Welcome to

WINDMILL HARBOUR

HILTON HEAD ISLAND, SC

Your Welcoming Committee Contact

Phone

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Community

Property Owners Association (POA)

Windmill Harbour is a vibrant 172-acre private residential community reserved for 428 residences. Our community, located on Jenkins Island adjacent to the Intracoastal Waterway, offers beautiful vistas of the Intracoastal and saltwater marshes. The primary focal point of Windmill Harbour is a 15-acre inland harbour. Windmill Harbour is also the home of the South Carolina Yacht Club and a 258-slip marina and lock system.

Marina Owners Association (MOA)

Windmill Harbour is one of only three locked harbours on the eastern seaboard. The marina is comprised of 15 acres and has direct access to the Intracoastal Waterway on the Calibogue Sound. The lock is 75-feet long by 19-feet wide. Hours of operation are 0800-1800 EST and 0800-1900 Daylight Savings Time by Marina Staff or 24 hours by yachtsmen with a keycard.

For additional information about the marina and Marina Owners Association (MOA), slip rentals or ownership, please refer to the website www.windmillharbourmarina.org or call the Harbourmaster at 843.681.9235. Of note: A member of the POA Board serves as a MOA liaison and provides updates on MOA activities at the POA board meetings.

South Carolina Yacht Club (SCYC)

The SCYC is the very heart of Windmill Harbour. One does not need to own a boat, a slip or necessarily be a boater in order to join. The SCYC pool, sports center, tennis courts and gym are for use strictly by yacht club members and their guests.

There are several types of memberships available. Please check with the Membership Director for information and answers to any of the questions you might have. 843-681-4844

Communications

POA Board Meetings

Details on meetings are noted on the Marquee bulletin board, located just inside the community at the stop sign nearest the Security Office. Information on meetings is always available in the POA Newsletter.

Annual Property Owner's Association Meeting

Generally, this morning meeting is held on the second Saturday of November. Check the POA Newsletter and Marquee for special time and location information.

Generally, the POA Board meets on the 4th Monday of most months. POA Members are invited to attend at 2:30 p.m.

POA Newsletter

The newsletter is published quarterly and available to you by e-mail. To subscribe to the newsletter, contact POA management. If you do not have access to a computer, a copy of the POA Newsletter will be available at the Security Gatehouse. It is important that POA Management has your email address for emergency updates which might occur on a "You need to know this now!" basis. Internet communication is fast, the greenest, and most cost effective means of sending information.

www.WindmillHarbour.org

Please visit the website. If you do not have your username & password, please contact the POA management. You will find helpful information, such as the community covenants / rules, newsletters, meeting minutes,

Communications

and Board Member contact information, etc. You are encouraged to join the online membership directory.

E-mail

Information is dispersed to property owners, generally by way of e-mail. Please contact POA management to add your name to the WH e-mail list to ensure you receive important community updates, including issues of weather, security, traffic, meetings, and parties.

Activities & Events

Harbour Stroll

On a weekend in December, the Community hosts a beautiful event, called Harbour Stroll. Adults and children alike cherish this time, as homes and boats positioned along the beautifully decorated harbour are decorated in the season's spirit. Encounters with Santa Claus, promenade games, and stations offering refreshments add to the festivities. This activity has become "tradition" within WH. "Secret Judges" tour the community prior to this event and, if you have pre-registered to participate, prizes are awarded to owners of "Best decorated properties and/or boats". Information on this fun event will be available to you in your POA newsletter, Marina newsletter, and in The Log, which is the SCYC's bi-monthly newsletter. And, if you're a SCYC member, with plans to dine on the weekend of Harbour Stroll, make sure to make your reservations well in advance, as this event is very popular.

