

HIGH TIDINGS

THE OFFICIAL NEWSLETTER OF THE FOREST BEACH ASSOCIATION, INC.

OCTOBER 1990

Forest Beach Area Granted Masterplan Exemption

Largely due to the persistent efforts of a small group of members under the leadership of Dune Lane property owner Rusy Mead, on August 7, 1990 the South Carolina Coastal Council Permit Administrator, Steve Moore, wrote:

"... have determined that the masterplan approved by the Town of Hilton Head Island Planning Commission on November 5, 1984, North and South Forest Beach are exempt from Section 290 (C) of the 1990 version of the Beach Protection Act. You should be aware that the Council has interpreted the Act as prohibiting any new construction seaward of the no-construction line. Please remember that the jurisdictional lines established pursuant to the Beachfront Management Act are interim lines, subject to changes and that even after final lines are established in July 1990, these lines are subject to a review every five years and may be moved landward ...".

As we understand this exemption, so far as the South Carolina Coastal Council is concerned, the Forest Beach area has been designated a master planned area like Sea Pines, Palmetto Dunes and Port Royal. This means lots falling within the 40 year setback zone, where the construction of recreational amenities had been prohibited (such as pools, decks, tennis courts, etc.) are now exempt. This had affected many second and third row properties in North Forest Beach.

We remind property owners that before they proceed with the construction of any recreational amenities, they must obtain the prior approval of the Architectural Review Board and the Town Inspections Department !!

We believe this is an important, beneficial ruling for many Forest Beach area property owners.

Two Businesses Move Out of Residential Area

With the full cooperation of the property owners, 2 violations of covenant provisions have recently been amicably resolved. In both instances businesses were being operated in single family residential areas. In each case, the property owner claimed he was unaware of the covenant provisions restricting use of the property to residential purposes. After having these provisions explained, they both agreed they did not want to be in violation of the covenants and to make the necessary changes so their property would be in compliance.

One situation was particularly annoying to their neighbors since a noisy business was being conducted at night. The other was an operation where a number of employees were constantly coming to the property for instructions thus causing an unusual amount of traffic in an otherwise quiet neighborhood.

We are most appreciative of the fine cooperation of these two property owners and for our Board members who took the time to counsel with them to achieve the desired results in a friendly manner.

Wherever possible, it is the Board of Directors and Covenants Enforcement Committee policy to try to resolve covenants violations problems in a low key, cooperative and friendly manner and to undertake legal action only as a last resort.

Annual Membership Meeting - Oct. 13, 1990

The Annual Membership Meeting will be held at 10 A.M. on Saturday, October 13th at the Holiday Inn. Items to be covered:

- Election of new Directors
- Municipal Improvement District
- Covenants Enforcement
- Annual Community Improvement Fee

Make plans now to be with us. The next Quarterly Membership Meeting will be on Saturday, January 13, 1991.

Fall Cleanup

Due to the unexpected sharp increase in gasoline prices, the Beaufort County Public Works Department has had to cut back on the use of their trucks for other than essential services. Therefore, they will not be able to provide a fall cleanup of landscaping debris for us.

Coligny Beach Park

This new, well designed and constructed facility has received far less use than anticipated this summer. However, that does not detract from the fact this has been a significant improvement for the Forest Beach area and has been a large step forward in resolving some of our long term, major problems.

In our opinion, the relatively low usage of the park is due to a number of factors which will not be as important in the future as they were this year. People who were reluctant to pay the parking fee had many alternatives. Because the "No Parking" signs were not completely installed, particularly along South Forest Beach Drive, they were able to find places to park from the Hilton Head Inn south where it was very noticeable over weekends not only on South Forest Beach Drive but also on the side streets. Also, there was a big increase in the use of the beaches in the Singleton, Burkes, Bradleys and Folly Field areas.

In addition, the beach nourishment project did not progress as originally planned. For economic reasons, the contractor pumped sand and stored it in the Holiday Inn area and moved it both north and south from that point rather than pumping it directly to the beach areas where it would be used. To say the least, this made the Coligny Park beach less than attractive and diminished considerably the use of that beach area. Also, the banning of the possession of alcoholic beverages on the beaches made this highly visible and patrolled area less attractive for those who wished to violate this ordinance.

As the Town develops more beach access and parking facilities in other areas we believe the Coligny area will become a more viable and attractive option.

