



# HIGHTIDINGS

THE OFFICIAL NEWSLETTER OF THE FOREST BEACH OWNERS ASSOCIATION, INC.

FALL, 2004

## Annual Meeting

Our next Annual Membership Meeting will be held on Saturday, October 23rd, 2004 from 10am - Noon in the Parish Hall at St. Luke's Episcopal Church on Pope Avenue. Please plan to attend this meeting.

It is your neighborhood and most property owners in this community want to maintain the ambiance of small beach homes with a traditional neighborhood feeling. Help us keep it that way by coming to the annual meeting and helping us preserve the texture of an island rich in history.

An agenda will be available in mid October. Among the topics to be discussed will be the financial status, Board of Director's election, community redevelopment plans, and the Associations' goals and objectives.

## Tax Reassessment Notices

Recently, the Beaufort County Assessors office mailed notices advising owners the taxable value of their property. This was a county wide recalculation, and the first in the last five years. Reassessment is required by every five years by State law. The law provides for a one year delay in the increase in property taxes as a result of the reassessment.

If you believe that you were unfairly reassessed, the deadline for appealing the assessment is November 6, 2004. The tax increase will not take effect this year, however next years' property tax bill will be affected if no revision to the new assessed value is made as a result of an appeal.

Many property owners have contacted us and expressed their shock over the increases. While your Association is greatly concerned over this, as we were five years ago when the last reassessment occurred, we cannot act on your behalf to request an appeal of your individual reassessment. We can, and have, contacted our elected officials and passed along to them our concerns and those of our members.

For those of you who live out of town, you may not have had the opportunity to keep up-to-date with this topic. If you do not receive the Island Packet, we would suggest that you visit their web site at [www.islandpacket.com](http://www.islandpacket.com). There, you can go to the archives and read two good articles that appeared in the August 12th issue. There have been editorial comments and letters from the public regarding this hot topic as well.

If you disagree with the Assessor's appraisal of your property and want to appeal, State law requires you request, in writing, to meet with the County Tax Assessor within 90 days of the Assessor's mail date on the assessment notice. An appointment will be scheduled with a staff appraiser within 30 days of the date of your request for a conference, or as soon thereafter as practical. If your appeal is resolved at the conference, no further action is necessary on the part of the taxpayer. For more information, visit the County's web site at [www.bcgov.net](http://www.bcgov.net), and follow the reassessment information link.

## New Executive Director

This has been an auspicious year for the Forest Beach Owners' Association. We have had many accomplishments. One of the most important was the addition of John Snodgrass as our new Executive Director. John assumed this position in March, stepping down from the Board to accept this vital role in our organization. We now have someone in our new office five days a week. In addition, we have upgraded our phone system, and John is available to assist our members most all of the time.

John, as you know, has served on your Board for over nine years, five of them as President. His hard work and dedication is unsurpassed. You will notice a difference in the way our business is being conducted.

## New Office

We now have a new office! In March we relocated our office and moved back into the community. The Association now has an office in the Roller Building in Coligny Plaza. The entrance is right around the corner from Roller's Liquors on Lagoon Road, just off of Pope Avenue. Our office is in Suite 5, which is located at the top of the stairs, just inside the entrance. This new neighborhood office makes it much more convenient and 'user friendly' for our members and the business community.

The office is not staffed full time, however our Executive Director is normally in the office in the mornings, Monday through Friday. If no one is available in the office, forms for Architectural Review and building permits are available in bins outside the office door. Additionally, you can drop off Architectural Review Submissions through the drop slot in our office door. Items left in this manner are secure, so there is no need to worry. And as always, you can call our office number, (843) 785-5565, any time with questions, problems or concerns.

## License Plates

Now that we have our beautiful new community signage, we have had some requests for license plates for the front of one's vehicle. Similar to the ones that many of the plantations have, we are considering this project to further identify our neighborhood. If you would be interested in obtaining one of these plates, please let us know. If there is enough interest to make this project cost effective, we will have them made. Either send us an email at FBAssn@aol.com, or call the office at (843) 785-5565 and give us your name, telephone number, and the number of plates you are interested in. Our community is a beautiful, special neighborhood and we are all proud to have you here.

## Be a Good Neighbor

Among other things, September is Beach Sweep Month. Be considerate when you go to the beach by picking up after yourself and others as well. Stick an empty grocery bag in your beach bag so you can collect bits of trash. Get to know your neighbors...if you know your neighbor it is easier to talk to them about any problems you may have or see. If you cannot do this, remember you can always talk to us.

Now is a great time to get an early start on sprucing up your yard for the Holiday season. Rake up the debris and haul it away, or call the fire department for a burning permit. The fire department allows burning every other week (conditions permitting). Call (843) 341-4714 to find out if this is a burning week. If you plan to burn, after you call, you must go to the fire station for the permit.