Boat Show

A bi-Annual Event, The Hilton Head Island Boat Show at Windmill Harbour is generally held on the first weekend in May. POA, MOA and SCYC members each receive two tickets at no charge. For a nominal charge, the general public is invited into Windmill Harbour for this exceptional event. Visitors park their cars at designated parking areas and ride a trolley to drop off points

around the harbour. With many beautiful boats on display and for sale, and with boat slips available for purchase, this is a good time to discuss your yachting needs with the many professionals who will be on-site. Yachting equipment vendors, local artists' work, food, and beverages, are all available, and promise a fun-filled day. Some of WH's finest homes will be open and on tour. Working the Boat Show is a wonderful experience and a great opportunity to volunteer for your community. Please look to the POA Newsletter or SCYC Log to sign up, and ask your friends and family to visit!

Newcomers Cocktail Parties

Twice a year the Welcoming Committee of the Community Relations Board will host a cocktail party for the new residents of Windmill Harbour. These will be held at committee members homes and will be an informal venue for residents to meet other new residents and sign up for activities available to new owners. For more information ask your Welcoming Committee Contact.

Block Parties

Different neighborhoods host Pot Luck Block Parties throughout the year – a great way for neighbors to get to know each other. Notify Security if a Block Party is scheduled.

Halloween

As a community effort, the POA, MOA and SCYC host a fun evening known as "Trunk or Treat" at the SCYC. Children collect candy and goodies from decorated golf carts and cars, enjoy a Hayride around the community and test their fears in the Haunted Hallway; after which children are encouraged to Trick or Treat around Windmill Harbour at homes displaying the "Ghost" sign. These may be picked up at the Gatehouse prior to Halloween.

POA Yard "Sail"

The Yard "Sail" is an Annual Event held on a Saturday morning in Spring, and strictly for residents and their friends. Look for information to appear on the Marquee and for details in the POA Newsletter. Of note: Yard sales are not allowed at individual homes any time.

Activities & Events

Gardening Seminars

Bright View Landscaping, along with some of our own WH Master Gardeners, generally host a class or two each year for all residents. Classes are usually held outside. You may be asked to bring your own fold-up chair, and you will learn much about what grows well here in WH and what does not. These knowledgeable volunteer Master Gardeners are adept at answering your questions, and, given our varying temperatures and humidity, they offer important information to homeowners such as Growing a Successful Flower Garden in the Lowcountry. You won't want to miss these lectures!

Get Your Green On

An afternoon of Irish fun, food and games is held on St. Patrick's Day weekend at the Windmill Harbour Real Estate Office. WH and MOA property owners/renters and SCYC members enjoy corned beef and cabbage, beer and wine. Everyone brings an Irish side dish for others to share.

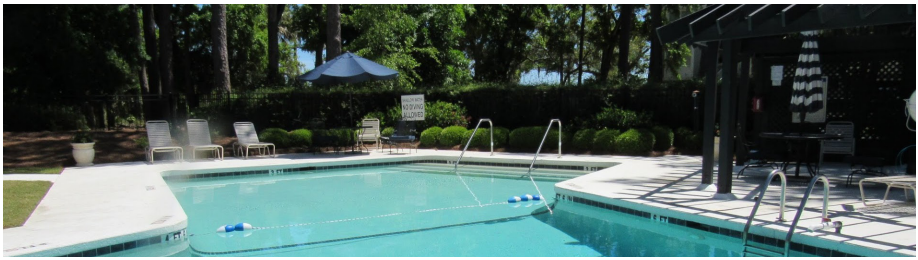
July 4th Parade

On this holiday, many cheering WH families and friends line the streets along the parade route with chairs, with everyone welcome to participate in the parade for the sharing of our patriotic spirit. With a tremendous show of American pride, our July 4th Parade participants ensure all those positioned along the parade route enjoy a really good show! The parade generally begins at 10:00 a.m. and welcomes decorated golf carts, bicycles, and vintage cars - even skateboarders! The parade starts at the Harbourmaster's circle, and goes along Harbour Passage, Crosstree Drive, with fanfare and conclusion at the SCYC Sports Center for refreshments and presentation of awards.

Amenities

Walking Paths

Many of our residents enjoy walking or running in and around Windmill Harbour. There are several paths as well as short-cuts to discover. A loop, which would include most streets in the neighborhood, is essentially 4 to 5 miles. For your own personal safety wear reflective clothing and walk against traffic so you will be alerted to the approach of oncoming vehicles. This is especially important if you exercise to music using headphones and walk or run against traffic.



