

HIGH TIDINGS

THE OFFICIAL NEWSLETTER OF THE FOREST BEACH ASSOCIATION, INC.

JULY 1991

Membership

Through the extra efforts of a couple of members of the Membership Development Committee, we have experienced a good gain in our total membership which now runs over 700 paid members. This improvement is the result of a number of things including more accurate lists of property owners, improved billing and follow up procedures, arrangements for dues to be charged to major credit cards, our making it financially attractive for regimes to become members for all of their owners and, of course, the time and effort of committee members.

The importance of continued membership growth is twofold: The more members we have, the greater the weight that is given to our requests for assistance to town, county and state officials and agencies... particularly elected officials. Secondly, the more members we have, the greater our financial resources are to do things that are beneficial for all area property

owners. For example, we are beginning to dig out from under substantial legal bills we incurred in conjunction with obtaining the Declarant Rights, establishing the Alleged Covenant Violation Procedure, developing the Annual Community Improvement Assessment Agreement, exploring the possible transfer of additional assets, operating the Architectural Review Board and similar projects. There are many other programs members would like us to undertake but they all require an assured annual income which is the main reason behind the Annual Community Improvement Assessment. Such things as periodic landscape debris pickup, improving and maintaining beach access areas, street lights at dangerous intersections, consistent covenants enforcement, enhancement and extension of area infrastructure facilities, among others.

Your help by encouraging your neighbors to join if they are not members will be appreciated.

Realignment of Forest Beach Baselines

According to the Beachfront Management Act of 1988 and revised in 1990, the landowners of affected properties may petition the South Carolina Coastal Council to have the baselines moved seaward to the landward edge of an erosion control device where a renourished beach exists. The Forest Beach area appears to fully meet this description.

Because applications for baseline realignments had to be submitted to the SCCC before the end of May

1991 or the Council would not consider realignment again until 1998 and the Town had refused to do so, on May 14, 1991 the Association petitioned for this in accordance with the procedures established by the Council. When this petition may be acted upon or what type of action will be taken by the Council, we do not know. However, the Board felt it was important enough for area property owners that we at least attempt to have this change made.

Road Flooding

As area residents and visitors know only too well, everytime there are heavy rains, South Forest Beach Drive in the DeAllyon Avenue intersection area floods over and causes all kinds of dangerous safety hazards for motorist, bike riders and pedestrians alike.

Apparently part of the problem is the drains get clogged and need to be cleaned out periodically. While the State Highway Department has been cooperative, depending on the amount of rain, these drains can get clogged up again almost immediately after they have been cleaned.

Further, we understand the problem is aggravated by the fact pipes running under the street have a "z" type connection which in itself causes blockage and the resultant flooding.

The Association has again written the State Highway Department Resident Maintenance Engineer asking that a better long term solution to this problem be found and put into effect. We understand South Forest Beach Drive is scheduled to be resurfaced late this summer and we suggested this im-

(continued next page)

Quarterly Membership Meeting

At 10 A.M. on Saturday, July 13th at the Holiday Inn at Coligny Circle we will hold our regular quarterly membership meeting. We will provide current information on some of the topics covered in this issue, answer your questions and receive your suggestions about other things you feel we should be addressing. **PLAN NOW TO ATTEND.**

(FLOODING continued from previous page)

provement be made before the re-surfacing takes place.

We are told there are many local problems similar to this that the local State Highway Department people are anxious to take care of, but they have serious budget constraints that makes it impossible to do all of the maintenance and repair work they know needs to be done.

Waiver of Right to Repurchase

When the Association acquired the Declarant Rights in April 1990, it also received a right of first refusal on property or condo/villa units being sold in the Forest Beach area. Though the Association has no intention of exercising this right, it is a formality that must be gone through before the property deed can be registered in the Beaufort County Courthouse. This is accomplished through our signing a Waiver of Right to Repurchase form.

