

# WINDMILL HARBOUR

PROPERTY OWNERS ASSOCIATION



## NEWSLETTER FOR THE PROPERTY OWNERS ASSOCIATION (POA) OF WINDMILL HARBOUR

Vol. XII, No. 6

November - December 2009

### **POA President's Message**

*Greetings Windmill Harbour Neighbors,*

This has been a year of change in Windmill Harbour. I never imagined when I ran for the board last year that I would end the year as your POA President. Mike Thomas stepped down from the board in September and I agreed to take over as President until year end. We thank Mike for years of service to the community and wish him well on new business opportunities that he is pursuing.

The board took a close look this year at our roles and how we could best manage the relationship with a management provider. We recognized that we were spending too much time running day to day operations and not enough time on financial and long range planning and we were determined to correct that model. The management contract expires at the end of 2009, so the timing was perfect for change. We deliberately put any personal bias aside and decided to look at management of the community strictly from a business perspective. We collaborated with community volunteers and wrote a comprehensive RFP for management services and then made a business decision based upon the RFP responses. We felt it was time for a change and we look forward to working with our new management provider IMC. The change of management companies allowed us to reduce management costs and keep operating expenses fairly even in the 2010 budget even though we will begin paying for medical benefits for our security staff. Providing

medical benefits will help Chief Latham to continue to increase the professionalism of the security team and will help minimize turnover. There will be no increase in management fees in 2010 as we know this has been a difficult year for many members.

We have had to make another hard decision this year with regard to the security gate losses uncovered a few years ago. A forensic accounting report uncovered additional receipt documentation and stated that the losses ranged between \$51,900 which can be documented, and \$178,315 which is speculative. We attempted an out of court settlement with PAI without success as PAI and their insurance carrier felt they were not liable and there was little hard evidence. We had to decide whether to move forward with a suit. The legal cost of pursuing a suit is high and if we lost, there was a chance we would also have to pay PAI's legal fees. The legal costs could have been over \$100,000 and the possible net gain if we won the suit was minimal. The board agreed unanimously that we could not risk more of the property owner's dollars and we have decided not to proceed any further at this time. We are not happy with this situation but felt it was time for the community to move forward - not backwards.

Have a safe and happy holiday and enjoy the beauty of our lighted harbor. We have much to be thankful for this year as we live in a very special place.

*- Barbara Lindblad*

## **Windmill Harbour Board Members, Officers, & Committee Chairs**

### **President**

Barbara Lindblad  
barbdind@gmail.com  
342-5238

### **Vice President, Landscaping & Community Relations**

Nancy Bachelder  
yardladyhhi@hargray.com  
689-3300

### **Treasurer & Marine Owners Assoc.**

Don Buchanan  
caroldonab@aol.com  
689-2829

### **Security & Emergency Mgmt.**

Vaughan Smith  
vsmith@maptechpacking.com  
681-9444

### **ARB & Compliance**

Dave Cappellari  
dave.c@cappshomebuildingcenter.com  
342-2878

### **Long Range Planning**

Walt Warneck  
wwarneckjr@sysconn.com  
686-3665

### **EDITOR'S NOTE:**

Please contact Margaret McManus  
at margaretmcm@roadrunner.com  
or 681-1884 if you have any news  
for the community.

## **Annual Meeting**

The POA Annual meeting is November 21 at the Westin Hotel. Please arrive at 9:00 for check-in and to pick up materials for the meeting. The meeting will start promptly at 9:30. Your attendance or proxy is very important so that we have a quorum. We have many new issues to discuss this year, including a discussion on the transition to a new management company, the introduction of a new land plan for our neighborhood, the status of efforts to help manage the traffic flow at our entrance which may include a new traffic signal, and the election of new board members. Please mark your calendars now and plan to attend or send in your proxy to insure that any voting at the meeting will be official.

## **Traffic Study Update**

The Traffic Light Team held two heavily attended town hall meetings in October. The purpose of the meetings was to review the findings of the Dennis Corporation report and discuss the need for a traffic light at the entrance of Windmill Harbour. The feedback the team received from these meetings, and from individuals who drive in this community, has been overwhelmingly positive and there is a clear directive to pursue signalization for this neighborhood.