Community Pool

The pool is located at the corner of Indian Hill and Harbour Passage. There is a newly installed heating and chilling system to keep everyone comfortable from March - November and possibly longer weather permitting. There are lounge chairs and tables for picnics. Please be respectful of those who reside closest to the pool area. Restrooms are available. Smoking is prohibited. Parking is limited.

Community Fishing Pier

The Community Pier is located off Crosstree Drive, adjacent to Westwind Villas and Reef Club Drive. Residents make use of it to launch their kayaks and paddleboards, position crab pot cages, to fish, or to simply set up a chair to take in the beautiful views and experience a glorious sunset. Note: If fishing, a SC Fishing License is required: Tel. 803-734-3833

Piers At The Lock

The piers are a plus perfect venue for sunsets and dolphin watching. Vehicles, including golf carts, are not allowed on the piers. Diving and swimming from, near, or around the piers is prohibited.

Sparwheel Pocket Park & Dolphin Park

Sparwheel Pocket Park is to the left of 63 Sparwheel Lane. Dolphin Park is located at the end of the "Rainbow Row" of homes on Spindle Lane. Follow a little foot path down to the steps, and there it is: A Dolphin fountain, fronting the harbour, is a perfect place for picnics and gatherings. Dolphin Park is just one location within our community where Garden Seminars are held.

Golf

Membership in the Golf Group is open to members of the Windmill Harbour Community – POA, MOA and the SCYC. Our arrangement provides golfing privileges at several local golf courses at reduced rates 7 days a week with no limitations except proof of residency. Unlike other communities that have golf courses there is no annual or monthly fee.

The Golf Group is designed to not be a competitive golf program. Its intent is to have a lot of fun, laughs and camaraderie with our community members. For more information for Mens Golf please contact Bob Polsen at bpolsen43@gmail.com or John Case at johncase47@gmail.com and for Ladies Tees Womens Golf please contact Kitty Sperry Laine at mcsperry6@gmail.com.

Volunteering

Board of Directors & Committees

Our community is governed by the Property Owners Association. The POA Board is composed of nine elected directors and works in conjunction with committees and a property management company to maintain and improve the community according to the covenants. You are encouraged to contact the current WH POA Board President for information on how you might serve our community.

Neighbors Helping Neighbors

An all volunteer free service is designed to be of assistance when one is in need. Alone, sick, post-surgery and need a ride to a doctors appointment? Bad back and need a few flowers planted? Need a meal or groceries brought to you? Volunteers in our community are ready to assist! To call for assistance OR volunteer please contact Cathi Johansen at 713 545 3768. Note: There are no airport pickups or drop offs and they will only cover areas within Beaufort County up to the 1-95 at 1i70 interchange.

Changes & Improvements

Architectural Review Board

All exterior alterations or improvements, including landscaping, and tree trimming and removals, must be approved by the ARB. The ARB meets on the second Thursday of every month. Submissions are due by the first Thursday of the month and need to be turned into POA management.

Services

Garden Refuse

If you perform your own landscaping, all leaf debris must be placed in recyclable brown paper gardening bags, (Home Depot/Lowe's), and brought to your curb for pickup on Mondays. Larger items (fallen tree branches, cuttings from hedges, etc.) should be stacked for pickup by Windmill Harbour's landscaping crew. Do not place your garden debris on another owner's property (including empty lots). Curbside storm drains are in place to channel rain water during storms. They are not intended to be used as receptacles for garden debris. Outside landscaping companies are responsible for removing their own debris.

Services

Mailbox

If your mailbox needs repair, please contact POA management.

