



Woodridge News

MAY -Vol. VIII, Issue 2 www.woodridgenews.org



WOODRIDGE BUDGET CONCERNS:

The Woodridge board has continued to respond to surveys and resident feedback regarding making improvements in the Woodridge Community. These improvements began several years ago when the residents requested we install decorative street lights, upgrade street signage, improve entrance signage and landscaping, improve mailbox appearance, upgrade the Woodridge Park, clean up and maintain our part of Willis Road and Caldwell Drive, and **improve covenant compliance through-out the neighborhood.** The latter has been an ongoing request at every annual Homeowners meeting for years. The board responded to these requests and has been working hard to make these improvements. The results are evident! The addition of the last and final Phase VIII of Woodridge in 2008 increased the size of Woodridge by 24%, adding two new entrances to be landscaped and irrigated, a half mile of common property berm to maintain bringing the total lots to 420 with 403 currently occupied.

In 2011 your board decided Woodridge was now too large an enterprise for a volunteer board to handle, that we needed the assistance of a professional management company to provide continuity regardless of who was serving on the board. Our selection was William Douglas, a large and reputable company that manages several homeowner associations in the upstate area. We needed help with administration, legal, communications, dues collections, and covenant compliance. We are now into our second year working with William Douglas and find the results have been excellent giving us the confidence that we now have the support and continuity necessary for Woodridge to continue as an excellent neighborhood well into the future. However, as you might expect, our costs have increased.

In addition to the cost increase to hire William Douglas, we have experienced two electric rate increases since 2009 with another increase proposed for this year. We are not sure at this time what it will be and when it will be implemented. We have also taken over mailbox maintenance as you are aware and much to the benefit of Woodridge. Unfortunately we also believe our current low cost landscaping contract may not continue too much longer when making comparison with other HOA's. Bottom line, there is no doubt that we will have to raise our dues assessment effective in 2014. Most likely it will have to be in the range of between \$35 and \$50 annually. Your board will have to work out these details during the next few months and probably schedule a Homeowner's meeting in early November to explain the details and gain your approval.

JUST SO YOU KNOW:

Your Woodridge board has raised over \$45,000 selling ads in the last several Woodridge directories. This money has been

The Westside Club!

SUMMER 2013

Are you Ready for Bathing Suit Season??
Let us help you get fitness results!

May 11th Events

***POOL OPENS**

***Tennis Member/Guest
Tournament 9am-3pm**
(resurfaced courts Feb 2013)

Includes BBQ lunch & prizes

**Membership
Special**

**\$5 OFF Monthly
Rate & 50% off
Enrollment FEE**
(1 or 2 year contracts)



Summer Programs include:

Weekly Summer Theme Camps:
Ages 3-5 and 6-12, ½ day and full day
June 3 - August 16

Sport Camps & Tennis Clinics

Swimming Lessons

Swim Team

**Summer Memberships
Available**

3 and 4 Months

price based on # of adults & children



CONTACT:

MYRA or WHITNEY

MEMBERSHIP ADVISORS

FOR MEMBERSHIP OPTIONS

864-587-7106



The Westside Club
501 Willis Rd.
Spartanburg, SC 29301
864.587.7106

Massage Therapy:

½ hr session: \$25
1 hr session: \$40

Available by appt. mornings,
evenings, & weekends

Personal Training Special:

Buy 10 sessions,
Get 2 FREE

Need a Mother's Day Gift?

Gift Certificates for
membership, massage,
and/or personal training
make wonderful gifts!

returned to our operating funds benefiting Woodridge homeowners. The Woodridge Directory and Woodridge Web site are updated and produced free of charge by Woodridge volunteers saving homeowners a significant amount. Though our homeowner costs were increased taking over the mailbox program much of the work is done through a Woodridge volunteer and again saving homeowners a significant amount.

Jack Mason, President
Phone: 574-3117,
Cell: 978-0176,
mason777@charter.net





WHAT ABOUT THESE VOLUNTEERS

*by Joe Waddell
Secretary/Treasurer*

We have been recently reviewing the Woodridge HOA operating expenses over the past 5 years and quickly realized how fortunate we are to have neighbors that are willing to volunteer their time and talents to do things for Woodridge that otherwise would have had to be paid for or simply not done at all. Woodridge is not immune to rising costs but through the efforts of these volunteers has been able to offset the need for additional revenues.

Volunteers are preparing and distributing quarterly newsletters, managing the Woodridge website, gathering information and producing a Woodridge neighborhood directory as well as hand delivering these to the neighborhood. Volunteers have secured funds by selling advertising in the directory that has completely covered the cost of producing it as well as providing additional money to be used in covering routine Woodridge expenses.



Our mailbox maintenance program

was developed and is managed by volunteers. This program has restored the function and appearance of neighborhood mailboxes and has been accomplished with less than half of the cost of a paid contractor doing the same work.



Volunteers manage the overall appearance of the neighborhood through the landscaping program and accept input from the neighborhood to improve the way Woodridge looks.

We thank all of these volunteers and welcome any of you to join in this effort to help us maintain and control operating expenses.

Mailbox Program contact: Joe Waddell, 574-5371, or the.waddells@charter.net * * *



THE GOLDEN RULE . . .

NO! - **Not the one** about, "Who has the Gold makes the Rule", the other one? I will come back to that later, but first I want to say how proud I am to be a part of the Woodridge Community for over the past 20 years! Over the recent holidays, I had a visiting family member comment on how nice the mailboxes look and how it added to the neighborhood's sex appeal. Frequently, I have new neighbors tell me that what attracted them most to buying a home in Woodridge, is the well landscaped yards and common areas. For the most part, 99% of our neighbors do a great job maintaining their yards. For that, I want to THANK YOU.



However, imagine this. The resident next to you has neglected the maintenance of their home for such a long period of time that the yard and house are in disarray. The yard has numerous dead trees that are about to fall on your some of which are about to fall onto your property. In addition to that, the gutter system has such a large build-up of leaves, that rain water is backing-up into the home causing major structural damage to the exterior and interior of the house

You may be shocked to learn that this is a reality here in your neighborhood! At the HOA meeting in January a concerned neighbor shared their impassioned concern that this condition is occurring here in Woodridge. It is an extreme example of owner neglect and definitely not a normal circumstance in our community.

If we all provide the standard maintenance that attracted you to Woodridge the property values will remain competitive and we will continue to attract quality home buyers.



As Chairman of the Structures Committee, I feel it is my obligation to point this out and request that we all "**Treat Our Neighbors like we would want to be Treated**".

Respectfully,
Chris McGarr, Chairman
Woodridge Structures Committee
587-2395



WANT TO RECYCLE?

Check with your Trash removal company to see if they offer Recycling Service.