

HIGH TIDINGS

THE OFFICIAL NEWSLETTER OF THE FOREST BEACH ASSOCIATION, INC.

OCTOBER 1991

Roads, Beach Accesses & Strand Blocks

Intermittent negotiations for the purchase of these assets by the Association from Property Research Holdings has gone on for the past 2 years with relatively little success.

Unfortunately, the first agreement between the parties was based on a false premise...that the Association qualified under Internal Revenue Service rules as a 501-C-3 charitable organization. If this were so, Property Research Holdings would receive a substantial tax credit for transferring these assets to the Association. For a number of reasons, it took an inordinately long time to recognize that the Association would not be able to be so qualified and thus a transfer of these assets on such a basis was unworkable. In the interim, the presumed value of these assets have increased in the opinion of the owners. Thus, they feel they are worth considerably more dollars than was originally contemplated when their acquisition and transfer to the Association was first discussed.

The Board made a purchase offer to Property Research Holdings in July and received a counteroffer from them in early September. The Board has since made another purchase offer to them which it hopes will significantly narrow the difference between what the Association thinks it can afford and what Property Research Holdings feels it can accept.

This topic will be discussed at the October 12th Annual Membership Meeting.

Nominating Committee Recommendations

The Nominating Committee, composed of Dennis Lowes, Pamela Ovens and Buzz Stulac as Chairman, recommend the following Forest Beach area residents to serve on the Board of Directors for the terms indicated. The vote for new Directors will take place at the October 12th Annual Membership Meeting.

For 3 year terms as members of the Class of 1994: Bill Lancaster, David MacLellan, Rose Montgomery

For a 2 year term to fill a vacancy in the Class of 1993: James Paris

For a 1 year term to fill a vacancy in the Class of 1991: Peggy Evans

All nominees are long time residents having lived here anywhere from 10 to 20 years.

Lancaster, a realtor and businessman, has been serving as our able Treasurer for a number of years. He

also serves on the Forest Beach Public Service District Board and lives on Mallard Street.

MacLellan has had a distinguished career as Fire Chief of the award winning Sea Pines/Forest Beach Fire Department. He lives on Myrtle Lane.

Montgomery has been General Manager of the Adventure Inn for many years and is completing 2 years on the Board, serving as Vice President for the past year.

Paris, a real estate salesman for many years, is completing 6 months on the Board filling a vacancy that developed earlier this year. He lives on Quail Street.

Evans, also in real estate, is completing another Board vacancy. She lives in Ocean One on South Forest Beach Drive.

Annual Membership Meeting

Saturday, October 12, 1991, 10 A.M. at the Day's Inn Conference Center on South Forest Beach Drive.

Items to be covered include:

- Election of new Directors
- Treasurer's report
- Beach access inventory & recommendations
- Roads, Beach Accesses & Strand Blocks
- Mayor & Ward 4 candidates forum
- Covenants enforcement

Make plans now to be with us for this important meeting. The next Quarterly Membership Meeting will be on Saturday, January 11, 1992.

Trim Bushes

A traffic safety problem throughout the Forest Beach areas that many people have complained about is that at many street intersections the bushes and trees at the corners are so dense it is hard to see any oncoming traffic before pulling into the intersection.

Owners of corner properties are asked to please periodically look at any bushes or trees to see if they interfere with a driver's line of sight. If they do, please trim them back. Doing this every now and then will help eliminate a potential cause of an accident and will probably improve the appearance of their property.

Thank you.

Pope Avenue Beautification

Work on the beautification of the Pope Avenue median was completed in late August and has made a marvelous improvement in the appearance of this highly traveled, main road into the Forest Beach area.

This close to two year project from planning to completion was undertaken by the Hilton Head Island Beautification Association and its approximately \$72,000 cost was

funded from accommodations tax funds. The project includes curbing, irrigation, new plant beds, shrubbery and both perennial and annual flowering plants. The irrigation in the median uses treated wastewater provided through the Sea Pines Public Service District and not potable water which some people thought. Supply taps in each of the 12 medians were installed free by

the contractor who put in the water pipes between Sea Pines Circle and Coligny Circle.

If you have not been on the Island recently, you will be pleasantly surprised at what a big improvement this makes in the overall attractiveness of the area. Our thanks and a tip of our hat to the Hilton Head Island Beautification Association for this outstanding project.