WH is not incorporated within the Town of Hilton Head Island. Therefore, WH property owners may not vote in a Hilton Head Island town election. To vote for State, County, or National Elections, we are Precinct 1-B with our Polling Center located at the High School for Creative Arts (Blue Building), 10 Wilborn Road, Hilton Head Island 29926. For information, contact Beaufort County SC Voting: 843-255-6900

Animals

Dogs / Pets

Dogs residing in WH must be vaccinated and current in their shots. Our Security Team would appreciate your completing a pet registration along with a photo of your dog or cat so it may be kept on file in case of loss. Dogs must be walked on a leash in accordance with the County ordinance and community rules. Excessive barking is not permitted. Droppings must be bagged immediately and put into one of the Dogi-Pot receptacles positioned along most streets and pathways throughout our community. Every Dogi-Pot station has a roll of plastic bags. Please use one! Please note, there is a maximum of three household pets permitted per home.

Wildlife

We do have a few alligators in our ponds. They're small, 4 to 6 feet, and they are not to be fed or provoked. Residents with children and pets should be especially cautious. Feeding alligators is against SC law. Snakes. Yes, WH has snakes. Every community in the Low Country has their share of snakes, both good and bad. Although sightings are rare, always use caution when walking outside, and especially while gardening. Birds. WH has a natural rookery, just off Millwright Drive across from

Animals

the Maintenance Yard. When the pond is full of water, you will see many cranes, herons, and egrets. Deer. The WH community is fortunate, in that we have no deer. Squirrels. We have many, especially in the more heavily treed areas of WH. Marsh rats are prevalent on HHI, and we have our share, as well. They come into the community from the marshes. If you have pest or critter control issues, please consult with the pest control service of your choosing, and check your residence thoroughly, looking for areas where rodents might find access. Raccoons. You'll see these, too, mostly at night. Keep your refuse cans securely covered, and garage doors closed.

Security

Note: **911 should always be your first call in case of any health emergency.**

Entry

You will need to acquire a Pin Number from Security for use when you are calling in a guest pass for visiting friends and family. Guest passes cannot be used for your contractors or service providers as they are required to pay a gate pass fee. Residents owning vehicles, including golf carts, must show a decal on their windshield. Gate arm transponders for your vehicles are also available at the gatehouse. Members of our Security team are trained in the use of a defibrillator, and one is kept, on-site, for emergencies.

Speed Limits / Traffic Rules

Please adhere to our posted speed limits. Reduce speed to a 10 mph limit anywhere near the gatehouse, and always as you enter and leave the community. Within the community, it's 25 mph, with observance of all stop signs. Infractions of these posted rules may result in a monetary fine.

