

Sea Pines Plantation Community NEWS

A Publication of ASPPPO
Summer 2007

ASSOCIATION OF



SEA PINES PLANTATION
PROPERTY OWNERS

ASPPPO Mission Statement

The Mission of ASPPPO is to represent the common interests of Sea Pines' residential property owners in all matters. ASPPPO does this by ensuring compliance with all covenants and by communicating and acting upon issues of importance to residential property owners.


PHOTO COURTESY OF JAMES HARTLEY SMITH



October OPEN MEETING

Meet the Candidates!

The Class A candidates nominated to run in the election for the CSA and ASPPPO boards will be introduced, after which ASPPPO will bring us up to date on current projects as well as plans for the

coming months. Covenant enforcement will also be on the agenda and a question and answer period will follow. 

*Providence Presbyterian Church
(located on Cordillo Parkway)*

*Thursday, October 11, 2007
3:00 to 4:30 pm*

CSA/ASPPPO Combined Meeting Draws A Good Turnout

Approximately 200 people attended the May 10, 2007 annual meetings of Community Services Associates (CSA) and the Association of Sea Pines Plantation Property Owners (ASPPPO), held at Providence Presbyterian Church on Cordillo Parkway.

CSA MEETING

President Wayne Carbiener opened the proceedings by introducing the Board members and recognizing the CSA committees and staff.

The assembly then approved the adoption of IRS Ruling 70-604 IRS, which allowed the amount of \$172,912 for uncompleted projects in 2006 to be carried forward into fiscal year 2007.

Nominating Committee

Mr. Carbiener announced that Bob Hattersley would serve as Chairman of the CSA/ASPPPO Nominating Committee for 2007. This committee will be working to select candidates to run in the 2007 election for Class A representative (residential) on the CSA and ASPPPO Boards. The other committee members are Don Carlson, Mike Hellman, Pat Jinkins, John Mclauchlin, Sam Pruett, Ronni Silett and Bill Standen.

The Commercial Nominating Committee (representing commercial interests in Sea Pines) will be chaired by Bob Sow-

ers and his committee members will be Bob Gossett and John Trunck.

Mr. Carbiener invited any property owners interested in becoming a candidate to contact the committee.

Covenant Revisions

Mr. Carbiener elaborated on the referendum for the covenant revisions. He asked everyone to familiarize themselves with the proposal and hoped they would support the changes. The CSA Board placed a higher priority on issues that addressed storm recovery and some of those issues were separated and addressed in the current referendum from the rest and another referendum may be held in the future.

In January of this year, the CSA Board considered a .25% Transfer Fee that would be charged to the purchaser of a home or business in Sea Pines. The funds would go into a Reserve Fund that would be set aside for disaster recovery. A Task Force was created to look into the creation of the Fund, determine how to control it and how much would be needed for disaster recovery operations.

Another issue under consideration is the amount commercial entities pay for their annual assessment. This and other issues are currently being negotiated so that a proposal for additional covenant revi-

sions can be brought before the property owners at a later date.

Overall Improvements

During 2006, the CSA computer and telephone systems were upgraded to make record-keeping more efficient and to improve communication with property owners. The website (www.csaadmin.com) has also been expanded and made more user-friendly. Mr. Carbiener acknowledged the CSA staff for all their hard work and dedication.

The investment program continues to be fine-tuned following the expiration of the Trust Agreement. Conservative policies are now in place with the most important objectives being preservation of principal and ensuring that cash needs can be met at any time. This approach has resulted in a significant increase (approximately \$300,000) in earnings this year. By controlling costs, CSA was able to transfer another \$600,000 into the Capital Improvement and Replacement Fund for the second consecutive year. The fund now stands at over \$3 million.

Special Projects

The past year also saw improvements to many of the open spaces in the plantation: plantings were added around utility boxes and drainage improvements surrounding the Sea Marsh Golf course were completed.

The Results Are In And You Have Been Heard!

