



HARBOUR LIVING

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

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January - February 2009

President's Message – from our POA President Mike Thomas

Greetings fellow property owners! I must take a moment to express my appreciation for the opportunity to serve our wonderful and unique community as your association president. Several changes occurred to the board of directors. New members Dave Capellari, Walter Warneck, and Barbara Lindblad were inducted to serve three-year terms while Tom Nickles was re-elected to fulfill a vacated seat with one year remaining. Special thanks are in order to Ed Forrest, Al Graham, and Al Walter for their dedicated service to our community through their membership on the board. While they will not be serving as official board members in 2009, we sincerely welcome their continued participation.

Special challenges lie ahead of us in 2009, most notably is the future of our community's management. Other projects include enhancing our new computerized security system, infrastructure studies, traffic light installation possibilities, and improved ARB regulations. I look forward to seeing you all at our scheduled board meetings throughout the year.

The New 2009 POA Board

Welcome new board members Barbara Lindblad, Dave Capellari, Walt Warneck, and returning Board member, Tom Nickles. Below is the new structure of the board for this year. Board meetings are open to property owners and are held on the third Tuesday of the month at 3:30 at the SCYC. The 2009 annual board meeting will be on November 21st, 2009.

| Windmill Harbour Board Members, Officers, and Committee Chairs | | | |
|---|------------------|-------------------------------------|----------------|
| Board Members/Committees | | Email Address | Local # |
| President | Mike Thomas | Mthomas@lconap.com | 341-6787 |
| Vice Pres/Landscaping Committee and Community Relations | Nancy Bachelder | yardladyhhi@Hargray.com | 689-3300 |
| Treasurer/Marine Owners Assoc. | Don Buchanan | caroldonab@aol.com | 689-2829 |
| Secretary/Communications | Barbara Lindblad | Barbduffy2@aol.com | 342-5238 |
| Security & Emergency Mgmt. | Vaughan Smith | vsmith@maptechpacking.com | 681-9444 |
| ARB/Compliance | Dave Capellari | Dave.C@cappshomebuilding center.com | 342-2878 |
| Database and Website | Tom Nickles | nickles.thomas@gmail.com | 342-9961 |
| Maintenance | Ned Nielsen | nednielsen@msn.com | 342-4400 |
| Long Range Planning | Walt Warneck | wwarneckjr@sysconn.com | 686-3665 |

The community of Windmill Harbour is fortunate to have many residents who are willing to serve as our representatives on the POA Board. Thanks to all who invested their time and energy to run for seats on the board, and congratulations to those who were elected. One of the nominees has asked to have the following included in this edition of the newsletter.

“Although I did not win the POA election, I would like to thank all of you who supported me. Also I would like to congratulate those who did win and wish them the best of luck.” Diane Bennett Earle.

Property Management Meetings

Many property owners attended two meetings recently on the subject of the future of Windmill Harbour management. The contract with our present management company, PAI, expires in December of this year and our community will be faced with decisions now on how our plantation will be managed after that contract ends. A thorough review of costs and services available from several property management companies in the area will be considered.

A study called the Windmill Harbour Administration and Management Report is now complete after extensive research by a team of 13 WH volunteers. The study was reviewed at recent meetings and a copy is on the POA website www.windmillharbour.org. Go into the member sign in area and login using your account ID and password. If you don't have an ID and password, please call PAI 842-1133 and they will help you. The material was presented by Ray Wenig, who headed up the committee, and Susan Hooker, who was part of the committee. The report considered three major options:

1. Continue to be managed by a full service management company (PAI or another vendor)
2. Total self management with a staff of full time personnel
3. A "hybrid" solution which included the hiring of only a General Manager with all other services outsourced.

The committee felt that full self-management was not economically feasible and recommended the third option where Windmill Harbour (WH) would hire a General Manager. At these meetings, homeowners have raised legitimate concerns on several aspects of this issue.

The new board is in the midst of defining goals for 2009 and this issue is on the top of the list. The board understands that it is critical that they have the most current data on costs and options available to them as market conditions continue to change. Further, the board realizes how important this decision is, and will continue to communicate with you as they work on this important issue.

Attention Golfers!! Free Golf!

Indigo Run is sponsoring a Golf Day for Windmill Harbour residents. All golfers are invited to come to the Golf Club at Indio Run on February 20th for an afternoon of free golf. The afternoon will conclude with a free happy hour including complimentary appetizers and a cash bar. Also, prizes will be awarded to the winning golfers at the happy hour. If you would like to play 18 holes, you will need to tee off at 12:30, and if you only have time for 9 holes, you will need to tee off at 2:30. Space is limited, so please call Lorri, the Membership Director, on 342-2988 to make your reservations. This is a great opportunity for Windmill Harbour residents who golf to join together for a fun afternoon. Windmill Harbour residents Tom and Colleen Kinder are members of the Indigo Run Club and are sponsoring this event for fellow golfers in the Harbour.

Visit the Windmill Harbour POA website at www.windmillharbour.org



Yard & Garden Seminar to be held Wednesday March 4th at 10:00 am

The POA and Valley Crest Landscaping Service are sponsoring a seminar on preparing our yards and gardens for spring. It will be held March 4th at 10 AM at, 10 Harbour Passage, home of Sue Robacker. The program will include information on container gardening, a question and answer period and plenty of time for sharing tips of your own. Bring plants to swap if you would like. The speakers from Valley Crest will be Tim Drake, Landscape Designer and their Color Designer Catrina Dickinson. Catrina will discuss the latest trends in color design for this season. This event is free! Please call Sue to RSVP, 689-6050. Space is limited.

Please Note: Compliance Issue Concerning Signs

Several property owners have signs in their yards such as "Protected by Palmetto Security" indicating that the residence has a security system. There have been other signs in homeowner's yards promoting commercial services, such as grass care companies as well. The Windmill Harbour Architectural Review Board considers such signs as advertising, and this is a violation of our POA covenants. (Article III, Section 3-7 prohibits such signs.) So if you have any such signs in your yard, please remove them. If, after approximately forty-five days of issuance of the newsletter, signs are noted, please be aware that our maintenance crews are empowered to remove the signs. We appreciate your cooperation in complying with the rules that help maintain the attractive appearance of our community.

Security Reminder

A recent article in the Island Packet commented on the fact that homes and cars in some gated communities on Hilton Head Island have become targets for thieves. As our economy struggles, it is important that we in Windmill Harbour be aware of the possibility of increased crime. In that regard, below are security reminders that were printed a year ago in *Harbour Living*.

- Report any suspicious individuals or vehicles in our community to Security at 681-6405
- Report any theft you think may have occurred, immediately to WH Security and the Beaufort County Sheriff's office
- Lock all entrances to your home at all times and keep your garage doors closed.
- Do not leave keys or valuables in unlocked cars; please lock your un-garaged cars.

No break-ins or crimes have been reported in our community at this time. Please remember to alert WH Security if you are away from your property for several days. Residents can ask for a vacant residence form from the officers on duty at the gatehouse, and they will check on your house while you are gone. And, as good neighbors we can all be watchful of our neighbors' property.

Editor's Note: Please contact Margaret McManus 681-1884, margaretmcm@roadrunner.com if you have any news for the community.

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 – Contract Manager.**

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 we can contact you.

Visit our Community Website - www.windmillharbour.org that 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 that 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. Yard debris that homeowners place on their curb should not be put out more than three days prior to pick up.

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 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. 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.