

# WINDJAMMER VILLAGE



## *The Village Breeze*

*May 2025*

### **Stuff you need to know:**

On the June ballot, we have 3 board member openings. If you are interested in a position on the board, please contact the office for your application, you must be in good standing with the village and your application needs to be turned in sometime before the end of May.

There are also committee chairs needed. The only way we can keep this operation running smoothly is with volunteers, if you have any interest in any of these committees, please let a board member know.

We also need a treasurer. This person will be a non-voting member of the board.

These are the committees that are called for under the by-laws.

The Architectural Committee—Kate Schnaars

The Beautification Committee—Betty Brown

**The Budget & Finance Committee—TBD**

The Election Committee—Pat Horne

**The Fire & Disaster Committee—TBD**

**The General Advisory Committee—TBD**

The Hospitality Committee—Deborah Christenburg

The Insurance Committee—Stanley Cohen

The Long-Range Planning Committee—Margaret Alusick

The Maintenance Committee—Jeff Cornelius

**The Nominating Committee—TDB**

The Publicity Committee—Susan Adams

The Recreation Committee—Kathy Cornelius

The Security Committee—keepwindjammersafe@gmail.com

The Social Committee—Page Kardack

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You can print this calendar so you never miss an event.. Just select page 2 when printing.

**Windjammer Village of Little River  
Board of Directors Meeting  
Thursday, March 20, 2025  
At the Clubhouse**

The Windjammer Village Board of Directors meeting was called to order by President, Bobby Kardack, at 7:00pm in the clubhouse. Board Members present: Brian Kardack, Anna Marie Farr, and Dianne Sarles. Vickie Lynch was not present. The Pledge of Allegiance was recited.

Minutes from February 20, 2025, Board of Directors meeting was read by Secretary Liz Eby. Dianne Sarles made a motion to approve February 20, 2025, minutes. Second by Anna Marie Farr. Motion carried.

**TREASURER'S REPORT:**

None

**STANDING COMMITTEES:**

Reports received from the Architectural, Beautification, Budget and Finance, Maintenance, and Social Committees have been attached to make them part of the minutes.

**ARCHITECTURAL:**

Anna Marie Farr made a motion to approve a 4ft wide, 4ft tall black steel fence at 2130 Lafayette Circle (G15). Second made by Brian Kardack. Motion carried.

**TREES:**

Dianne Sarles made a motion to approve the removal of 1 dead Oak tree that is between the house and the neighbor's house between the 2 trellises at 2119 Lexington Circle (M17-18). Second made by Brian Kardack. Motion carried.

Anna Marie Farr made a motion to approve the removal of 4 Oak trees in the backyard that are too close to the house at 2228 Swamp Fox Circle (N19). Second by Dianne Sarles. Motion carried.

Dianne Sarles made a motion to approve the removal of 1 Dogwood tree that is dying at the front of the property at 2125 Lexington Circle (M19). Second by Brian Kardack. Motion carried.

Anna Marie Farr made a motion to approve the trimming of limbs and branches on 2 trees, 1 at the front right corner and one at the back left corner of the house at 2152 Adams Circle (F21). Second made by Brian Kardack. Motion carried.

Anna Marie Farr made a motion to approve the removal of 1 tree left of the garage that is ruining the foundation of the house at 2106 Georgetown Circle (J03). Second made by Dianne Sarles. Motion carried.

Dianne Sarles made a motion to approve the removal of 1 decayed Dogwood tree in the front yard at 2232 Jefferson Circle (H16). Second by Brian Kardack. Motion carried.

Brian Kardack made a motion to approve the removal of 2 dead Maple trees in the front right corner at 2130 Lafayette Circle (G15). Second made by Anna Marie Farr. Motion carried.

**OLD CONCERNS:**

None

**NEW CONCERNS:**

2111 Brunswick Circle (L37) – Noxious behavior and speeding

Brian Kardack made a motion to fine the owner of 2111 Brunswick Circle \$100.00 for noxious behavior and speeding in Windjammer Village. Second made by Anna Marie Farr. Motion carried.

2217 Dykman Circle (C37) – Drainage Issue

- The next time Williams is in Windjammer the BOD will have them look at the drainage issue to see if anything can be done.

