

Windmill Harbour Property Owner's Contact List

Property Administrators (PAI) Main phone 843 842 1133, Email pai@paihhi.com

Don Christy - X 226, pai@paihhi.com – Don handles overall contract management.

Deanna Anderson – X232, d.anderson@paihhi.com - Deanna has on site hours for homeowners at the SC Yacht Club every Wednesday 8:30 to 10 AM.

Jennifer Flematti – X 233, j.flematti@paihhi.com - Jennifer maintains email addresses for emergency and other contact purposes. Please call Jennifer to verify that we have your current email address and telephone number so that if there is an emergency or hurricane we can get you information on the status of the plantation and information on when you can return to WH.

Visit our Community Website - www.windmillharbour.org which includes the *Harbour Living* newsletter, events listings, classified ads, SCYC information, hurricane preparedness, ability to contact PAI, guest pass information, ARB information, and more.

Security Office - 843 681 6405 - Security Chief Willis Latham

Departure Information - If you leave WH for an extended period, you should fill out a form which is available at the security office with depart and return dates.

Golf carts - Should be registered with security and have decals. Drivers should have a valid driver's license; or be over 12 and accompanied by a licensed driver, who is at least 18.

Speed - Please comply with the 25 MPH speed limit within WH.

For Your Information

Please don't put trash out prior to your pick up day as it attracts animals and gets very pungent in the heat of the day. Yard debris that homeowners place on their curb should not be put out more than three days prior to pick up. Your neighbors will appreciate your consideration.

Garbage - PAI provides garbage pick up at your home and also offers recycling. Call MaryAnn at the PAI main number for information and to schedule pick up. There are other companies that also provide trash removal services in WH, and there is a free recycling center on HHI off of Dillon Rd.

Yard Debris - Bagged home owner yard debris is collected by PAI at your curb the 2nd and 4th Wednesday of the month. Please use paper bags as the landscape landfill will not accept plastic bags. This service is for home owners only - landscapers must remove debris from the plantation.

Newcomers to Windmill Harbour - Contact Margaret McManus who chairs the Welcoming Committee at her local phone number 843-681-1884 so that she can welcome you to WH and provide you with information about our community and HHI.

Dog owners – Please, please, please pick up after your dogs!

Evacuation - Prepare a personal emergency evacuation plan for your home. General guidelines and suggestions have been issued by the board and can be found on www.windmillharbour.org.

Harbour Living Newsletter Co-Editors

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HARBOUR LIVING

Newsletter for the Property Owners Association (POA) of Windmill Harbour

Vol. XI, No. 4

July – August 2008

President's Message – from our POA President Ed Forrest

It may seem like the summer doldrums have set in, but rest assured that your Board has been actively working on the many issues that confront our community. During June, July and early August the Board met to review current conditions and to outline directions for the future of Windmill Harbour.

The new computer and camera systems have been installed at the gatehouse and you will be receiving your "pin" numbers shortly. The pin numbers will be your personal code that is to be used for calling in passes for guests and vendors. The financial tracking has been implemented to better control the reporting of revenues from the passes issued to commercial vendors.

The Board is in the process of developing the 2009 budget which will be mailed out to all property owners in October. Since there have been a number of major changes proposed in the governance of Windmill Harbour, the Board is especially challenged to craft a budget that is compatible with our plans for 2009 and beyond.

As we are in the hurricane season, keep on the alert for messages about impending storms. We have been successful in improving our emergency management procedures thanks to the efforts of Al Graham. Another area of interest is a meeting to be held at 10:30 AM at the SCYC on Friday, September 12th by the HHI Gated Communities Association which will feature an address by Sheriff Tanner on the perception of increased crime on the island, particularly around the bars and clubs. The meeting will be open to all interested parties.

Lastly, the nominating committee for the election in November is hard at work seeking candidates to run for the Board. The goal is to have at least two candidates for each of the three positions to be filled. If you are interested in running for the Board, contact Jack Lee at 682-4207 or Bill Kamins at 681-8750 for further information. Our community is only as strong as the people we have serving on the Board. Remember, our Board members are volunteers who are willing to give their time and efforts to make Windmill Harbour a premier place to live.

Have a great remainder of the summer and a prosperous and successful fall.

Windmill Harbour Board Members, Officers, and Committee Chairs

Board Members/Committees		Email Address	Local #
President	Ed Forrest	forfitz2@hotmail.com	682 3787
Vice Pres. & ARB/Compliance	Mike Thomas	mthomas@iconap.com	681 2401
Treasurer/Marine Owners Assoc.	Don Buchanan	caroldonab@aol.com	689 2829
Secretary	Al Walter	waltershhi@aol.com	342 3456
Security & Emergency Mgmt.	Al Graham	a.graham@lowreygroup.com	342 5755
Landscaping/Social & Welcoming	Nancy Bachelder	yardladyhhi@Hargray.com	689 3300
Communications & Database	Tom Nickles	nickles.thomas@gmail.com	342 9961
Maintenance	Ned Nielsen	nednielsen@msn.com	342 4400
Long Range Planning	Vaughan Smith	vsmith@maptechpackaging.com	681 9444

Meet Our New Board Member – Vaughan Smith

Vaughan was elected to the Board this past fall and is presently serving as Chairman of the Long Range Planning Committee. As a POA Board member, Vaughan sees the Board's primary role as fiduciary – preserving and responsibly spending the community assets. This role is best executed by full board participation in contractual, financial and budgetary issues and decisions. Frequent communications on these issues involves community members input, providing the Board with needed feedback and thus reducing controversy surrounding decisions.