As part of this procedure we are now asking buyers of property or condo/villa units to sign an Additional Declaration of Covenants form agreeing to the Annual Community Improvement Assessment. The actual assessment will not be made until 51% of the properties necessary to make a change in the covenants for each individual subdivision have signed the agreement. The key provisions of the Annual Community Improvement Assessment were spelled out in the January 1991 issue of High Tidings and plans are underway to have this program explained to all property owners as a part of our plans to develop the annual income necessary for the Association to undertake all of the projects and programs required to achieve the objectives established when the Association was incorporated in 1974 - "the maintenance and enhancement of property values in the Forest Beach Subdivisions, to represent the broad interests of all property owners throughout the Forest Beach area and to maintain common, cohesive and coordinated efforts of the owners of real property in the Forest Beach area in order to address the changing needs of such owners".

Beach Market Opens

This new shopping center, located between the Sea Crest Motel and Coligny Circle, began operations around Memorial Day.

Among the many shops located there are "Touch of Turquoise", "Toucan Charlies", "Paradise Found", "Sandcastle Gallery", a swimwear and contemporary clothes, boutique, a shop selling T shirts, sweatshirts, etc. with whimsical prints and a sportswear shop.

Eateries include restaurants, hot dogs + pizza's, deserts, and a variety of light snacks.

There are 2 real estate sales offices and an arcade with pool tables, video pinball machines, air hockey, and others.

We understand there will be live entertainment in the courtyard in the evenings during the summer.

New Directors

Alan Jackson and Jim Paris recently joined the Board replacing Julie Toon-Pawley and Des Darazs whose other responsibilities caused them to resign. Both had made many contributions to Board activities and will be missed.

Jackson is a resident on Pelican Street and he and his wife have lived in the Forest Beach area 6 of his 12 years on the Island. He has a landscape architecture degree from the University of Georgia and is employed as Vice President of Design & Construction at The Greenery.

Paris lives on Quail Street and has lived in the Forest Beach area 16 of the 17 years he has been on the Island. He attended the College of Charleston, is a salesman with ReMax Island Realty and previously was a salesman with Russell Brown & Associates. Jim and his wife have 2 children.

Pope Avenue Shopping Center

Plans are moving forward for the building of an approximately 70,000 square foot shopping center that will be anchored by a Bi-Lo grocery store and an unnamed drug store on the southwestern side of Pope Avenue between the miniature golf course and the 60 Pope Avenue Apartment complex. Further details about this project are not available at press time.

This is the project the Town refused to approve but was overruled by the Beaufort County Master in

Equity Judge Thomas Kemmerlin who decided the zoning laws did allow such use for this property. It is adjacent to the property where the proposed Go Cart Track was to be located.

This is the only major application that has come before the Architectural Review Board recently. Most of the applications have been for 3 single family residences, signs, remodeling, painting, pools and other similar changes.

Beach Accesses

With the Town's beach nourishment project complete and a dry sand beach available at all tide levels, easy access to the beach at the points set aside by the covenants for this purpose by subdivision residents has become more important. President Hughes has asked Directors Jackson and Paris to make a survey of each access point set aside by the covenants and report back to the Board on the conditions they find at each. Among the things they will assess is whether there has been any encroachment on the beach access points, whether residents can

easily get to these points, whether there are adequate steps over the revetments, the general condition of the access points from a landscaping point of view, etc.

After the Board receives their report, it will determine what needs to be done to improve the ease with which neighborhood residents can get to the beach including the possibility of building new walkways.

The Board feels this is a project that has been neglected in the past because, without a dry beach, access was not that important.

Landscape Debris Pickup

As a result of the Beaufort County Council's denial of our request for a Spring Cleanup this year because of budgetary problems, the Board has been considering alternative means of having the landscape debris and litter caused by storms removed. We are talking with the County about a plan which would reimburse them for the labor involved in making such a pickup and the conditions under which it would be done.

While no agreement has been reached yet, we are hopeful that something mutually satisfactory can be worked out. If not, the Board will explore other alternatives that may be possible within our limited budget. This is one of the reasons why the Membership Development Committee is making a strong effort to increase the number of dues paying members so we will have more funds available to do many of the things necessary to make this a more desirable area in which to own property, live or do business.