**OTHER:**

Dianne Sarles made a motion to approve new siding, new roof, and fixing interior walls at the Front Office. Construction to be completed by Blueprint Builders for a cost of \$35,000.00. Second made by Anna Marie Farr. Motion carried.

Liz Eby discussed information about data management system for the front office. The office currently has Quick Books software and MyQ. A data management system would allow all information to be stored in one place and easily accessible. The basic monthly plan cost is \$320.00/mo and one time startup cost of \$640.00.

What are some things we can do with Rent Manager:

- Work order management
- Online portals for residents
- Prebuilt reports and customizable reports and letters
- Will reduce the amount of steps to do paperwork in the office
- Residents will have access to all meeting minutes, forms (tree removal, concerns, architectural, etc.)

Questions asked by WJV members

- Would all data still be ours if we choose not to use software in the future. Yes, the data would be ours.
- Would each owner have a login. Yes, they would
- Would residents be able to submit forms/requests through the site. Yes
- Would there be training for residents to show them how to use the app. Yes

**MEMBERSHIP INTERACTION:**

Yolanda Ferrandi, Cathy Eysaman, Henry Contreras, Christy Ann, Bill Cockerham, Scott Robinson, Jeff Cornelius, John Pazoga, Bennie Dowty, Page Kardack.

Budgeting for paving roads, fencing for residents backed up to the Nursery, 18 fences in WJV that are not in compliance with easements what happens with those, retaining walls that go into easements, who takes care of easements, circumstances for people on Dykman have changed can rules be changed for them, need chairperson for Budget and Finance Committee and a

Thursday, March 20, 2025

Treasurer, BOD looking into accounting firm, BOD looking into Rent Manager Software for front office.

Attendance: 40 WJV members

Brian Kardack made a motion to adjourn the meeting. Second by Dianne Sarles. Motion carried.

There being no further business, the President adjourned the meeting at 8:01pm.

Respectfully submitted,



Liz Eby  
Board Secretary

## More Stuff you need to know:

Santee Cooper's new rates include a base rate increase for its residential customer class and a new, three-part rate structure that gives residential customers on the RG rate the power to dramatically lower their bills by adjusting when they use high-demand appliances. The new rates took effect with bills rendered on and after April 1, 2025.

Based on customers' feedback, the approved rates include modifications that reduce the potential impact of the new Peak Hour demand charge for RG customers.

Peak Hours are:

- 3 p.m. to 6 p.m. in summer months (April-October).
- 6 a.m. to 9 a.m. in winter months (November-March).

*\*This new rate structure affects residential customers on the following rates: RG (Residential General Service, covering most residential customers), REV (Residential Electric Vehicle) and EVO (Residential Electric Vehicle Only).*

## RG Customers

Under the new rates, the typical residential customer may see an average \$10.72 monthly bill increase. However, by shifting the use of appliances that require a lot of electricity away from Peak Hours, a residential customer could use the same amount of energy and receive a lower bill.

An overview of the new rates is available [here](#).

## RG Rate Comparison

Under previous rates, a typical residential customer was billed according to how much electricity in kilowatt hours (kWh) they use each month (energy charge) and the cost to serve the customer account (customer charge).

The new rate structure:

- Reduces the Energy Charge by approximately 34% to \$0.0792 per kWh, as modified.
- Slightly increases the Customer Charge from \$19.50 to \$20 per month.
- Adds an \$8.00-per-kilowatt (kW) Peak Hour (demand) charge, which customers will see on their bills as Peak Charge. This charge covers fixed system costs, including generating stations.

**The Peak Charge is applied to the highest demand recorded in one hour by the customer during Peak Hours for each billing cycle.** By shifting high-use appliances to the 21 hours a day that are not Peak Hours, a residential customer could use the same amount of energy and receive a lower bill.