The votes have been tallied and the 1974 Covenant Revision was overwhelmingly passed, allowing the CSA board to ask for a special assessment **only in the event of a natural disaster**. Out of 2,208 returned votes, 1,973 were in support of the covenant changes.

This brings the plantation one step closer to being prepared for hurricane season. The Sea Pines Resort, the CSA Board, and the ASPPPO Board all thank you for your enthusiastic participation in this referendum.



Mr. Carbiener noted that CSA is examining the future of the Community Center. The lease is expiring and a Task Force has been created to study the center's usage and determine whether there are currently any needs not being met. The first phase of their report indicates a need to keep the Community Center open, but advises against plans for a new facility being built at this time. Phase two of the report is now in its early stage and will be used as recommendation to the CSA Board on how to proceed.

CSA Executive Vice President Cary Kelley reported on accomplishments so far in 2007, highlighting the fact that the beach walk at Tower Beach has been improved enabling the handicapped to have easier beach access. The big new project in 2007 will be the re-paving of Greenwood Drive from Sea Pines Circle to Plantation Drive. Every effort will be made to minimize the inconvenience to property owners, who will be kept informed of the progress through the media and website. Owners are encouraged to avoid delays by using the Ocean Gate once work is begun.

ASPPPO MEETING

Mr. Don Carlson introduced the ASPPPO Board to the group.

He repeated CSA/ASPPPO Nominating Committee members and urged

anyone interested in serving on the ASPPPO Board to contact the Nominating Committee members.

Mini-hotel Issue

The current Sea Pines real estate market has reduced the pressure to build over-size homes for speculation and/or rental, and the ARB has been denying house plans that are not in harmony or scale with neighboring homes. Jim Young, Kathy Carter and Pat Jinkins are the Board liaisons between ASPPPO, CSA and the ARB and have done a wonderful job improving communication between these organizations. Mr. Carlson urged anyone with questions about a proposed plan to contact either one of the liaisons or the ARB.

ASPPPO has also engaged a law firm out of Atlanta to review the legal aspects related to mini-hotels. Their opinion indicates that there are grounds for legal action, under certain circumstances. Subsequently ASPPPO has been gathering data, and it appears there now may be a case which requires legal action. The ASPPPO Legal Affairs Committee (Tom Hagoort, Karl Becker and Dan Westerbeck) is reviewing the information. If litigation is begun, it is likely to be long and costly.

Covenant Revisions

Although the recent Covenant Revision referendum passed, future revisions are expected, focusing on such issues as

a Reserve Fund and other modifications needed to reflect today's changing world. ASPPPO is ready and willing to represent the residents in covenant revision discussions with The Sea Pines Resort.

ASPPPO's View of The Sea Pines Resort Re-development

The ASPPPO Board and Class A representatives of the CSA Board were given a presentation last January by Steve Birdwell, GM of Sea Pines Resort, on the Resort's needs to upgrade facilities. All the ASPPPO Board and Class A representatives were supportive of the re-development; however in their April 19th ASPPPO Board meeting, the Board asked the Resort to present a master plan for approval instead of seeking approval on a piecemeal basis. They also asked that the Resort seek input from the residential organizations in the planning process so that ASPPPO could offer its support.

Mr. Carlson said it was unfortunate that when the Resort re-submitted a parking lot plan for the Beach Club to the ARB, it was not presented as part of a over-all plan for the re-development of that part of the community. At the May 9th ASPPPO Board meeting, it was resolved to ask the CSA Board to rescind the encroachment agreement into the beach walk open space and request the ARB to reconsider and defer any approval of the Beach Club parking plan until its impact could be evaluated as part of an overall plan.

Mr. Carlson will be contacting the Resort to convene another workshop with the residential representatives and the ARB to establish a more cooperative effort.

Mr. Carlson closed by saying that the ASPPPO membership currently represents 80% of the residential owners who are eligible to join. He encouraged those who have not joined to consider doing so.