Status updates will be provided periodically and other town hall meetings may be planned if required. There is still much hard work that lies ahead and strong neighborhood support will continue to be important in achieving this goal. Our team will be working closely with our consultants as we move forward.

**Visit the Windmill Harbour  
POA website at  
[www.windmillharbour.org](http://www.windmillharbour.org)**

## Long Range and Design Plans

As reported in the last Harbour Living, the POA board has begun work on long range planning for the plantation in an effort to keep WH updated and competitive with other plantations on Hilton Head Island. This is critical to maintaining home values. The board voted to hire a local land planning company Witmer, Jones, Keefer to review the community. Their focus will be on updating and modernizing the amenities and infrastructure while maintaining the Charleston style, both in appearance and in landscaping. Work has begun on their first project, the “pocket park” on Sparwheel. Working with our POA landscaping and longrange planning committees, the company will plan and coordinate the design of open spaces within the community. The design will include a possible new approach for the front entry which could involve moving the security gatehouse further into the plantation for safety and aesthetic reasons. The plan would accommodate the possibility of a traffic light at the current entrance to Windmill Harbour. Witmer, Jones, Keefer will make a presentation at this year’s annual meeting that will have mounted boards so that members can see their design recommendations.

## Lock Repair Update

The repair of the lock has been planned for January. It appears now that this will occur in early January. There may be some disruption on Harbour Passage as they pick-up and deliver the lock doors. Please watch the sign at the entrance for any further information.

**Annual Meeting  
November 21, 2009**

**Mark your calendar!**

## Trash Removal

The current POA management group, PAI, will continue to provide their trash removal services for Windmill Harbour property owners. The cost for basic service is \$81.25 per quarter which includes twice a week pickup (Monday and Thursday) with liners put in the refuse cans.

Additionally, PAI offers recycling pick up twice a month on the 1st and 3rd Wednesday for \$6.00 per month. The customer puts all recyclable products in one designated container, which saves the homeowner from having to separate and sort their recyclables. PAI will provide a list of acceptable and unacceptable recyclable materials to anyone interested in the service. POA members who have other trash companies will not be affected.

PAI will continue to remove landscape debris placed curbside for homeowners -no contractor debris - on the 2nd and 4th Wednesday of the month. This cost is covered by your POA dues.

## Ideas for Community Activities

The WH POA and our landscaping company, Valley Crest, presented a very informative gardening seminar at no charge for POA members in October. Many thanks to Nancy Bachelder and her committee for arranging this and to Barbara Lindblad for hosting it. If you have any ideas for a community activity, please contact Nancy. We welcome your ideas.

## “Pick It Up, Don’t Cover It Up”

Please remember to pick up after your dog. There are doggie waste containers throughout the community with bags provided. Thanks for your cooperation.

# Windmill Harbour Property Owner's Contact List

**Property Administrators Inc. (PAI)**  
**Main phone 843-842-1133**  
**Email [pai@paihhi.com](mailto:pai@paihhi.com)**

**Don Christy - X 226**  
**[pai@paihhi.com](mailto:pai@paihhi.com)**  
**Contract Manager**

**Deanna Anderson – X232,**  
**[d.anderson@paihhi.com](mailto: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](mailto: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 we can contact you.

**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:

**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. Please don't put trash out prior to your pick up day.

**Yard Debris** - Bagged homeowner 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 and don't put yard debris out more than three days prior to pick up. This service is for homeowners only - landscapers must remove debris from the plantation.

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

**Dog Owners** - Please use our dog waste receptacles placed throughout the plantation! All dogs must be leashed when you are walking them.

**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](http://www.windmillharbour.org)**.

**Visit our Community Website - [www.windmillharbour.org](http://www.windmillharbour.org)**  
**which includes the Harbour Living newsletter, events listings, classified ads,**  
**SCYC information, hurricane preparedness, ability to contact PAI,**  
**guest pass information, Architectural Review Board information, and more.**