Probably sometime in October, the Board plans to make an analysis of the experience with the Coligny area and make recommendations to the Town for increasing its effectiveness in the future. We urge those of you who have suggestions for this to pass them along to one of the Board members or send them to the Association's office.

Covenants Violations

The Board of Directors and the Covenants Enforcement Committee have received a number of verbal complaints from individual property owners of alleged covenants violations they believe are occurring and asking the Association to do something about them.

As reported in the July 1990 issue of High Tidings, the Board has developed an Alleged Covenant Violation Procedure spelling out how complaints of alleged covenant violations will be handled in an objective, consistent, fair and legal manner. The procedure requires a written complaint outlining the alleged violation, the specific covenant provision(s) that is thought to be violated, evidence of the violation and other pertinent information. Copies of the Alleged Covenant Violation Procedure and the report form are available at the office or

will be sent to property owners in response to a phone or mail request.

It is the position of both the Board and the Committee that it is not their responsibility to police covenants compliance. Instead, it is their responsibility to process complaints of an alleged covenant violation in an objective, consistent, fair and legal manner. In their opinion, they cannot perform their responsibilities properly if they also act as the complainant. For this reason, no complaint of an alleged covenant violation will be processed until a written complaint has been filed as provided for in the Alleged Covenant Violation Procedure.

Both the Board and Committee feel that if a property owner is unwilling to file a written complaint, he/she cannot be too concerned about the perceived violation.

House Address Numbers

If you had an emergency at your home, would the Emergency Medical Squad, Fire Department or police be able to quickly identify your address not only in daylight but in the middle of a dark night?

According to the people who provide these emergency services, the lack of proper house numbers in a readily visible location is one of the major problems they face in responding to emergency calls. A delay of even one minute in getting to the right address can make an important difference in their providing the help that is necessary.

The Town code states that letter-

ing of addresses must be at least three (3) inches tall and one-half (1/2) inches wide and plainly visible.

Just to be sure your home can be easily identified by your street address, take a minute to check it out. If you have any questions about the proper location of your number, check with the Town, the Fire Department or the Emergency Medical Squad.

Don't take a chance that when you need emergency service they may be delayed in getting to you because they had trouble locating your house.

"No Parking" Ordinance

A real test of the effectiveness of this ordinance was not possible this summer because the installation of the "No Parking" signs was not completed until the end of August just before Labor Day weekend.

However, where the signs were installed, there was a marked improvement because of strong enforcement efforts by the Town and the Sheriff's Department. This was

particularly evident along Pope Avenue, the Coligny Circle area, and on both North and South Forest Beach Drives where the signs were.

We have seen enough to be confident that, if the Town and Sheriff's Department strictly enforce the ordinance, this major traffic problem throughout the area has a good possibility of being resolved.

Architectural Review Board

Because most people do not become involved in remodeling their home or painting the exterior a different color very often, they tend to forget they need to obtain the prior approval of the Architectural Review Board before proceeding with such projects. Ignoring this requirement can lead to an unknowing violation of the Forest Beach area covenants and Town codes which could be both embarrassing and costly.

Whenever you are considering such a project, the best thing to do is to first call Ms. Karen Dill, Administrator of the ARB, to find out what regulations apply to what you propose to do. She can be reached at 686-4370 (leave a message on her answering service if she is out and she will return your call as quickly as possible). If you prefer to write, the address is: Forest Beach Architectural Review Board, P.O. Box 5555, Hilton Head Island, SC 29938.

A few minutes spent talking with her before starting a project can often save a lot of time and expense.

Programs & Projects

Planning for 1991 programs and projects and a 1991 budget will begin shortly after the election of next year's Directors at the October 13th Quarterly Membership meeting.

Your suggestions both for what you think should be the Association's major programs and objectives for 1991 and how we should raise the money necessary to finance them are important to the Board of Directors.

Please pass along your ideas to any of the current Directors and Officers or send them to the Association office at P.O. Box 6442, Hilton Head Island, SC 29938.

We urge you to take advantage of this opportunity to help determine the programs we will undertake in 1991.

Municipal Improvement District

The Town Council is proposing to establish a Municipal Improvement District consisting of all beachfront property along that portion of the beach that was recently nourished ... roughly the area from the Westin Resort on the north to the Hilton Head Inn on the south ... for the purpose of assessing those properties, improved or unimproved, a portion of the cost of the beach nourishment project.