Security

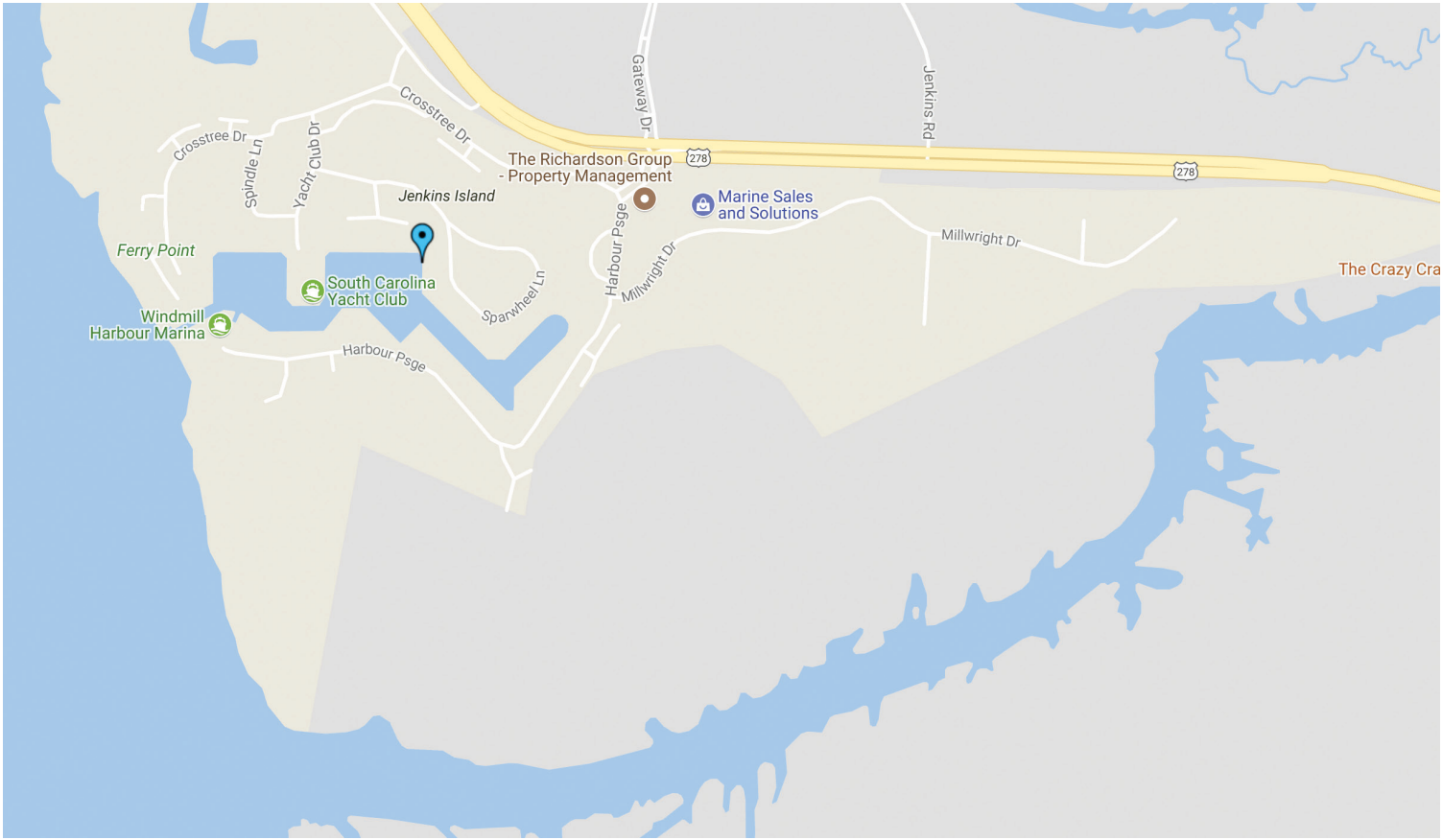
Parking

There is no overnight on-street parking, unless you have an extraordinary circumstance and it is approved by Security. Please encourage your service providers to park in your driveway when possible. Vehicles may not be parked in landscaping or any unpaved area or on another owner's property without permission.

Hurricane & Emergency Information

Please stop by the Security Office and they will provide you with the WH Emergency Preparedness Booklet, as well as ask you to complete an Emergency Contact Information Sheet regarding your property, which they will maintain on file.

Notes


Crosstree Dr
Spindle Ln
Yacht Club Dr
Crosstree Dr
Gateway Dr
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Jenkins Island
Marine Sales
and Solutions
Harbour Psge
Millwright Dr
Millwright Dr
Ferry Point
South Carolina
Yacht Club
Sparwheel Ln
Windmill
Harbour Marina
Harbour Psge
The Crazy Cra

Contact Us

POA

www.WindmillHarbour.org
Facebook: WindmillHarbourSC
Instagram: windmillharboursc
Zip Code: 29926

SECURITY	Chief, Latrell Murdaugh Securitas	843-681-6405
MANAGEMENT	Jaime Fenstermaker IMC Resort Services	843-785-4775 (x 110) Jaime@IMChhi.com 2 Corpus Christi, Ste. 302 Hilton Head, SC 29928

SCYC

www.scyachtclub.com
Facebook: scyachtclub
Instagram: scyachtclub
843-681-SCYC (7292)

MEMBERSHIP DIRECTOR	Kathy Flynn	843-681-4844
SPORTS CENTER	Lynda Kessler	843-681-3100

MOA

www.windmillharbourmarina.org
Facebook: windmillharbourmarina
Intstagram:windmillharbourmarina

HARBOURMASTER	Jake McMillan windmillharbourmaster@gmail.com	843-681-9235

WINDMILL HARBOUR ASSOCIATION

2019