

Harbour Living

Newsletter for the Property Owners of Windmill Harbour

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March 2007

Permit Controversy Embroids Sales Office

As reported in the Tuesday, February 27, Island Packet, the original builder for Windmill Harbour Realty's offices failed to obtain the required building permits from Beaufort County. What was posted on the site was not a legal permit. As a result, the building did not undergo county inspections as it was being built. The Richardson Group, developers of the building, fired that builder late last year for failure to meet other terms of their contract. They have been in the process of negotiating with a new builder. In that process, the lack of a legal building permit was discovered. A forensic architectural inspection process is now underway to ensure that the building meets all code requirements so that proper permits can be granted. After that construction will be completed.

This problem is an obvious embarrassment to the Richardson Group. It is also an embarrassment to PAI, whom we hire to oversee construction projects for us, and it is an embarrassment to our community. We are working with PAI on a new tracking system for monitoring construction projects that will include county building inspections.

Cornell, Furlong, and Sprague Retire from Board

The Property Owners Association thanks Marcia Cornell, Jim Furlong, and Peter Sprague for their services as board members. Marcia served on the board for 10 years, during which time she headed the communications committee, edited Harbour Living, and served as both board secretary and vice president. She became known as Windmill Harbour's "Great Communicator." Jim and Peter both served for three years on the board. Jim served as board secretary in 2006 and as mentor and liaison to the Architectural Review Board where he led an effort to map and systematize the review and appeal processes. Peter headed the maintenance committee. He spearheaded a major effort to document every inch of our underground infra-structure and the completion of our beautiful brick sidewalks in addition to all the day to day maintenance activities. Both Jim and Peter were instrumental in developing metrics for measuring the success of our new contract with our property managers. We thank them for their many contributions to our lovely island community.

Board Authorizes Repair of Storm Sewer Pipes to End Flooding

At its January 23rd meeting the POA board authorized repairs to a 150 foot section of storm pipe that runs from the tennis courts to Reef Club. This repair should fix the tennis court flooding problem. Southeast Pipe had been hired to clean out that section of pipe, but had discovered that it was broken in several places which would cause the same problem of debris build-up to recur unless we re-lined the pipe. Cost of the repair will be \$17,512. It should be completed before the end of April.

Enhancement Completed For Entrance Landscape

A substantial landscape improvement project has recently been completed for the WH interior entrance. The bank straight in front of you at the "T" as you pull into WH just past the security gate has been replanted. The new design utilized existing trees and some existing shrubs, and extends the planted area on the left toward Harbour Passage and on the right towards Crosstree Drive. Many new shrubs and perennials have been added, and the design continues to include annual flower beds.

Spring Clean up and Tree Pruning

Spring clean up and flower planting will begin soon in common areas to keep WH looking neat and attractive. Bob's Tree Service will be on the premises in March pruning and removing dead trees in common areas. They will also make themselves available by appointment for tree work that property owners may need. (843-726-9533) POA guidelines for tree removal and pruning still apply. WH POA Tree Removal/ Pruning Permits are available at the security office. The completed forms should be returned to the security office at least one week prior to scheduled work appointments.

- ◆ Note: Palm tree pruning does not require a permit.
- ◆ Bagged homeowner yard debris pickup at curb is 2nd and 4th Wednesday of the month.
- ◆ Landscapers **must** remove their own debris.

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Note: Deanna Anderson has on-site office hours at Windmill Harbour every Wednesday morning from 8:30 a.m. - 10:00 a.m. at the South Carolina Yacht Club.

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Visit our community website at www.WindmillHarbour.org

Handling of "Tight" Building Sites Causes Concerns

The building of a harbour home on Sparwheel where there is no easy place to store construction materials is causing the board to consider what to do in such situations. Clearly the homeowner needs to be able to build, but adjacent homeowners also need to experience minimal disruption to their daily lives. We are trying to learn from what has happened in other parts of our community to create a customized approach that will accommodate each situation in the best possible way for all parties. As we near "build out," this problem will become acute in all our neighborhoods. Stay tuned as the board considers what to do about this very important issue.

Comments about Harbour Living or Ideas for Articles Please

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We Need Your Email Addresses for Emergency Contact Purposes

In the event of a hurricane or other emergency, we will need to contact residents about the state of the plantation and when it is safe to return. Please call PAI with your email address information. 843-842-1133. Or just email Dee Kubic:
d.kubic@paihhi.com.

Visit Our Website:

www.WindmillHarbour.org

There you will find:

- ◆ Current and back issues of Harbour Living
- ◆ POA Board Meeting Minutes
- ◆ Calendar of 2007 POA board and ARB Meetings

Coming Soon: Homeowner Inputs for:

- ◆ Maintenance Problems
- ◆ Landscaping Concerns or Ideas