shall pass". Your builder probably made a few errors too, but no one was around to be annoyed.

Build out of our development is good for all of us in both resale value and the upkeep of all property throughout the development. We just ask that everyone keep the end point in mind as we struggle with the growth pains as we get there.

There is an announcement in the newsletter about non-skid treads that are installed on our bridges. This should help with some of the slips that have been reported. But I would remind folks that as a trail walker, I have found several spots that are shaded and in the right dampness can be very slick. These spots are on the asphalt. There is little that we can do to prevent this. So, we are glad to have fixed some of the slip hazards but would ask that you still use care when walking the trail even on the asphalt, when damp or wet conditions persist.

Al Brightwell
864-400-8405

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| February 8 th - | Cocktails at the Clubhouse @ 6:00pm WSC Clubhouse |
| February 10 th - | WSC Wine Club @ 4:00pm WSC Clubhouse |
| February 16 th - | WSC 1 st Quarter HOA Meeting @ 10:00am WSC Clubhouse |
| March 20 th - | WSC Ladies Luncheon @ 11:30am to 1:30pm WSC Clubhouse |

1ST QUARTER HOA MEETING

The WSC 1st Qtr HOA meeting will be held Saturday, February 16th at 10am. Please plan to attend. The board is looking for volunteers for the Nominating Committee for this year BOD election in May. The Board is requesting an interior and a waterfront lot owner to serve on the Nominating Committee. Contact any Board member if you wish to volunteer.

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.

Please roll out the welcome mat for our new neighbors!

Meredith & David Bright North Waterside Dr.

Teresa and Bill Bruce Yellowwood Drive

COCKTAILS AT THE CLUBHOUSE

The next Cocktails at the Clubhouse will be February 8th. 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. Mary Ann and Bill Gilligan 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).

WALKING TRAIL UPDATE

Work has been completed installing non-slip pads on all three of the wooden bridges on the WSC walking trail. In addition, The Board is in the process of reviewing bids to have several hundred feet of asphalt replaced on the trail where tree roots have caused significant damage. It is expected the project will be completed by April of this year.

SPRING WSC LADIES LUNCHEON

The Spring WSC Ladies Luncheon will be held on Wednesday, March 20th at the WSC Clubhouse. It will start at 11:30am and all WSC Ladies are invited. It is a great way to welcome all our new residents and reconnect with all our neighbors after the long winter.

Bring your favorite dish to share for this fun potluck luncheon. The Social Committee will provide water and ice tea.

There will be a demonstration by our own WSC ladies on how to decorate a basic door wreath for different seasons and holidays!

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. Please send your name, phone and email address.

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 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)

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 Evinger 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 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

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

WSC WINE CLUB

The WSC Wine Club enjoyed a wonderful port wine tasting last month and also learned a lot from our very knowledgeable host, Dean Fogel. The 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 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. This update is regarding fences.

You will notice that there are some homes with fences that enclose the entire backyard while others are cover less real estate.

We realize that there may be some confusion regarding the fencing standards for our subdivision. The ACC has developed more detailed guidelines that should minimize any confusion. These standards can be found on the website, www.watersidecrossing.com, located at the bottom of the home page. **Click on WATERSIDE CROSSING OWNERS ASSOCIATION ADMINISTRATIVE DOCUMENT**

Typically, the ACC does not approve yard fences. However, if a special condition arises where a fence is warranted, the following guidelines must be met before consideration for approval.

- 1) Fence shall not be visible from the street
- 2) Fence shall not extend beyond the sidelines of the back or side of the house
- 3) Fence shall not exceed four (4) feet in height unless specific county code requires otherwise
- 4) Fence shall not extend further than fifty (50) feet from the back of the house and shall not intrude into any setback
- 5) Fence must enhance the design feature of the back yard and not used as a pen for pets
- 6) Fence shall have minimal impact to any neighbor
- 7) Preferred fence material is of black aluminum
- 8) Decorative fencing is considered part of landscaping and should be submitted to the ACC as part of a landscape plan per Schedule C. All other fencing must be presented to the ACC for review and approval per Schedule N.

Here is how residents can help:

Fencing that is already in place may remain in place. Moving forward ALL fencing request must follow the guidelines listed above. You might be living in a home that already has a fence installed. This does not mean the homeowner can duplicate, add on to, or modify the fence in any way. ALL requests for a fence must be submitted to the ACC before you install any fence.

If any fence is installed without ACC approval the homeowner will be provided a written notification to have the fence removed within 30 days or face non-compliance fines.

The ACC meets twice a month, the 2nd and 4th Thursday, in the clubhouse. If you have any questions please contact Tom Marino, your ACC Chairperson, skiingkeowee@gmail.com or 864 723-0218.

WSC COCKTAILS AT THE CLUBHOUSE





NEWSLETTER CONTENT
Please forward any information that should be considered for the newsletter to lshufeldt@gmail.com by the 4th Tuesday of the Month. Photographs of the lake or owner events are also welcome.

WSC Board Members

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

We're on the Web!
See us at:
www.watersidecrossing.com