Following the annual meeting, the Resort agreed to review the Beach Club plans. This action is considered a very positive step by residential representatives. 🌳

Get Ready For HURRICANE SEASON

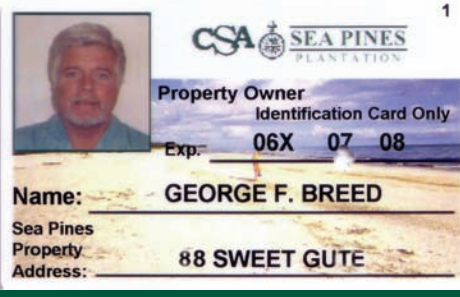
CSA offers a handy 5½" x 8½" Evacuation and Recovery Guide for Sea Pines property owners to consult when preparing for a natural disaster. A copy may be picked up at the CSA building at 175 Greenwood Drive (where you obtain decals and ID cards) or by visiting the website at: www.csaadmin.com/disas_rec_page.htm. Emergency phone numbers and other interesting and helpful informational links are also available on this webpage.

Public Information

Sea Pines CSA will ensure that accurate and timely information is disseminated to all property owners and commercial interests during the recovery process:

- There will be signage at both gate entrances.
- The web site (www.csaadmin.com) will be continuously updated.
- A toll free number will be activated (1-866-671-3822) to call for recovery updates and re-entry information. Current Property owner ID cards or auto decals will be needed to regain access into the plantation.
- The local media will also be given updates.
- A help-line will be set up at Sea Pines CSA as soon as practical.

Be prepared! ☻



ASPPPO Holds Hurricane Preparedness and Evacuation Meeting

Approximately 80 Sea Pines property owners attended the June 14th open meeting to learn more about the disaster evacuation plan for Hilton Head Island. Fire Chief Tom Fieldstead was the guest speaker.

The meeting, held at Providence Presbyterian Church, began by ASPPPO President Don Carlson who welcomed everyone and noted that these open meetings are held to increase communication between property owners and their Board.

President Carlson wanted first to update the assembly on ASPPPO's progress on some of the issues they are addressing. The first issue, the Referendum to change the 1974 Covenants, was going well. Voting will continue up to June 18th, but so far, over 2,000 ballots have been received and the results show more than a 90% approval.

The second issue, the mini-hotel problem, is being addressed by working more closely with the ARB. The ARB has provided careful scrutiny when reviewing house plans to ensure that new homes will not have a negative impact on neighboring homes. One other problem with some of the larger homes is that they are used as more of a commercial venture, even though the home is located in a restricted single family residential area. The Legal Affairs Committee feels this is a violation of the covenants and recommends that the ASPPPO Board actively pursue this problem, which may lead to litigation.

Mr. Carlson thanked the Sea Pines Resort for addressing some concerns held by neighbors of the Sea Pines Beach Club parking lot renovation. This sets a positive tone and demonstrates a cooperative effort as the Resort continues to upgrade its properties.

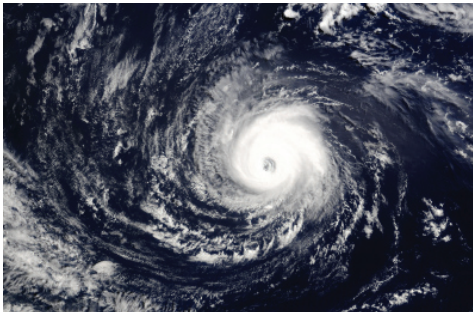
Disaster Evacuation

Tom Fieldstead, Hilton Head Town Fire Chief, was introduced to present details of the Emergency Management Plan for Evacuation in the event of a major disaster. He said it was predicted to be a busy hurricane season this year with 17 storms, 3 or 4 of them being major with at least one probable Atlantic coast strike. It is also a good idea to be ready for other types of disaster such as earthquakes, fires and chemical spills.

The important points to remember in anticipation of an evacuation were the following: have a multi-hazard emergency plan; make sure you take all types of insurance documentation, photos and home inventory with you; plan your escape route and destination ahead of time; get a hurricane survival kit together (prescriptions, water, etc.); and have a contact person outside of the area to keep in touch with all loved ones. He noted that an as-built layout/plan of your home would be a key element in re-building if the need arose and advised everyone to get a copy for their records. Copies for most homes are available at the ARB located at the CSA office for \$30.00.

