



# HARBOUR LIVING

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

Vol. XI, No.1

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## President's Message – from our new POA President Ed Forrest

2008 promises to be a year of challenge and opportunity for Windmill Harbour. Starting with the many questions carried over from last year, your Board of Directors will be working hard to meet the needs of our great community. A committee formed in January will be reviewing the management of Windmill Harbour and outlining directions we can consider for the future. Similarly, we will be looking at implementing a new system for the tracking of our security functions and gatehouse revenues. We hope to install a comprehensive system that will add security and financial controls.

As you know, we have a number of changes in the makeup of the Board. Ray Wenig, Susan Hooker and Barry Uber left the Board and we wish to thank them for their service. Nancy Bachelder, Don Buchanan and Vaughn Smith have been elected for new three year terms – we welcome them and look forward to their input. Also, Kent Collins has resigned and there is now an open board position which we will try to fill as soon as possible. This brings up an important issue; namely, getting more owners involved in the community. We need volunteers to offer their talents to Windmill Harbour. The more participation we have on committees, the better the community will be.

Another innovation the Board plans to implement is the distribution of the *Harbour Living* newsletter via E-mail and postings on the website, [www.windmillharbour.org](http://www.windmillharbour.org). We anticipate having the majority of the newsletters distributed this way by the end of the year. Please provide Jennifer Flematti at PAI with your current e-mail address to help us in the conversion. Our goal is to produce a better, more informative and more attractive newsletter. The newsletter Co-Editors are Margaret McManus and Barbara Lindblad.

Lastly, there will be a change in the Board of Directors meeting dates for 2008. The Board will meet at **3:30 PM at the SCYC on the 3<sup>rd</sup> Tuesday of each month** for the rest of the year.

In subsequent messages I will outline the status of on-going issues and new initiatives the board will consider during the year. I appreciate your patience and understanding in knowing that your Board is only interested in improving our community. While 2007 was truly a year of challenge we trust that 2008 will be a year of "opportunity".

### 2008 Elected Board Members, Officers, and Committee Chairs

Board Members/Committees		Email Address	Local #
President & Security Policy	Ed Forrest	forfitz2hotmail.com	682 3787
Vice Pres. & ARB/Compliance	Mike Thomas	mthomas@iconap.com	681 2401
Treasurer & Security Financials	Don Buchanan	caroldonab@aol.com	689 2829
Secretary	Al Walter	waltershhi@aol.com	342 3456
Landscaping/Social & Welcoming	Nancy Bachelder	yardladyhhi@hotmail.com	689 3300
Communications & Database	Tom Nickles	nickels.thomas@gmail.com	342 9961
Maintenance	Ned Nielsen	nednielsen@msn.com	342 4400
Long Range Planning	Vaughn Smith	vsmith@maptechpackaging.com	681 9444
<b>Committee Chairs</b>			
Emergency Management	Ray Wenig	rwendig@earthlink.net	342 9642
Marina Owners Association Liaison	Vacant		

**Save the Date – the WH POA Annual Meeting will be held on November 15<sup>th</sup>, 2008**

## **ARB**

At the last POA Board meeting, Mike Thomas, who heads up the ARB committee, asked that his committee also assume responsibility for compliance. He felt that this was a logical step since the ARB sets the standards and it makes sense that they follow through to make sure that those standards are met. All board members agreed that this process change was a good one and voted in support of the change.

## **WH Common Grounds**

The landscaping committee is chaired by Nancy Bachelder and she welcomes any home owner comments and concerns. Please email her at [yardladyhhi@hotmail.com](mailto:yardladyhhi@hotmail.com) or call her at 843 689 3300.

## **Winter Plantings**

Last summer the WH landscape committee renegotiated a three year landscape contract. A very detailed bid document was written and Second Nature was chosen by the committee and enthusiastically supported by the WH POA Board due to their comprehensive bid and attractive pricing. One of the advantages of the Second Nature bid was their offer to include free plant material and labor for 16 trees, 50 shrubs, and 100 perennials in each year of the contract. The committee has planted the tree and shrub portion of that annual allotment, and the remainder of this year's perennials will be planted in the spring. The January plantings around the utility boxes and the pump station on Harbour Passage East, and the trees that were planted in several locations in February were free of charge. The plant material will look beautiful when it matures and the flowering trees should give some needed color to the plantation.

Most of the free trees and shrubs will be planted annually in winter to minimize stress when they are newly planted. These plantings are part of the overall long term plan to improve the plantation's landscape over time. The first group of trees selected will be a mix of smaller specimen trees that have flowers, berries, or colorful foliage and many of the trees will be planted near the front of the plantation to improve our entrance area. The ultimate goal is to have a carefully selected variety of trees that will provide color each season of the year.

We have spruced up the entrances to Yacht club Drive, and Spindle Lane with shrub and perennial plantings and have also replaced a grouping of

dying azaleas on Reef Club Drive. You will see from time to time that overgrown or unhealthy shrubs will be removed. If it is an area where the conditions are good for plant material, we will replace the plants and sometimes will bring in irrigation.

