



HARBOUR LIVING

Newsletter for the Property Owners Association (POA) of Windmill Harbour
Vol. XI, No. 2 March – April 2008

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 at www.windmillharbour.org which includes the *Harbour Living* newsletter, events listings, classified ads, SCYC information, ability to contact PAI, guest pass information, ARB information, and more.
Security Office - 843 681 6405 - Heading up our security team is 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 advising security of depart and return dates so that security can monitor any activity at your home while you are away.
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

Garbage - PAI can arrange garbage pick up at your home and also offers recycling. Call MaryAnn at the PAI main number for further 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 and landscapers must remove their debris from the plantation.

Newcomers to Windmill Harbour are urged to contact Margaret McManus at her local phone number 703 734 6676 so that she can welcome you to WH and provide you with information about our community and HHI.

Dog owners please pick up after your dogs. Your neighbors and friends who walk on empty lots or common areas are finding unpleasant surprises on their shoes. There are receptacles for dog waste in several locations, please use them!

Evacuation - Prepare a personal emergency evacuation plan for your home so that if you have to evacuate you can do so quickly. You should know exactly what personal documents and other items you need to bring with you, and how to close up your house so that it is protected as much as possible. General guidelines and suggestions have been issued by the board and can be found on www.windmillharbour.org.



President's Message – from our POA President Ed Forrest

As promised, your Board has begun the process of implementing a number of changes for 2008. We have begun discussions with several vendors for a new security system for the community. It is time for Windmill Harbour to enter the 21st century with computer supported technology that will control our gatehouse revenues, pass system, decal issuance and the like. We will have more information on this system within the next few months.

Also, we are continuing our drive to improve the *Harbour Living* newsletter and to distribute it via e-mail and web-site posting. Once again, we are asking all owners to give us their e-mail addresses so that we can transition *Harbour Living* to an all-electronic format. Remember, the goal is to complete the process by the end of the year.

A rodent capture and removal program will be started shortly. This trap and baiting system will, we hope, rid Windmill Harbour of unwanted pests. Unfortunately, this program will not get rid of the squirrels, but it is an important start to reducing the rodent population. Individual homeowners will also be able to sign-up for the service. Homeowners should receive information about the program via mail soon.

We will have a new sign just after the entrance to Windmill Harbour shortly. It will have the directions to the roads, sales office and SCYC, and will be a community bulletin board to announce our meetings and events. It will replace the current sign and the "paper announcements" that have been posted on the stop sign at the gate.

The committee to review the management of Windmill Harbour is meeting weekly and their report should be ready in May. The Board will review their findings and recommendations. Your elected Board of Directors will thoroughly assess the findings and add comments and recommendations and seek comments from interested owners by September. The Board's goal is to have a presentation available for the membership at the annual meeting in November. The running of our community is an extremely important matter which will require the Board to consider all of the implications and costs of making any substantial changes to our management structure.

Some new "fun" things have or will take place as a result of the efforts of our great team of volunteers. Please be sure to thank Margaret McManus, Barbara Lindblad, and Nancy Bachelder for their work on this newsletter, landscaping and the first WH POA Spring Luncheon. They and others work hard to make Windmill Harbour simply the BEST place to live in the Low-country. Lastly, Al Graham has agreed to fill the vacant seat on the Board for the balance of the year. If you see Al, thank him for volunteering to serve.

POA Board meetings are held on 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 - Yard Debris

At this time of year, our beautiful live oaks are dropping lots of leaves and it is a good time to remind property owners of the guidelines for leaf removal. WH property owners who utilize landscaping contractors should make them aware that any yard debris (including leaves) should be gathered and removed from the plantation. If home owners maintain their own property, they should not be blowing leaves onto empty lots or into gutters or drains in the streets. If the drains are clogged, flooding can occur. Please be considerate of your neighbors and bag the leaves in paper recycling bags which are available at places like Lowe's or The Home Depot. The landscape recycling center will not accept plastic bags. The bags and large debris like branches should be placed on the curb for pickup by PAI on the 2nd and 4th Wednesdays of the month. There is no additional charge for this as it is covered by the annual POA fee. The landscaping committee is chaired by Nancy Bachelder and she welcomes any home owner comments and concerns. Please email her at yardladyhhi@Hargray.com or call her at 843-689 3300.

We Need Your E-mail Address

As mentioned in the President's Letter, the Communications Committee is working to update and streamline the Windmill Harbour website (www.Windmillharbour.org). The committee envisions that the website will serve as the primary method of communication between the Board and our property owners. This will be the fastest and least costly way to have information available and to maintain open dialogue on issues of concern. Consequently, we are requesting that any property owner who has not submitted their e-mail address to PAI please do so. Your e-mail address is protected. PAI does not give out our e-mail addresses to other organizations.

Another reason PAI needs your e-mail is for emergency preparedness. In the event of a hurricane, e-mails will be the major line of communication between WH and its members. Additionally, plans are underway to put the Newsletter, *Harbour Living*, on our site as well, which will reduce costs by cutting out the cost of printing and mailing. Please send your e-mail address to Jennifer Flematti j.flematti@paihhi.com if you have not already done so.

A Few Reminders on Parking

Parked vehicles may not block passage of a street, walkway or driveway or encroach upon private property. On-street, parallel parking is permitted on one side of the street only. Security tells us all four wheels of a vehicle should be on the paved street. However, they recognize that it is necessary in certain situations to pull up over the curb to allow cars to pass. Use common sense and please be respectful of other people's property when doing so. No parking is permitted within a 15-foot radius of a fire hydrant, mailbox or in any fire lane. There is no overnight on-street parking of cars or boat equipment allowed unless arrangements are made through Security. Please be considerate of your neighbors.

Only property owners and their guests are allowed to park on their own unimproved property. Additional guests of property owners may park on other nearby property if prior approval has been obtained from the owner of that property.

Boat owners planning a cruise are permitted to park their vehicle in a space designated by Security for a period of 24 hours. If an emergency arises that extends the cruise, Security must be notified. Boaters who plan to spend one or more nights cruising should contact the Harbour Master's office for locations of long-term parking which have been designated by Security. WH guests, including guests of boat owners, are not permitted to park their vehicles on the common properties of WH overnight unless they obtain a permit from Security.

Mobile Fire Fighting Cart

The WH Property Owner's Association and the WH Marina Owner's Association have purchased a mobile fire fighting cart which will be housed in WH and will enable fire fighters to effectively battle fire on boats or buildings near the harbor. There is currently no access to our harbor and marina area for vehicles the size of a fire engine. The Bluffton Fire Department (they provide fire fighting services for WH) was extremely concerned about their ability to respond to an emergency situation in the harbor and marina areas. The purchase of a mobile unit was the most cost effective solution to the problem. The cart will only be operated by fully trained Bluffton fire fighting personnel. We hope to never need the cart, but it was necessary to protect the home and boat owners of Windmill Harbour.

Windmill Harbour Community Bulletin Board			
Event Description	Contact	Date & Time	Location
Women's Bible Study group for those who have not attended a regular study group previously.	Gaynell Albright 816-1873	Thursdays 6:30-8:30	6 Indian Hill

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

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
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