Gables in attics are a weak point in homes and can be reinforced to make them stronger. Also the garage door is another weak spot. Make sure this door is reinforced or, if leaving a vehicle behind, back the vehicle up to the door to keep it from blowing in. (vehicles should be taken with you if at all possible). Also, moving all valuables to the second floor may help to save them since the island may flood in even a Category I storm.

Tom stressed the importance of checking your insurance policy to see exactly



what your coverage is. The various types of insurance available cover: flood, hail, wind, ordinance/law, loss of use, earthquake, business interruption, and assessments; some types will even cover evacuation costs. He noted the *ordinance/law* type of insurance will cover the additional costs in the event that your house is more than 50% damaged and has to be re-built.

Before leaving your home, make sure all things outdoors have been put away or secured to prevent them from becoming projectiles. Windows should be boarded and vehicles should be secured if possible. Make sure you take proof of South Carolina residence or property ownership.

A valid SC driver's license with a Hilton Head address or a copy of your property tax bill will be needed to gain access back onto the island.

He highly recommended that all residents obtain a copy of the CSA Evacuation and Recovery Guide, available at CSA office, which covers all of the salient points. This pamphlet should be reviewed during the early part of the hurricane season. (Also available online at www.csaadmin.com under the disaster/recovery page).

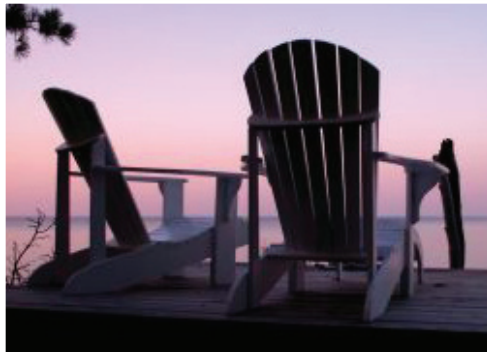
Chief Fieldstead, together with George Breed, our Security Chief, went on to explain the control of evacuation routes from the Island by Beaufort County Sheriff Deputies. **They both strongly recommended leaving early. Very Important : It is expected that 30 hours of evacuation time will be needed due to the off-island development along Highway 278. There are projected routes, but the Beaufort County Sheriff's Department and Highway Patrol officers will be us-**

ing the variable route evacuation system using the new traffic cameras to determine which routes are the clearest. Vehicles will be directed which way to go and you must go as directed.

You may have to alter your route once you are out of the area in order to reach your destination, so have alternate routes in mind and take detailed South Carolina and/or Georgia maps with you to remain flexible. The purpose of this type of system is to move everyone as rapidly as possible to safe ground.

Mr. Breed added that in the event of a mandatory evacuation, signs will be posted at both gates and patrol vehicles will be making announcements over loudspeakers.

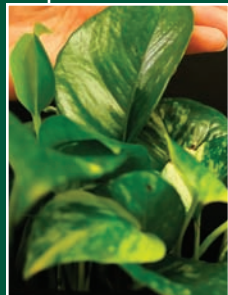
At the conclusion of the formal presentation, property owners asked a number of questions, most of them concerning the several problems associated with evacuation procedures and routes. 🌿



Please review the following list of common covenant violations and remind family, guests, and tenants of the importance of compliance. Let's all help keep Sea Pines Beautiful!

1. Lack Of Routine Yard Maintenance:

Grass should be cut, bushes trimmed, roofs and driveways kept clean of debris, and fallen limbs, etc. picked up. Bedded areas should be kept weed free and groundcover replaced as needed. Proper yard maintenance is especially problematic with absentee owners; therefore, additional efforts may be needed on your part if you fall in this category.



- New fences
- New TV dishes/antennas
- New docks/seawalls/bulkheads

If you have any questions please call the ARB at 843-671-5533.

ASPPPO corner

2. Failure To Obtain Permits/ comply With Guidelines:

If the exterior appearance of your property will change, the Sea Pines ARB may require you to obtain a permit and/or to comply with guidelines.