Annual Community Improvement Assessment

Until the question of whether and when we will acquire the roads, beach accesses and strand blocks in the Forest Beach area has been resolved, the Board has decided not to move forward with this assessment. Obviously, if we acquire these properties we will want to make some improvements from both an upgrading and maintenance standpoint. This plus the costs of acquiring these properties will require a considerably larger budget than what is necessary to operate the Association now.

In general, the Board plans to study what would have to be done to improve and maintain these properties and estimate the annual cost of each. The current inventory of beach accesses, discussed elsewhere in this Newsletter, is the first

step in this process. The Board will then be able to make a more realistic estimate of the funds that will be needed annually and thus the amount of annual assessment that should be made.

In the meantime, the Board would be interested in receiving from members their suggestions of what kind of improvements and maintenance they think should be made. Naturally, we will not be able to do everything the membership would like us to do immediately. We will have to establish priorities as to when each project will be undertaken. Your suggestions will be most helpful to the Board in making these decisions. Please mail your suggestions to the Association at P.O. Box 6442.

Coligny Beach Park

This attractive facility enjoyed a good summer season with parking lot usage almost doubling that of 1990 and the parking meters in constant use. With the coming of fall, the parking lot will be manned only on weekends until early November.

A large number of residents obtained residential parking permits which made the Town's job of patrolling the area for "No Parking" violations considerably easier. A number of unauthorized vehicles had to be towed away, mostly from the beach access areas. The Town staff was very complimentary of the cooperation they received from area residents as well as those using the public facilities.

The beach appears to have made a

complete turn around according to Frank Margotta, Manager of the Town's Special Services office. The old rowdy, mob scene image of a few years ago seems to have changed to that of a family oriented beach. Margotta credits the changed image to a number of factors including the Sheriff's office at the park and constant patrols, the banning of beer and liquor on the beach, the work of the staff in maintaining facilities in an attractive manner, the effectiveness of the lifeguard crew and the opening of additional public facilities in the Folly Field area.

We thank all those people involved in making this season's operations so successful!!

ARB Activity

Due to the depressed construction business on the Island, the Architectural Review Board's load has been relatively light with much of the activity involving remodeling, exterior colors and signs. There has been a slight recent increase in new home construction applications.

One of the things the Board has noticed is that applications are often lacking in the information that is necessary before they can take positive action, such as: exterior color, types of materials that will be used, setback distances, etc. The entire approval process can be speeded up if applicants (before submitting an application) will obtain from the ARB a copy of their procedures and the information needed before approvals can be given. This information can be obtained directly from the ARB by calling Karen Dill at 686-4370.

The physical location of the ARB office has been changed to 102 Sapelo Building on Office Park Road. The P.O. Box #5555 and phone #686-3470 remain the same.

Street Lights

This proposed experimental project of installing some test street lights at 4 dangerous intersections ran into an unexpected, temporary roadblock. The plans must be submitted for approval to the Town's Corridor Review Committee. By the time this was discovered, it was too late to get on the September meeting agenda and has been scheduled for their October meeting.

Beach Access Inventory

Directors Jackson and Paris completed a thorough inventory of each of the beach access points in the Forest Beach area. The inventory describes the condition of each access point and recommends corrective action where necessary. In addition, it recommends walkways over the revetments where none exist, suggests guidelines for their construction and maintenance and proposes guidelines regarding native materials in the beach access areas.

Walkways over revetments where none exist will be costly and will have to be done on a priority basis. Essentially, they are recommending walkways be installed first at through streets (those that run on both sides of North Forest Beach Drive).

This will be discussed at the October 12th Annual Membership Meeting.

Duplex Homes

There are a number of duplex homes in the Palm Forest area of South Forest Beach which the Town has classified as non-conforming uses since this area is set aside as single family residential under the Town Zoning Plan. Because these properties are classified as non-conforming uses, their owners are unable to obtain loans to pay for renovations and improvements or to rebuild in the event 50% of the home is destroyed through fire, flood or other disaster.

The Association has supported the owners of these properties in their efforts to have the Town Planning Commission and Town Council exempt duplex and single family attached residences from the current Land Management Ordinance's prohibition against reconstruction of a non-conforming use which is more than 50% destroyed.

The reason the Association feels this is an appropriate position is the Palm Forest area has had restrictive

covenants on the property since 1959. This is one of the first areas on the Island that was platted, covenanted and developed. We believe one of the original purposes in designating the area for duplex homes was recognition of the need to provide housing for modest to low income families.