## **Rejuvenation Pruning**

Residents may notice in the early part of the year that some shrubs may be very heavily pruned in an effort to rejuvenate them. Older shrubs sometimes respond well to this pruning method and in order to conserve landscaping dollars, rejuvenation may be attempted rather than replacement. The shrubs will look decimated initially, but eventually will look healthier. This method will be used at the entrance to Yacht Club Drive and other areas.

## **Magnolias**

Many low country magnolias are struggling with an insect infestation called scale. There are two types of magnolia scale and you should look for numerous bumps on the underside of the leaves and along the stems that are either hard and brown, or white and cottony. The leaves may turn yellow and drop, and twigs may die back. The bumps are insects that suck plant sap and can severely damage the tree. If you see scale on your magnolia, you should call a certified arborist who is experienced with treatment of this insect. Treatment may include chemicals which would be difficult for a home owner to apply effectively and safely. On March 19<sup>th</sup>, the POA is sponsoring a luncheon and lecture (\$30 fee) on Low Country Gardening and if you think you have a magnolia with scale, bring a sample leaf and a Master Gardener will verify whether your tree has scale or not.

## **Landscape Contractor Second Nature Sold**

Our landscaping contractor Second Nature has been sold to Valley Crest which is one of the largest residential landscaping companies in the country. The owners and the entire staff at Second Nature are very enthusiastic about this change and the entire team that works with WH has committed to staying on and they are extremely happy with the terms of the sale as it relates to their benefits and incentives. It will be business as usual for WH, but you will see our landscaping team wearing red shirts and eventually the vehicles they drive will change their logos to Valley Crest.

## **POA SPRING LUNCHEON MARCH 19TH**

We are excited about the plans for a spring luncheon that will be held at the SCYC on the 19<sup>th</sup> of March! The luncheon is open to all Windmill Harbour property owners, but space is limited to 50 attendees, so you will need to make your reservation early. The lecture will start at 11:30 in the Chart Room of the SCYC, and lunch will be served at 12:30 in the Catesby Room. Valet parking is available.

We will start with a talk about gardening in the Low Country given by Laura Lee Rose from the Clemson Extension Service. Laura Lee is the Clemson Horticultural Agent for Beaufort County, a guest columnist for the Island Packet, and a guest panelist on the PBS program "Making Things Grow". She is willing to take questions about all types of gardening problems, including questions about magnolia scale. If you would like to bring a specimen from your yard to ask about, you must have it confined inside a plastic bag.

After the presentation, lunch will be served in the Catesby Room. The menu is macadamia crusted chicken over mixed greens with honey mustard dressing, and dessert is raspberry sorbet in a chocolate tuile. Coffee and tea are included. A cash bar will also be available. There is no assigned seating.

The cost for the lecture and lunch is \$30.00. Please make checks out to Margaret McManus and mail them to her at 56 Crosstree Dr, HHI, SC 29926. Reservations will be on a first come basis before March 12th, and will not be held until your check is received. This promises to be a fun and informative time, and we hope you will join us!

## **Security Issues**

Windmill Harbour Security was notified in mid-December by the Beaufort County Sheriff's Office that they had recovered a stolen car taken from WH and had apprehended two men who they suspected had burgled several homes in WH. These suspects presently are being held in the Beaufort County Detention Center without bond.

As a result of this incident, Security Chief Willis Latham took immediate action. Additional fencing and barbed wire have been installed and security monitoring around the perimeter has been increased. A memo was distributed at the security office describing the incidents to make property

owners aware of what had happened, and asking that homeowners follow some simple precautions to protect their property. These precautions are listed here as a reminder. We applaud the quick action of our security force in responding to this situation.

## **Things Homeowners can do to assist Security**

- Do not leave keys or valuables in unlocked cars; please lock your un-garaged vehicles.
- Check vehicles that have been left un-garaged for missing items. Report any missing items to the security office immediately at **681 – 6405**.
- Report any theft you think may have occurred immediately.
- Report any suspicious individuals or vehicles in the community to security.
- Lock all entrances to your home at all times.

## **Results of the Security Questionnaire from the Annual Meeting**

The survey indicated that our security force is perceived as becoming more professional and courteous in controlling the community and in responding to homeowners requests. However, there remains a level of concern in terms of enforcing speed limits and parking regulations as well as contractor work hours. There was also concern about controlling unauthorized entry into the plantation. Chief Latham will focus on these issues this year, and reports that he has hired another security guard and is training part time help.

Some suggestions that came in from the membership were the implementation of computerized passes, the establishment of an e-mail system for requesting guest passes, with a return response to the requestor, stricter enforcement of out dated decals on cars, and the posting of current information on the web-site.

Please remember that if you are leaving WH for vacation, visiting family, etc., you can fill out a form that lets security know that you are not at home. This enables the force to watch for any suspicious activity that may occur in your absence. This is beneficial to the homeowners as well as security. The forms are available at the security gate. Thank you for your assistance with this program.

## Windmill Harbour Property Owner's Contact List

**Property Administrators (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) – Don handles overall contract management.

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

Includes the Harbour Living newsletter, events listings, classified ads, SCYC information, ability to contact PAI, guest pass information, evacuation and hurricane preparedness guidelines, 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 also 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 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month. 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 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](http://www.windmillharbour.org).

### Harbour Living Newsletter Co-Editors

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