## How Demand Could Impact Your Bill

Monthly Bill Example	On-Peak Demand (kW)	Average Monthly Electricity (kWh)	Average Monthly Bill	Average Monthly Increase
Previous Rate	N/A	1,000	\$115.69	-
Current Rate	5.1	1,000	\$126.41	\$10.72
Current Rate	4.3	1,000	\$121.13	\$5.44

Description	Previous	Current
<b>Residential General Service (RG)</b>		
Customer Charge (\$/month)	\$19.50	\$20.00
Peak Charge (\$/kW)	N/A	\$8.00
Summer Energy Charge (\$/kWh)	\$0.1197	\$0.0792
Non-Summer Energy Charge (\$/kWh)	\$0.0997	\$0.0792

Heating and Lighting	Average Wattage	Electronics	Average Wattage
Heat Pump (14 SEER6) (3 Ton)	1.775 kW	Television (LCD or LED)	0.105 kW
Mini/Multi Split	1-1.5 kW/Ton	Television (Plasma)	0.3 kW
Window Air Conditioner	1 kW	Desktop Computer	0.3-0.7 kW
Ceiling Fan (no lights)	0.075 kW	Laptop	0.6 kW
Light Bulb — LED 9W	0.009 kW	Xbox X6	0.15 kW
Light Bulb — CFL 13W	0.013 kW	PlayStation 56	0.22 kW
Light Bulb — Incandescent	0.06 kW	Laundry	Average Wattage
Security Light — LED 40W	0.04 kW	Clothes Washer	0.3 kW
Security Light — HPS 250W	0.25 kW	Clothes Washer	0.64 kW
Space Heater	1.5 kW	Clothes Dryer	4.8 kW
Water Heater (40 Gal.)	4.5 kW	Other	Average Wattage
Heat Pump Water Heater	0.55 kW	Golf Cart Charger	0.6-1 kW
Electric Fireplace	1.5 kW	Level 2 EV Charger	7.0-19 kW
Around the Kitchen	Average Wattage	Pool Pump (1HP)	.75kW
Refrigerator — ENERGY START	0.5 kW	Hot Tub	4.5 kW
Refrigerator	0.8 kW	Hair Dryer	1.6 kW
Range large burner	2.1 kW	Dehumidifier (small — 25 pints)	0.35 kW
Range small burner	1.6 kW	Medical Equipment	Average Wattage
Oven	3 kW	Home Dialysis	1.52 kW
Microwave	1.5 kW	Home Oxygen Concentrator	0.3-0.6 kW
Slow Cooker	0.15 kW		
Toaster Oven	1.35 kW		
Dishwasher	1.4 kW		
Coffee Maker	1.5 kW		



# Know your Oak Trees, Obey the Law:

1. Amendment of Zoning Appendix 8 1 Article V, Section 527(C). Section 527 .3(C) of the Zoning Ordinance is hereby amended as follows:

(All text in strikethrough shall be deleted and all text shown underlined and bolded shall be added.) C. Live Oak Standards It is unlawful to injure, participate in, authorize, or cause the removal of any Specimen Live Oak (DBH of twenty-four (24) inches or greater). Authorization to do so shall come from: 1)a variance granted by the Zoning Board of Appeals finding that the tree: **(a)** Presented a safety hazard to pedestrian or vehicular traffic, buildings, structures or utility structures; **(b)** Removal presented the only reasonable means to comply with appropriate agency requirements including parking, ingress or egress, or other required infrastructure such as stormwater; **(c)** Justification according to good urban forestry practices (i .e. , to reduce competition among trees or to remove an invasive species) or presence of dead, dying, or diseased trees; **(d)** A planned grade cut placing the tree protection zone four (4) feet above final grade or introduction of fill twelve (12) inches or greater elevating the parcel above the required flood protection elevation; or **(e)** Reasonable use of the property will be significantly impaired.

## **Black Oak (*quercus velutina*)**



## **Blackjack Oak (*quercus marilandica*)**



## **Chestnut Oak (*quercus michauxii*)**



## **Laurel Oak (*quercus laurifolia*)**





Live Oak (quercus virginiana)



Southern Red Oak (quercus falcata)



Overcup Oak (quercus lyrata)



Post Oak (quercus stellata)



White Oak (quercus alba)



Pin Oak Leaves (Quercus palustris)



# REPORTS



## WELCOME!!!!!!!!!!!!!!!!

We finally have new home owners to report for 2025. In March Irene Siobodin bought 2196 Gamecock. Also, Claire Ivy bought 2148 Brunswick.

April has proved to be very busy!

