

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 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. 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 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 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!

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.



HARBOUR LIVING

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

Vol. XI, No. 6

November - December 2008

President's Message – from our POA President Ed Forrest

I would like to thank all owners who attended the annual meeting on November 15th. Your participation in the affairs of Windmill Harbour is encouraging for our community as we go forward in these difficult economic times. Your Board also appreciates your vote to approve the proposed budget for 2009 which was developed to keep our budget within reasonable limits.

Unfortunately, we did not achieve a quorum at the meeting. This has required the Board to schedule a meeting on December 18, 2008 for the purpose of ratifying the actions taken at the November 15 meeting. The quorum requirements for this meeting, which will be held at 3:30 PM at the SCYC, are based on the regulation in the By-Laws stating that only a 25% proxy level is needed to hold the re-convened annual meeting. As President, I presently hold approximately 30% of the community's proxies so our meeting will be an official re-convened annual meeting. No new topics will be addressed at this meeting. Our next regular meeting will be held on the 3rd Tuesday in January 2009.

Remember to cast your vote for the candidates of your choice as soon as possible. There are four openings for the Board and the strong group of candidates on the ballot will help shape the direction of our community for the coming years. Once again, I would like to thank all the owners of the Windmill Harbour Association for the support I have received in the six years that I have served on the Board of Directors.

Sincerely,

Ed Forrest, President

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



Happy Holidays to all and please take time to enjoy the festive harbor lights.

From the Editor

We would like to take this opportunity to express appreciation to our neighbors who have worked for our community this past year. We extend our thanks to Ed Forrest for his service as President of the POA Board. Ed stepped up to the plate and took on this role knowing the difficult challenges our board was facing, and he has served the community well. Thank you, Ed, for your service. We would also like to express appreciation to the POA Board members. Although many residents may not know our board members personally, their names are listed in our newsletter. When you see them, please let them know that you appreciate the time and effort they have given to Windmill Harbour.

One other note of appreciation should go to Barbara Lindblad, who is resigning as Co-Editor of *Harbour Living*. Thank you, Barbara for many years of working on the newsletter and helping to keep our community informed and updated. Margaret McManus will continue as Editor and she can be reached on 681-1884, margaretmcm@roadrunner.com.

Finally, to all our residents- you are the ones that make this community the welcoming, fun place that it is. With your continued involvement and support, Windmill Harbour will remain the premier community it has become! Happy Holidays!

POA Meetings to be Held Regarding Self Management Options

The POA will be holding two meetings early in 2009 for property owners on the topic of self management of the plantation. Currently, Windmill Harbour is managed by nine volunteer board members with support provided by the management company, PAI. Under consideration is Windmill Harbour hiring a full time General Manager and possibly a staff to manage the plantation. The subject matter is complex, and the purpose of the meetings is to provide property owners the opportunity to understand the issues more thoroughly. We encourage all property owners to attend these meetings.

The Windmill Harbour Administration and Management Committee was established this year to research self management. It was chaired by Ray Wenig with 12 members of the community participating. A consultant from the property management industry also provided assistance. The committee had comprehensive meetings over a five month period and several sub teams pursued the investigation of costs, service levels, other plantations, alternative models, office space options and other factors that would affect this transition. Their report will be presented at the meetings and Ray and members of the committee will be there to answer questions. Again, we urge you to please plan to attend these important meetings and get a copy of the report as a POA member vote could be required on this subject. The dates for these meetings have not yet been determined. Homeowners will be notified when and where these meetings will take place.

The committee's written report is available on the Windmill Harbour POA web site (www.windmillharbour.org) and copies are available through Deanna Anderson at PAI (d.anderson@paihi.com) or 843-842-1133, X232. Copies will also be available at the meetings as well.

Animal Control Policy

We would like to remind pet owners to please review Windmill Harbour Covenants pertaining to animals. The policy in the Harbour is adopted from the Beaufort County Animal Code, which states that a pet is considered a public nuisance, when it:

- Molests passers-by or passing vehicles
- Attacks other animals
- Is repeatedly at large
- Damages private or public property
- Barks, whines, howls, screeches or crows in an excessive, continuous or untimely fashion.

Animals must be restrained with a leash or lead under the control of a responsible person within the boundaries of the owner's property or any public or common property.

As a resident, if you are concerned about any animal violations of the Beaufort County Animal Code, please notify our security office, who will report your complaint to the Beaufort County Animal Control Officer. Security Officers will issue a violation notice for all Beaufort County Code and Covenants violations. Any person reporting a violation will do so by obtaining a complaint form from the Security Office, complete, sign and return the form to Security. The Security Office will notify the person responsible for the violation and then forward the violation to the Beaufort County Animal Control Officer. The complaint must be in writing. Phone call complaints will only be recorded.

Most of our residents are pet owners who faithfully abide by our covenants, and we appreciate their cooperation.

Clean Up of Undeveloped Lots

Windmill Harbour has 90+ undeveloped lots with no dwellings, and the WH Maintenance Committee headed up by WH Board Member Ned Nielson will be cleaning out those lots over the next several weeks. They will be removing brush, vines, trash, dead palm fronds and then rough mowing the lots. Some of the lots that are individual home sites are very large and are an enormous amount of work. You will see Tommy Walker, from our maintenance team and some temporary workers on the plantation with some power equipment getting this clearing accomplished. Removing brush will improve the beautiful views of our marina harbor as well as Calibogue Sound, and Jarvis Creek. They will not be removing large trees and if there is a dead tree on an undeveloped lot, it is the responsibility of the property owner to remove it. If you walk your dog on undeveloped lots, please pick up the dog litter as our maintenance staff has to clean or change their shoes constantly and it is slowing them down. We applaud Ned, Tommy and their team for getting this work done as it will improve the appearance of our plantation tremendously.

Landscaping - Water Fountain on the Harbor

The fountain on our marina harbor with the beautiful bronze dolphins has been neglected in past years and the WH Landscaping and Maintenance Committees worked together to improve the functionality and appearance of this lovely fountain. Landscape Committee member Susan Glenn and Tim Drake from Valley Crest designed and replanted the entire area surrounding the fountain and Jeff Fotia of Year Round Pool worked on getting the fountain working properly. The plants selected are low maintenance plants that have an Asian design aspect that complements the bronze dolphin statue. Many thanks to all involved for refurbishing this beautiful spot on our harbor.