This article was written before the public hearing on this proposal was held on September 5th. Its purpose is to provide a brief overview of what the Town Council plans and we expect to give a summary of any changes made as a result of the public hearing elsewhere in this High Tidings issue.

As we understand it, the Town expects to assess these properties a total of \$1,363,173 toward the project's total cost of \$8,635,106. The remaining amount would come from two sources: \$6,250,000 from State grants and \$1,021,933 from accommodations (bed) tax funds.

The proposed assessment rate is 0.31 percent of each property's taxable value as assessed by the Beaufort County tax assessor and listed on the County tax rolls. According to the Town, there are 2,494 property owners in the proposed district and the total assessed value of these properties is \$440,408,933.

The Town Manager provided the following as examples of how various properties would be assessed under the proposal:

A large hotel at a taxable value of \$33,653,500: a \$104,325.85 assessment.

An unimproved lot at a taxable value of \$50,000: a \$155 assessment.

A house in Palmetto Dunes at a taxable value of \$451,600: a \$1,399.96 assessment.

A house at Singleton Beach at a taxable value of \$65,000: a \$201.81 assessment.

A house in Folly Field at a taxable value of \$207,100: a \$642.01 assess-

ment.

A house in No. Forest Beach at a taxable value of \$367,800: a \$1,140.12 assessment.

A condominium unit at a taxable value of \$30,000: a \$93.31 assessment.

We understand there is some feeling, not just among beachfront property owners, that it is unfair to only assess beachfront property because all Island property owners benefit to varying degrees from the beach nourishment project either in the form of enhanced property values or having a renourished beach available for their use. This, of course, is the argument that if the Island were 25 miles inland away from the beach, all property values probably would be considerably less.

If you have questions or points of view about this, we suggest you contact Councilman Tom Peoples at 681-2862 if your property is north of Pope Avenue or Councilman Russ Condit at 671-7010 if your property is south of Pope Avenue. Other contacts would be Town Manager Martin Gainer at 681-9440, Mayor Jerry Barkie at 681-9440, or Councilman At Large, Frank Chapman at 681-6062.

NOTE: At its September 17, 1990 meeting, the Town Council decided not to implement this proposal because enough funds to pay for the beach nourishment project will be received from State grants and Accommodations Tax Funds since the cost of the project was less than originally estimated. Still to be addressed is how the Town will pay the cost of the periodic maintenance of the renourished beaches.

Drainage Ditches Cleaned

Did you notice how good the drainage ditches along the major roads in Central and South Forest Beach looked after they were cleaned of accumulated debris? They not only looked good but were able to more effectively carry off the scarce rainwater we had during the summer. Our appreciation to the Forest Beach Public Service District for their cooperation in this effort.

Nominating Committee Recommendations

The terms of the following three (3) Directors expire this year: Rich Hughes, Carl Lewis and Buzz Stulac. In addition, JoAnne Gilham, '92 has advised the Board that, due to other commitments and responsibilities, she finds it necessary to resign.

The Nominating Committee, comprised of Buzz Stulac, Chairman, Gregg Bassett and Tim Doughtie, have recommended the following people be elected to serve a three (3) year term as Directors in the Class of

1993: Linda Frosch of 6 Robin Street, Rich Hughes of 9 Ibis Street and Pamela Ovens of 24 Firethorn Lane. In addition, they recommend that Frank Atkins, Jr. of 28 Firethorn Lane be elected to serve out the remainder of the term of JoAnne Gilham, '92.

Voting on the proposed Directors will take place during the Annual Membership Meeting on October 13th. Other nominations will be accepted from the floor before the voting takes place.

FBA Board of Directors

OFFICERS & DIRECTORS

Rich Hughes, '90	President	785-2086
JoAnne Gilham, '92	Vice President	785-2911
Bill Lancaster, '91	Treasurer	842-3495
Carl Lewis, '90	Secretary	785-7925
Des Darazs, '91	Director	842-2060
Rose Montgomery, '91	Director	785-5151
Buzz Stulac, '90	Past President	785-3311
Ed Thomas, '91	Director	842-3877

Juliana Toon-Pawley, '92 Director 785-8006

ADVISORS

Dick Dey	Executive Director	785-5565
Frank Atkins	Advisor	686-2200
Merle Hyder	Advisor	785-7703
Don Peterson	Advisor	785-2191
Judy Walsh	Advisor	785-5126
Karen Dill	ARB Administrator	686-4370
Dave Witt	ARB Representative	686-3283

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