## Bridge to The Beach Update - Neighborhood Redevelopment Plan

Alan Jackson will give us an update on the Bridge to The Beach Project, Neighborhood Redevelopment Plan at our Annual Meeting. Additionally, we are requesting that a representative from the Town of Hilton Head Island be present to update us on any new developments and be available to answer any questions.

If you have not been following this topic, now is the time to get updated. There are some very exciting plans in the works and you should be informed. There are some major changes planned for our community over the next few years and you'll be pleased with the intended results.

## Email Updates Available

The Association has set up an email system to notify our members of important happenings within the organization and the community. This is an optional method of communication, but one which has proved very effective and timely in getting information into the hands of those interested.

We have set up, in conjunction with Yahoo! Groups, a Forest Beach Owners' Association email group. To become a member of this group, you must request membership by sending a blank email to: forestbeach-subscribe@yahoo.com. We will not add anyone's email address automatically to this list, you must request to be a member. However, by doing so, you will begin to receive more timely information from us. Please note that only the Association can post messages to this group, so you will NOT be bombarded with SPAM or unrelated communications.

## Trees, Trees, Trees!

A hot topic for several years, the preservation of the trees in Forest Beach. Since the adoption of the Forest Beach Overlay District Guidelines last year, there are new requirements for tree removal from properties located in Forest Beach (North, South and Central). No tree, dead, diseased or otherwise, may be removed from the setback area of any lot without the prior written approval of the Town of Hilton Head Island. There are setback areas on all sides of every lot, and this provision applies to both residential and commercially zoned properties.

The Association is here to assist you with this issue. Simply call our office and advise us of the tree(s) that you wish to remove. We will visit your site and determine if any of them are located within a setback area. If they are, Town approval will be needed and we will advise you of this.

There can be much confusion regarding these setback areas and we are here to help. The setbacks for the FBOD in the LMO are different than those in our covenants. Furthermore, the setbacks are determined from the property line, not the roadway edge, as is commonly assumed. This free service of your Association can help you avoid a fine from the Town for removing a tree without obtaining the proper permits. Tree trimming does not require prior approval, however, the removal of any tree on your property should be reviewed by the Association for your protection.

## Who Needs an Architectural Review?

According to the covenants for the Forest Beach subdivisions, (Deed Book 78, Page 306), which binds all property owners, any construction requires an Architectural review. This includes all subdivisions in North Forest Beach (Hilton Head Beach Subdivisions 1, 1A, 2°, 2A, and 3), South Forest Beach (Lawton Beach and Palm Forest) and the Central Forest Beach Business District. The Forest Beach Owners' Association provides this service.\* Any property owner, builder, tenant or renter who intends on building on any lot in these areas of Hilton Head Island, needs to obtain prior written approval from the Association in order to be in compliance with the covenants and not be subject to enforcement actions.

Architectural review applies not only to new construction, but is required for any exterior modifications to an existing structure as well. This includes replacement or remodel of existing components, painting (if a change in color is being made), additions or removals, or a change in materials or colors of a roof. New items such as pools, hot tubs, spas, decks, patios, driveways and walkways also require a review. Replacement of existing driveways, walkways, decks and patios require a review as the codes have changed and simply replacing what was there may no longer be allowable under the current Overlay District Guidelines.

Regardless of whether or not a building permit from the Town of Hilton Head Island is needed, an architectural review is most likely required to comply with the covenants. Failure to obtain a review where needed may subject the property owner to a violation of the covenants. There is no charge to determine if an architectural review is needed, however, there is a variable fee schedule for the review process itself depending on the scope of the project.

As a side note, the Central Forest Beach Commercial District has additional covenant requirements for review by the Association. These include, but are not limited to, all signs, landscaping plans and prior approval of new businesses being established in the area. It is the responsibility of the property owner to ensure that all covenant provisions are followed by their tenants. Any questions regarding requirements for review items should be referred to the Association office.

\*ARB responsibility for this subdivision is held by Hilton Head Beach Subdivision #2 Assets Holding Corporation

## Storm Water Drainage Work Nears Completion

The Town of Hilton Head's storm water drainage project for North and South Forest Beach is nearly complete in our area. While the entire project moves forward through Shipyard and Wexford Plantations, the major construction in Forest Beach is finished. The underground piping is done and the road paving is complete. We are already seeing the benefits of the long needed improvement to our infrastructure.

There continues to be minor follow-up work being performed on the roadside buffers to get them back into shape from the construction activity as well as the undergrounding of the Adelpia cables left from the construction. Removal of the construction fencing and the replacement of the uprooted traffic and parking signs should be complete by year end.