Welcome to Dan and Cynthia Phillips, new owners of 2166 Marion. Next we have Courtney Grant and Jacob Turner who are now renting 2112 Brunswick. Our other new renter is Yadira Hernandez at 2218 Franklin. Devin Shirkey is the new owner of 2112 Georgetown. Nicholas Alexander and Heather Hufford just purchased 2238 Vereen. Two more; John and Heather Stevens bought 2120 Adams Way and Scott and Ava Hanner bought 2198 Gamecock. Please welcome them all to our village.

Deborah Christenburg, Hospitality

# Recreation Committee:

On April 12, 2025, we had our Easter Egg Hunt and had a great turn out! There were 28 children who enjoyed craft and story time before hunting for eggs. We had 6 golden egg winners and 6 toy winners.

I would like to thank everyone for the candy donations.

Kathy Cornelius –  
Recreation Chairperson



Although all the kids were winners; these are the golden egg finders and the toy recipients.

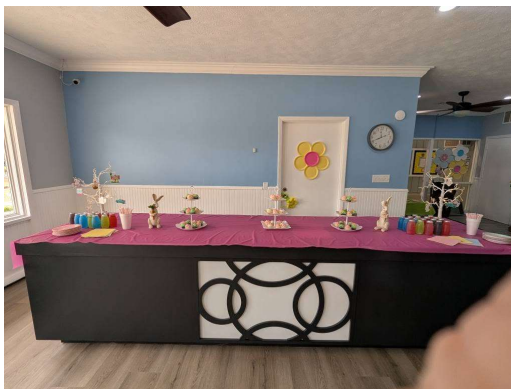
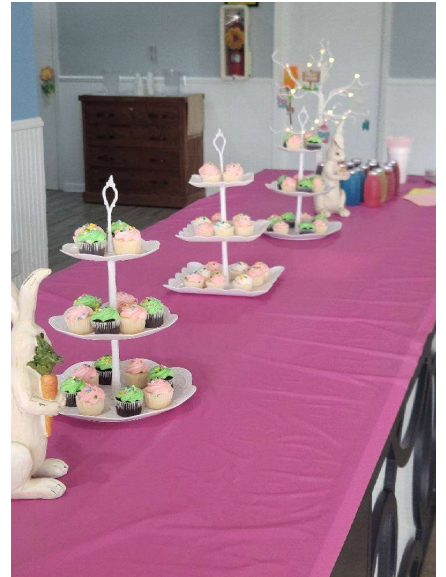














## SOCIAL COMMITTEE

The weather was perfect for our Spring Yard Sale on April 5, 2025. We had 14 tables inside and several tables outside for the steady stream of shoppers.

Next, we had our first Cornhole Tournament for 2025. Everyone seemed very happy to be out and socializing again. We had a brief 5 minutes of rain but that didn't stop anyone. They kept throwing bags! Congratulations to the winners!

1<sup>st</sup> Place: Kaylie Lucas (Dykman) and Jeff Cornelius (Liberty)

2<sup>nd</sup> Place: Karen Davis (Brunswick) and Keith White (Adams)

Special thanks to Kitty Bogard of Lafayette for inviting us all to help celebrate Bo's 60<sup>th</sup> birthday and providing food for all of us to enjoy. It was delicious!

### **PLEASE SAVE THE DATE FOR THE UPCOMING EVENTS.**

May 3, 2025 @ 5pm

**KENTUCKY DERBY PARTY** – Bring a finger food to share and wear your best or craziest hat because we're going to have a contest for the best hat!

May 17, 2025 @ 4pm

**CORNHOLE TOURNAMENT** – Bag time! Sign up starts at 3:30.

May 25, 2025 @ 12pm (Sunday)

**3<sup>rd</sup> ANNUAL BBQ COOKOFF** – Do you have what it takes to win the trophy this year? If so, bring your best pulled pork BBQ and let's see what you got!

June 7, 2025 @ 4pm

**TACKY POKER RUN** – Benefit for the local animal shelter. Stay tuned for more details.

June 7, 2025 @ 6pm

**NEIGHBORS BAND** – Come listen to music provided by your very own neighbors!

June 21, 2025 @ 4pm

**CORNHOLE TOURNAMENT** – Time to throw more bags!

The full 2025 Event calendar is posted on the bulletin board in the breezeway at the clubhouse too!