EXAMPLES:

- Tree removal
- Re-painting
- Re-roofing
- New windows/doors/garage doors
- Adding playhouses, basketball goals, swing sets

3. Unsightly Articles Visible:

EXAMPLES:

- Hanging beach towels, bathing suits
- Trash cans curbside/not kept in service yard
- Coolers/grills/lawn chairs improperly stored after use
- Deteriorated mailboxes (to replace call CSA Maintenance @ 843-671-6486)
- Wheel barrows/ladders/ building materials stored outside

4. Noxious & Offensive Activity

EXAMPLES:

- Excessively noisy mechanical equipment (pool pumps, heat pumps)
- Exterior lights constantly on

To report a violation or check on the status of an active complaint, please call David Henderson at 843-671-5939 or email aspppo@csaadmin.com. 🌿

Sea Pines: EVENTS & INFORMATION

MEN'S CLUB Luncheon

The Sea Pines Men's Club
Announces Their
Fall Luncheon!

WHAT?

Sea Pines Men's Club Fall Luncheon

WHEN?

Wednesday, September 12, 2007

WHERE?

Sea Pines Country Club

The guest speaker will be Sheriff P.J. Tanner, and his topic will be "DNA and Forensic Science in Law Enforcement".

Additional information will be posted on the website at www.csaadmin.com, or call Pat Bennison at 363-5223. 🌟

LICENSE PLATES Sale



License plates are available
for sale at the ASPPPPO office.

\$15 each or \$25 for two.

FAREWELL Peg Rabeor

CSA announces the retirement of long time employee Peg Rabeor. Peggy began working for CSA in the guest pass department of the Welcome Center in 1993. She later assisted the ARB with some clerical work and then was promoted to Administrative Assistant in the Accounting department. Her tenure spanned over 13 years. She will be sorely missed by her co-workers and the many residents she has helped through the years.

Santonia Chisolm has been promoted from the guest pass department of the Welcome Center to fill Peggy's vacant position. Santonia has worked for CSA for over 20 years and is a great asset to the community. 🌟

Sea Pines Resorts

Harbour Town is the perfect place to bring your family on a warm summer evening. Bring the kids between 5:30 and 8:00 pm every Sunday-Friday to meet Charlie the Alligator and receive a complimentary photograph with this new Harbour Town mascot! They can also enjoy face painting, hair wraps, and airbrush tattoos. This is a great way to relax before the ever-popular Gregg Russell concert, which begins at 8:00.

In addition, we offer a wide variety of other activities in Sea Pines this summer, from EcoTours, to Fourth of July festivi-

ties, weekday Craft Cove activities at the Beach Club, and tennis programs. Call 842-1979 for more information or stop by the Welcome Center and ask for a Summer Activities Guide.

The Surfside Grill at the Beach Club is open daily from 5:00 to 9:00 pm with live entertainment from 6:00 to 10:00. For more information on nightly specials and entertainment venues come to the Welcome Center and pick up a monthly food and beverage calendar.

Enjoy Your Summer! 🌟



THE WOMEN'S CLUB OF SEA PINES Contributes to the Community

There are many ways in which WCSP is adding to the quality of life in our community. The most obvious is the opportunity for Sea Pines women to get involved in the many activities offered by the organization. Recently, however, the organization added to the quality of life in our community in a more concrete manner. Six benches have been donated and placed in various locations on the bicycle paths. It is hoped that these benches will be enjoyed by both our residents and guests.

WCSP is open to all women who are property owners in Sea Pines. Our next luncheon is scheduled for October 10. Details will be available as we get closer to that date. For more in-

formation regarding membership, contact Membership Chairs Rita Kernan (671-3581 brent38@aol.com), Jackie Georgius (671-2811 jgeorgius@roadrunner.com) or President Barbara DeMilio (363-6994 demilio@hargray.com).

To join any of these groups please contact Betty Duffy, 671-2518, or Sheila Keim, 671-3248.