Dune Fencing & Planting

The installation of snow fencing and planting sea oats and beach grass by the Town was completed in April and the fencing is collecting blowing sand as anticipated. Unfortunately, shortly after the planting was completed, strong winds blew some of the sand surrounding the new plantings away with the result, some of them were lost. Those that are surviving appear to be growing reasonably well and as they get rooted, it is expected they too will catch blowing sand and thus help build up and stabilize the dunes.

During dry weather, these plantings will suffer from the lack of water and could die. Adjacent property owners are encouraged to help these plantings along by watering them occasionally during dry spells. Also, encourage others not to walk in the area of the plantings to prevent their being trampled so they will have a chance to take root and grow into healthy plants which will be able to help save the new dunes.

Water Conservation

We understand from the Forest Beach Public Service District that there has been generally good compliance with the Town ordinance restricting the use of water for irrigation purposes. As a reminder, the ordinance provides for an irrigation schedule which allows watering on:

- Mondays and Thursdays for single family homes with addresses ending in even numbers or letters A-M.
- Tuesdays and Fridays for single family homes with addresses ending in odd numbers or letters N-Z.
- Wednesdays and Saturdays at hotels, motels, office complexes, commercial complexes, common areas and places having no address.

The law covers watering with an automatic sprinkler system, a garden hose or hand watering. Also, it is illegal to use so much irrigation water that it forms ponds or creates run off. The law does allow more frequent watering of newly installed plants and grass for the first 90 days after it is planted. However, the property owner must apply to his public service district for an exception and post a \$100 deposit.

Violators of this ordinance can be fined as much as \$200 or jailed for 30 days. The Town's code enforcement officers are responsible for enforcing the law and others are encouraged to report violations by calling Town Hall at 681-9440.

The Island's public service districts worked with the Town Water Management Task Force to develop this ordinance and its implementation because an adequate potable water supply is such a critical problem facing the entire Island.

Reapportionment

As has been well documented in the local press, the Island's permanent population grew from 11,336 in 1980 to 23,694 in 1990... about a 110% increase. A great deal of that growth occurred at the north end of the Island and particularly in the Hilton Head Plantation area.

The Town Council adopted in May a reapportionment plan that will keep the Town Council at 7 members...6 Councilmen each elected from a ward and a Mayor elected at large. This plan eliminates the Councilman At Large position. Under prevailing laws, there must be a ward where minority citizens are a majority of the ward population. All of the wards must have roughly the same population. The geographic lines of the existing wards had to be changed so there will be 6 wards of about the same number of people.

The Forest Beach area will all be in Ward 4 rather than the North Forest Beach area being in Ward 3.

So far as we know, this plan meets

the requirements of the 1965 Voting Rights Act, has been submitted to the U.S. Justice Department for approval and is expected to be the basis on which a new Mayor and Town Council is elected this November. There is expected to be a referendum on the plan this summer in order to meet a South Carolina requirement that changes in the composition of a Town Council must be approved by the town's electors.

New Restaurant Now Open at the Sea Crest Motel

Steamers Restaurant—Oyster & Steak House of Beaufort, has recently opened on Hilton Head. Located in the former Captain's Table building at the Sea Crest Motel on North Forest Beach, they specialize in fresh seafood and Black Angus steaks.

Steamers will serve continuously

from 11:30 a.m. to 10:00 p.m., Monday through Thursday, 11:30 a.m. to 11:00 p.m., Friday and Saturday, and from 1:00-9:00 p.m. on Sunday.

Steamers Pool Bar at the Sea Crest pool, is also open seven days, 11:00 a.m. until, and specializes in frozen tropical cocktails. For more information, please call 785-2070.

Street Lights

At its May meeting, the Board agreed to an experiment of installing some test street lights at 4 dangerous intersections....North Forest Beach Drive and Coligny Circle, Avocet Street and Ibis Street and the intersection of South Forest Beach Drive and Coligny Circle. Because of the heavy volume of both automobile and pedestrian traffic, these intersections have become dangerous and street lights there should be helpful to both drivers and walkers. If this experiment is judged to be successful, then other locations would be considered.

The Board is in the process of checking out what formalities must be taken or approvals received from Palmetto Electric and the Town in order to have the lights installed. Hopefully, by the time, or shortly after, you read this the lights will be operational.