Since the properties in question are some of those specifically designated in the covenants for Palm Forest for duplex housing use, these properties were purchased and developed in complete compliance with the covenants and the need for modest to low income housing continues to exist, the Association feels these property owners have a justifiable cause.

The Board wishes to make clear this exception does not reflect a change in its determination to enforce the covenants in areas that are covenanted for single family residential use only.

November Election Important

The only officeholders who will be elected in the November 5th election are the Town Council who will govern for the next two years. It also will be important because many other issues will be on the ballot.

Forest Beach area voters will be voting for a Mayor as well as a Councilman to represent Ward 4 which now includes both North, Central and South Forest Beach rather than being split at Pope Avenue.

Though the Association does not endorse individual candidates, the Mayor and Ward 4 candidates have been invited to attend our Annual Membership Meeting October 12th so you will have an opportunity to hear what they believe will be the important issues in the next two years, their positions on those issues and answer questions you may have.

Some of the decisions the next Town Council should make include the Island's future water supply, additional beach access and parking points, adoption of a Comprehen-

sive Land Use Plan for the next 5 years, whether a secondary road system will be developed to provide an alternative to William Hilton Parkway, whether the Town will have its own Police Department, additional services the Town might provide residents, what role the Town might play in the water supply system, etc.

There are expected to be 3 County-wide questions on the ballot: 1) Whether County Councilmen should have 2 or 4 year terms, 2) Whether there should be 11 single member district County Councilmen - a plan which would give the Island 3 members which would reflect the size of the Island population in the County - as opposed to the present system which gives the Island only 1 specific Councilman, and 3) Whether an additional 1% should be added to the sales tax with most of these additional funds used to reduce the property tax. Supposedly, about 50% of this additional tax would be paid by Island visitors.

Town questions expected to be on the ballot include: 1) Questions regarding the Town's role in our future water supply and 2) Questions about Town standards for controlling sexually oriented businesses.

No matter which candidate you think is most qualified to be Mayor or Ward 4 Councilman or what you think are the best answers to the ballot questions, your opinions will be meaningless unless you actually get out and vote on November 5th!! We see people throughout the world risking their lives to have the opportunity to vote for people of their choice and to express their opinions on how their countries are run. This is a privilege we are guaranteed by our form of government. Take advantage of this privilege and responsibility by voting on November 5th. If you are going to be away, get an absentee ballot. If you do not know how to get an absentee ballot, call the Town Hall for this information at 681-9440.

Town Addressing Project

For the next 4 to 6 months the Town will be checking and upgrading its address record for all properties on the Island. The updated information will serve a number of purposes including making it easier for emergency equipment and services to respond to the proper location immediately. This information will be coordinated with the Town's Geographic Information System, a computerized mapping and data information system. As a result, the Town will have better information Island wide for its long range planning and growth management efforts.

Initially, you may see a Town employee on the street side of your property looking for identification information about your property. At a later date you will probably be asked to confirm your property address before it is finalized.

If you have any questions about this project, call Mike Bell, the Town's Long Range Planner, at 681-8396.

Suggestions? Questions?

In writing our quarterly Newsletter, we try to cover topics of interest to the property owners in the Forest Beach area and occasionally cover topics of Island wide interest, particularly for the benefit of those who do not live here fulltime.

Though a number of you have been complimentary about the timeliness and informational value of the Newsletters, we know there is always room for improvement. Since they are designed to try to keep you up to date on what the Association is doing and discuss topics of interest, we always welcome suggestions for topics you would like to see covered, types of questions you would like to have us try to answer, anything you find unnecessary, etc.

Please address your suggestions and comments to the attention of the Executive Director at P.O. Box 6442, HHI, SC 29938.

FBA Board of Directors

OFFICERS & DIRECTORS

Rich Hughes, '93	President	785-2086
Rose Montgomery, '91	Vice President	785-5151
Bill Lancaster, '91	Treasurer	785-4610
Frank Atkins, Jr., '92	Secretary	842-3275
Peggy Evans, '91	Director	785-8006
Linda Frosch, '93	Director	785-7862
Alan Jackson, '92	Director	785-3848
Pamela Ovens, '93	Director	785-2767
James Paris, '91	Director	785-5252

ADVISORS

Dick Dey	Executive Director	785-5565
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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