



HARBOUR LIVING

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

Vol. XI, No. 3

May – June 2008

President's Message – from our POA President Ed Forrest

Good news for our community. We have entered into a contract with COMDOCS for the establishment of a gate pass system at our front gate. There will also be a camera component which will give us not only a better way to track the issuance of passes, but a means to record what is going on in the gatehouse. The camera system will also record entering and departing vehicles as they proceed through the security area. Additionally, camera improvements are being made to the "back gate" to provide better observations by the guards. Thanks are to be given to Ned Nielsen for his diligent working with the camera security company in this effort.

REMINDER AGAIN-- we are continuing our drive to improve the *Harbour Living* 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 to Jennifer Flematti at PAI (j.flematti@paihhi.com) 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. Tom Nickles is handling the migrating of the newsletter and expects to have it operational by the fall.

The Board received a presentation at its May meeting from the Committee on Windmill Harbour Management. It is studying the recommendations of the committee and expects to complete its work by the June meeting. The Board will present its findings and commentary at the June meeting. The Board will plan to have an open forum meeting in September for the residents to voice their opinions on any changes that come out of the Board's recommendations. In the meantime, residents are welcome to contact the Board via e-mail on this topic. Please do not contact us via phone or casual conversation.

We are still having problems getting the community bulletin board added to the entrance area. What started out as a simple idea has become complicated, as we try to determine the best type of sign which will incorporate both directions and a bulletin board. Hopefully, by the time this newsletter is received the issue will have been resolved.

To all Windmill Harbour owners who may be leaving for the summer – have a wonderful time wherever your travels take you.

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	nickels.thomas@gmail.com	342 9961
Maintenance	Ned Nielsen	nednielsen@msn.com	342 4400
Long Range Planning	Vaughn Smith	vsmith@maptechpackaging.com	681 9444

Meet Our New Board Member – Al Graham

Al Graham is our newest WH POA Board member and he will be serving as Chairman of the Security and Emergency Preparedness Committee. We welcome Al and appreciate his willingness to serve our community in this very important position. Al's background makes him a particularly good match for his position.

Al served in the Air Force as a Forward Observer and then went on to graduate from Eastern Tennessee State University in 1975 with a double major in Accounting and Criminal Justice. Between 1976 and 1986 he worked for the Atomic Energy Commission which later became the Department of Energy. He was a Security Specialist and Federal Officer tasked with strengthening of governmental and contractor guidelines for the accountability, control, and protection of special nuclear materials and weapons. After working in this position for ten years, Al moved to Fort Meyers, FL to work with his brother in his CPA firm. In 1989, he moved to Hilton Head and started a small tax and accounting practice. In early 1993, he started working with The Lowery Group, a local company that owns several restaurants where he presently serves as Vice President and Chief Financial Officer. Al and Ann Eden had been leasing a slip at WH for about eight years prior to their move to WH so they knew they enjoyed the community. They decided in May of 2007 to move to WH and we are very happy to have them. Thanks Al for stepping forward to help out.

Gate Pass System

The Windmill Harbour POA has asked Security and Emergency Management Committee Chair Al Graham to move forward with implementation of new entrance procedures at our security gate. Windmill Harbour residents will see some changes in the next couple of months concerning entrance procedures to the plantation due to the installation of a new computerized pass system. While this won't affect the manner of daily access for decaled residents, it will affect vendor and guest access procedures.

Vendor pass procedures have been a matter of great concern among property owners in the past. With the installation of the new computerized gate pass system, vendor passes will be printed directly from the system further strengthening the control, accountability and auditing of daily pass sales. This system should be up and running by the middle of June.

Once the vendor pass system is functioning, the next phase of the project will be to bring guest pass procedures up-to-date requiring the issuance of a Personal Identification Number (PIN) to all property owners including marina owners and yacht club members. The ultimate goal is to simplify the manner in which passes are authorized for guests either by direct calls to security, or by utilizing the internet through the Windmill Harbour website. This project will take a couple of months and will be instituted in phases due to the diversity of Windmill Harbour and the configuration of owner and member associations.

You will receive two letters in the mail. The first letter will request information specific to facilitating the process and to ensure that the Windmill Harbour gate access database system has current owner information. The second will supply you with your PIN and how to use it when requesting guest access. Please bear with us during this transition as we strive to improve overall security and financial accountability for the plantation.

Windmill Harbour Community Bulletin Board			
Event Description	Contact	Date & Time	Location
Motorcycle riding with a fellow WH resident who rides a Harley Davidson Ultra Glide.	Paul Tomassi 843 682 8259	By arrangement	By arrangement

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

Common Grounds

Nancy Bachelder chairs the landscaping committee and welcomes home owner comments and concerns. Please email her at yardladyhhi@hargray.com or call her at 843 689 3300.

WH Water Fountain Reactivated

The landscape committee and the maintenance committee have worked together to reactivate the water fountain in the WH entrance area. The fountain is in the perimeter wall on your right when exiting WH, immediately after you pass the guard shack. The reddish colored hedge in front of the fountain has been moved to another area of the plantation to improve the visibility of the fountain and some new shrubs have been added that complement the fountain. Lights have been installed so that it can be seen at night. The fountain needed some minor repairs and sprucing up, but was in surprisingly good condition. Our thanks to Tommy Walker for doing most of the work to reactivate this lovely water feature that enhances the WH entrance tremendously.

WH Spring Planting – Hot, Hot, Hot!

Our landscaping contractor Valley Crest has completed the spring flower bed planting. They brought one of their national color and flower design specialists into WH to tour the plantation with the Valley Crest designer Tim Drake, and their recommendations were sophisticated and eye catching. They used a theme of “hot colors” for summer and focused on pink, orange and red with purple accents and this color theme was utilized throughout all of the flower beds in the plantation. Our contract with Valley Crest includes two major plantings of annual flowers in the spring and fall. We supplement with additional plants as needed if plants become tired or gangly. We hope you like the hot colors!

Irrigation

If you see a sprinkler head on WH common property that is not working properly, please notify Deanna Anderson at PAI. The common areas are extensive, and sometimes the homeowner is the best way of getting this information quickly so that we can resolve the problem. We want to conserve fresh water as much as possible and prevent draught damage to plantings.

Familiar Faces in WH – Tommy Walker

Tommy Walker has headed up the maintenance team at WH for many years and you will see him constantly driving around WH in his white pick up truck with the WH emblem on the door. Tommy knows a great deal about the history, wildlife, and natural environment of WH. He performs many of the everyday tasks required on a plantation like cleaning out leaf filled gutters, changing light bulbs in outdoor lamps and plantation buildings, repairing and painting mailboxes, adjusting and repairing sprinkler heads, and numerous other things we take for granted. Tommy works with Don Christy (PAI) and Ned Nielsen (our board member responsible for maintenance) and together they resolve home owner issues and keep WH ship shape.

Island Trivia

Did you know that WH is actually physically located on Jenkins Island? If you look at a good map or aerial view of the area, it is clear that we are on an island separate from Hilton Head Island but connected by a causeway. Our mailing address is Hilton Head Island, fire fighting services are provided by Bluffton, and police services are provided by Beaufort County, but physically, we are on Jenkins Island. The island was named in the 1700's after the property owner Isaac Rippon Jenkins who had a 100 acre farm.

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

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 703 734 6676 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.

Margaret McManus
Barbara Lindblad

Harbour Living Newsletter Co-Editors

703 734 6676
843 342 5238

margaretmcm@roadrunner.com
barbduffy2@aol.com