Phone Messages

Because the office is only a part time operation (usually in the mornings), for the convenience of members and those with whom we do business, we have a message recorder on the phone. Normally, we are able to answer messages within 24 to 36 hours.

If you have a recorder on your home phone, you know it is sometimes difficult to understand names and phone numbers unless the caller deliberately speaks slowly. There are a number of times when we have been unable to return a call simply because we were not able to understand the name and/or number of the caller....this is particularly critical on out of town calls.

Please help us to serve you better by speaking slowly and clearly when you leave a message. If we have not returned your call in 48 hours, the chances are we did not get the name or number.

FBA Board of Directors

OFFICERS & DIRECTORS

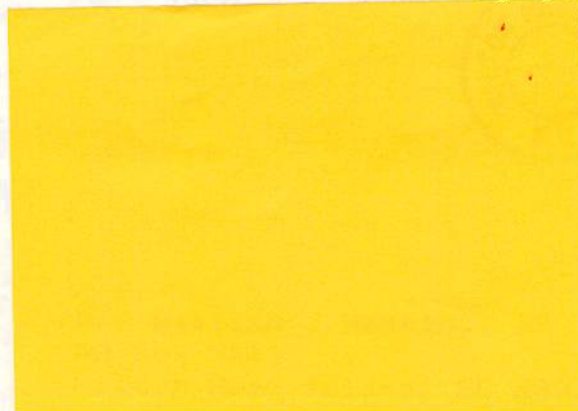
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John Esposito	Advisor	785-6959
Don Peterson	Advisor	785-2191
Buzz Stulac	Advisor	785-3334
David Witt	Advisor & ARB Rep.	686-3283
Karen Dill	ARB Administrator	686-4370

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FOREST BEACH PUBLIC SERVICE DISTRICT

June, 1991

Most Islanders have been informed by the local media of potential long range water shortages caused by over pumping of our "cheapest" source, the Upper Floridan Aquifer located two hundred feet underground. Increased water demand has allowed the ever present ocean saltwater to seep into some wells in the Moss Creek area near Hilton Head Island. State water officials expect saltwater intrusion into Island wells in the future. These officials have told Hilton Head Island utilities to limit pumpage to 9.5 million gallons per day by 1995 (current daily average is 13.0 million gallons per day). Since the demand for water in the 21st century is expected to exceed 20 million gallons per day, an alternate potable water source has become a requirement.

In the last couple of years officials of your water utility, the Forest Beach Public Service District, have actively participated with the Town's Water Management Task Force and the other nine Island water utilities in selecting an alternate source from two potential candidates: 1) treated water piped forty miles from the Savannah River and 2) treated water from the Cretaceous (Black Creek) Aquifer located three thousand feet underground.

The Task force and the utilities unanimously chose treated water from the Savannah River. The following is a comparison of the two systems:

SAVANNAH RIVER

Quantity & Reliability

- . Amount available far exceeds expected demands from present and future users on and off island.
- . This water supply has been used safely by other parts of Beaufort County for the past 40 years.

CRETACEOUS (BLACK CREEK) AQUIFER

- . A \$500,000 test well may only prove what several other coastal communities have learned. The quantity is limited and the long-term reliability is questionable.

Treatment & Cost

- . Water is treated at source 40 miles off-island by established supplier: Beaufort-Jasper Water Authority.
- . The cost of piped water is estimated to be 1/3 less than the cost of water from reverse osmosis. Costs decrease as flows increase.
- . Water must be treated on-island by reverse osmosis requiring as many as 34 wells scattered throughout the Island.
- . Treatment requires expensive on-island land acquisition and trained local technicians. Costs increase as flows increase.
- . Waste discharge would require an expensive method of disposal.

The Forest Beach Public Service District is required by State law to supply its customers with a reliable source of water. The ambiance of Hilton Head Island is dependent upon adequate water quantities. Our consultants indicate that it will take at least four years to design, develop and construct the treatment and transport system. The water utilities have begun negotiations with the Beaufort-Jasper Water and Sewer Authority for them to deliver water to the Island.