More information about the Interest Groups is also available on the Internet at www.csaadmin.com. Click on Women's Club.

If you have an idea for a new group and want to organize it, please let Betty Duffy or Sheila Keim know so that we can consider adding your group to this listing. 🌟

AARP DRIVING CLASSES



AARP Driving Safely Class will be held on Wednesday and Thursday, October 17 & 18th at the CSA Community Center. For further information contact Bob Hattersley at 671-6990. 🌟

Irrigation Use SOUTH ISLAND PSD - GUIDELINES

Conserve precious water and still keep your yard beautiful by using proper irrigation guidelines!

1. For a young landscape (less than two years old), irrigate twice a week for 20 minutes per station for shrubs and 45 minutes per station for lawns. For mature landscapes, irrigate once a week for 15 minutes for shrubs and 60 minutes per station for lawns. Mature shrubs don't really need water except after fertilizing or pruning.
2. Observe your irrigation system periodically to spot malfunctions.
3. Operate the system manually if at all



- possible and irrigate only when needed.
4. Turn sprinklers off during the November-February non-growing season. Irrigation is not needed at this time.
5. Consider a drip irrigation system for shrubs rather than the more wasteful sprinkler system.
6. Consider installing rain sensors (now required by Town codes). Remember, they must be installed in a proper location to sense rainfall accurately and must be kept clean of debris and insects.
7. Irrigate flower beds and special areas by hand.
8. Contact a professional for proper irrigation guidance, or use your common sense. Almost all landscapes can use less water. Cut back to see if there is any damage—there probably won't be. 🌟

**Remember To Use Water Wisely!
It Is More Precious Than Any Plants.**

THE SCOOP On Garbage And Debris

Garbage cans, boxes, etc. should be stored out-of-sight in your service yard at all times and should never be placed curbside, even on pick-up day. All waste service providers in Sea Pines are required to retrieve your household debris from the service yard and to place the garbage cans back when emptied. Property owners who rent their property should make a concerted effort to ensure their tenants are apprised.

Landscape debris collection is provided by CSA Maintenance approximately once a week. Only **landscape debris generated by residents** is eligible for pick-up. All debris should be placed at an approved drop off site or curbside at the property **where it was generated**. Contractors are required to haul debris to a disposal site located off Greenwood Drive. Offending contractors will be subject to punitive action by Security, up to and including loss of access privileges.

Reminder.....

To report a violation call the Security Department at 671-7170 or David Henderson at 671-5939. 🌟



175 Greenwood Drive
Hilton Head Island, SC 29928

Pre-Sort Standard
US POSTAGE
PAID
Hilton Head, SC
PERMIT No. 475

Contact Information

Sea Pines Security (Emergency or Information)	671-7170
Sea Pines Security (Administration)	671-3000
George Breed: securegate@aol.com	
Guest Passes	842-1926
CSA Administration	671-1343
csaadmin@csaadmin.com	
CSA President: Wayne Carbiener	
jacwaycar@aol.com	
ASPPPO President: Don Carlson	
cdc4938@aol.com	
CSA Maintenance	671-6487
ASPPPO Administration	671-5939
Sea Pines Architectural Review Board	671-5533
Chairman: Jim Richardson	671-5533
arb@csaadmin.com	
Forest Preserve (Picnic Reservations)	671-6487
Community Center	671-3299
csacomcenter@roadrunner.com	
Six Oaks Cemetery	671-1343

Hours of Operation

Security Administration	8:00 am-4 pm
Administration	8:30 am-5 pm

Informational Brochures

A variety of informational brochures are freely available in the CSA Building located at 175 Greenwood Drive. There you will discover information on everything from events at the Forest Preserve and maps of the bike trails to past

newsletters, the Sea Pines Annual Report, and pamphlets of activities and places to visit on the Island as well as in Sea Pines. Stop by today and pick up several to keep on hand, especially for when guests arrive.

Contributors

WRITERS

- George Breed
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- Wayne Carbiener
- Barbara DeLimilio
- Meredith Farmer
- Bob Hattersley
- Jeanne Pearse

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