As Chairman of the Long Range Planning Committee, Vaughan believes that it is a critical part of a Board's responsibility to the POA to have a 5 year plan accompanied by a 3 year pro forma budget (updated annually) and capital requirements budget. These are the goals for the Long Range Planning Committee. To accomplish these goals, he and his committee work to actively involve and collaborate with the MOA, the Spindle Lane Regime and the SCYC as well as the Windmill Harbour POA. An example of an issue that would come to the Long Range Planning Committee is possible annexation of WH into the town of Hilton Head; the pros and cons of doing so, and what it would mean to the community. This committee would pull together a recommendation to present to the POA Board of such an issue, having studied it and received community input.

Vaughan held the position of President & CEO, for over 30 years, with the American Association of Healthcare Consultants where he also founded and directed the Foundation for Health Education and Applied Research. Needing a change and wanting to strengthen his finance and investment skills, he left healthcare and become a licensed Financial Advisor with Raymond James Financial in Virginia from 2001 – 2005. He is currently working in HHI for Maptech Packaging and Champion Systems in customer service, finance and inventory control.

Vaughan and his wife, Cindy, purchased their home at 23 Spindle Lane in Windmill Harbour in 1996, and moved full-time in 2005. Also relocating across the street from them was their daughter, Jennifer Blair. Vaughan's volunteer work includes Deepwell food delivery, and assistance with Special Olympics and Program for Exception People (PEP) events. Jennifer is a PEP member and a Special Olympics bowler. Cindy, a licensed psychologist part-time, works full-time as Vice President for Grantmaking and Community Leadership for the Community Foundation.

Mark your Calendars Now For the POA Fall Festival

The POA will be sponsoring a Fall Festival again this year on October 11th for all WH property owners. And again, the festival will be held at the SCYC pool, with the SCYC providing the food. Lots of fun activities are being planned, so mark your calendars now. More details to follow!

Windmill Harbour Community Bulletin Board			
Event Description	Contact	Date & Time	Location
POA Fall Festival		October 11	SCYC Pool

Community non profit groups may post events and regular meetings on this bulletin board. Please contact the editors if you would like something posted.

POA Board meetings are held the third Tuesday of the month, 3:30 PM at the SCYC.

Save the Date – the WH POA Annual Meeting will be held on November 15th, 2008

Common Grounds

The dog days of summer are upon us and our landscaping contractor Valley Crest is working hard to maintain our summer annuals. Flowers that were unable to survive in the extreme heat and humidity are being replaced. This will ensure that the flower beds look attractive until the fall planting in October when all the annuals will be replaced.

Aging azaleas on the island behind the security gate have been removed and have been replaced with grass and new landscape material to give it a fresh look. Our next project will be to refurbish the triangular island where the directional sign is located.

Year Round Pool has submitted some ideas to enhance the appearance and performance of our water features at the entrance and on the harbor. Mike Thomas is working with the company to finalize a design for the entrance fountain which we hope to present to the board in the near future. We would also like to upgrade the plantings around the harbor water fountain and are working with Valley Crest on a redesign utilizing native plant material.

Valley Crest will provide us with our annual allotment of 16 thirty gallon trees and numerous shrubs and perennials as agreed in our last contract renewal. You will begin to see those plantings occur in the fall and through the early winter. The landscape committee is currently in the process of targeting areas that will be refurbished as part of our 2009 budget. So far, those include the islands on Millwright and a common area on Sparwell. As always, we welcome property owner input. Please contact Nancy Bachelder at yardladyhhi@hotmail.com or phone her at 843 689 3300.

Tree Policy

In order to maintain the beauty and "Charleston ambience" of our plantation, it is extremely important that we protect the trees in our community. The Association's Rules and Regulations state "Unlawful cutting down or trimming of live oaks and pine trees is a serious offense and will result in a fine. Palmetto trees may be trimmed."

Please be aware that home owners must get a Tree Removal/Pruning Permit Application at the security office and receive approval prior to having any trees cut down or limbs trimmed. The permit should be filled out and left at the security office and the concerned tree(s) should be marked. The permit will be reviewed and returned to the security office for home owner pick up, generally within a few business days. The permit will be marked "approved" or "not approved". If removal of a healthy pine is requested, the property owner will be required to plant a Bald Cypress, Live Oak, Laurel Oak, Red Maple, Southern Magnolia, or a Sycamore tree that is at least 3" in diameter at ground level. A bigger sapling would be even better and would mature more rapidly. In the event there is no reasonable space to re-plant another tree, the owner will contribute \$250.00 to the tree bank. This money is used for planting trees on our common property.

Any trees in common areas are managed by the WH Landscape Committee and homeowners who feel that trees in those areas are in need of pruning of limbs or removal should contact Nancy Bachelder who heads up the LC. She can also assist if you are not sure whether the tree is on your property or common property. Please contact Nancy at yardladyhhi@hotmail.com or 689 3300. Thank you for your cooperation – let's work together as a community to protect the trees that make our plantation so beautiful.