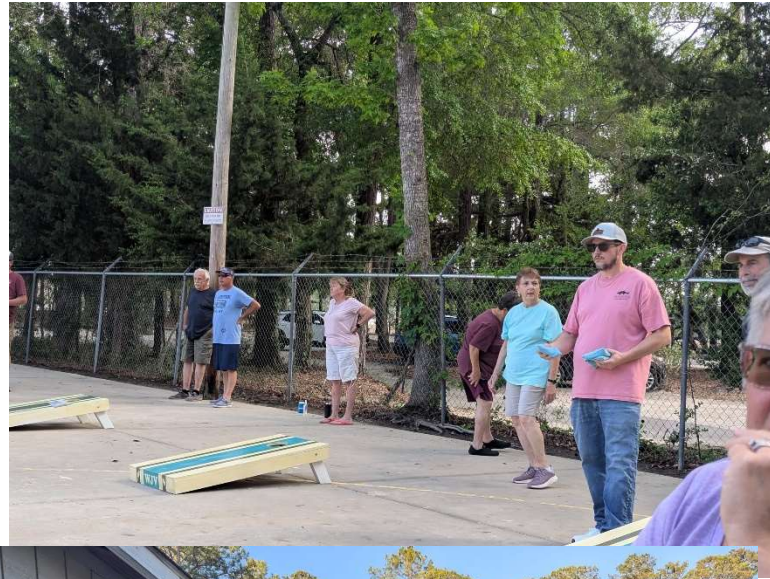
See you in the village!

Page Kardack, Social Chairperson  
(803) 420-3939  
Page729@gmail.com









# THE WINNERS!!!!





# FOR SALE:



Coffee table

Wood and glass

Round 40"

\$ 75

Debbie Parker

Watergirl259@yahoo.com

336-460-0067

## Board of Directors

**President** – Bobby Kardack      bkardack@yahoo.com  
**1<sup>st</sup> VP** – Anna Marie Farr      farr.annamarie@gmail.com  
**2<sup>nd</sup> VP** – Brian Kardack      shackPage@gmail.com  
**Member** – Diane Sarles      [frazzle322@aol.com](mailto:frazzle322@aol.com)  
**Member** – Vickie Lynch      vickielynch1656@gmail.com

## Committee Chairpersons

**Architectural** – Kate Schnaars  
**Beautification** – Betty Brown  
**Compound** – Scott Faggart  
**Election** – Pat Horne  
**GAC** – VACANT  
**Hospitality** – Deborah Christenburg  
**Insurance** – Stanley Cohen  
**Long Range Planning** – Margaret Alusick  
**Maintenance** – Jeff Cornelius  
**Personnel** – Bobby Kardack  
**Publicity** – Susan Adams  
**Recreation** – Kathy Cornelius  
**Security** – keepwindjammersafe@gmail.com  
**Social** – Page Kardack

## GOOD TO KNOW:

**Library** – Mac Buffolino  
**Nurses Closet** – Kathleen Tatarinchik at 843-602-6910

## Notary Services:

***Carole Grieco***      ***Jason Bittigar***  
2110 Adams      2129 Brunswick  
216-712-2925      843-877-2564

***Virginia "Gin" Warren***      ***Bennie Dowty***  
2124 Lafayette      2134 Lexington  
910-612-1472 (Wedding      843-427-7020  
Officiant)

IF YOU WOULD LIKE TO SUBMIT NEWS-  
WORTHY INFORMATION TO BE CONSIDERED  
FOR INCLUSION IN THIS NEWSLETTER OR IF  
YOU HAVE ANY SUGGESTIONS, PLEASE  
CONTACT:

**SUSAN ADAMS:**  
**SWADAMS2021@GMAIL.COM**

## **Windjammer Village POA**

2200 Little River Drive, Little River, SC 29566

Phone: 843-249-2460 | Fax: 843-280-4840

Website:

<https://windjammervillagelr.com/windjammer-village-lr>

Email: [windjammervillagewebsite@gmail.com](mailto:windjammervillagewebsite@gmail.com)

Clubhouse WIFI: WJV1010!

Compound: wjvcompoundcommittee@gmail.com