## Parking Problems?

Parking is not permitted on any street in the Forest Beach residential neighborhoods. This includes the street extensions used to access the beach. If you see a violation it should be reported to Tammy Malone with the Town of Hilton Head Facilities Management Department. Her telephone number is 342-4581 and her email address is TammyM@hiltonheadislandsc.gov. Facilities Management enforces the parking regulations and they are very responsive to our requests for assistance. The main office is open from 8am to 5pm Monday through Friday, holidays excluded. On Saturday's you can contact the Coligny Beach Office at 341-4629.

Please note however, that consideration is given to areas where construction activity is going on during the day and strict enforcement under these circumstances is not appropriate. If, however, the roads are being blocked and preventing emergency equipment from passing, corrective action will be taken.

## What Signs are Okay?

We are frequently asked what signs can be placed on a residential property. Here are the basics:

- For Rent - One, affixed to the structure near the front door (Refer to the Town Code for specifications). This applies to short and long term rentals and sign contents are regulated. No "For Rent By Owner" allowed.
- For Sale - One, free standing. Corner lots are allowed two (one facing each street). Signs must be inside the property lines and not at the roadway. Signs MAY NOT have literature boxes attached.
- Construction - One, post mounted, set inside the property line. This post may contain areas for the building permits, tubes for architectural plans and signs for the builder and any sub contractors. Separate signs for sub contractors may not be placed at the site except on the one approved post sign. Construction signs may not be erected on a site until a building permit has been issued by the Town of Hilton Head Island and must be removed after work has been completed and inspected.
- Business - No sign advertising a business operation is permitted in the residential areas of Forest Beach.

Sign violations should be reported to Teri Lewis with the Town of Hilton Head Island's Planning Department at 341-4600 or by email to TeriL@hiltonheadislandsc.gov. She will assign the investigation to the person responsible based upon the location of the violation.

**The Forest Beach Association, Inc.**  
6 Lagoon Road, Suite 5  
Roller Building  
Hilton Head Island, SC 29938



PRSR FIRST CLASS  
PERMIT 289  
SAVANNAH, GA

### FBOA Directors Listing

Pamela Ovens, President  
24 Firethorn LN

Dr. Gabe Fornari, Vice President  
3 Myrtle LN

Debbie Urato, Secretary/Treasurer  
13 Park RD

Alan Jackson  
26 Pelican ST

J. Michael Roberts  
9 Bridgetown RD

Trevor Howard  
16 Dove ST

Joe Mezera °  
6 Lark ST

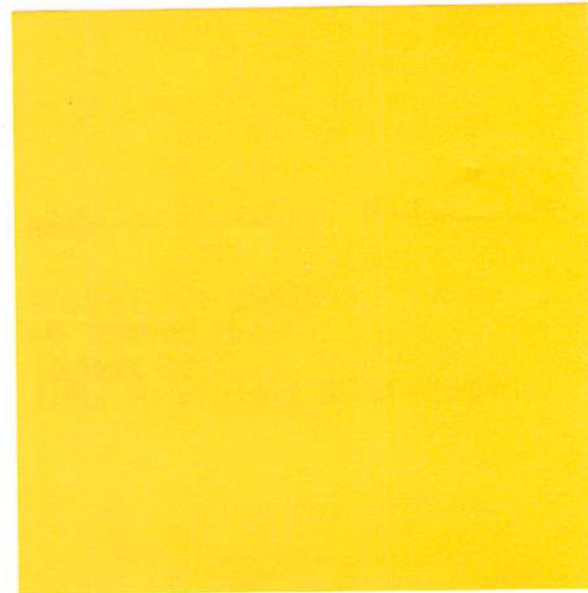
Mail: PO Box 7745, 29938

Dawn Lindstrom °  
1 Mallard ST

Bill Taylor °  
12 Cassina LN

John Snodgrass, Executive Director  
2 Sandpiper RD  
(H) 842-5331 (O) 785-5565  
E-mail: fbassn@aol.com

° By Board Appointment



## It's Not Too Late!

Your 2004 Dues payment can still be made. If you have not already sent in your check, please do so today. Your dues support your organizations' efforts in maintaining property values through covenant enforcement actions, education, architectural review and community involvement to name a few. The 2004 Dues Schedule is as follows:

Residence (Primary, Secondary or Rental)	\$70 each
Business	\$70 each
Vacant Land	\$30 each lot
Timeshare Developments	\$30 per unit
Hotel / Motel / Inn	\$ 7 per room

Our dues are the lowest on Hilton Head Island, yet our community is among the most active. With pending redevelopment activities sure to spur the growth, now is the time to become active and help our efforts with your support.

### Payments should be sent to:

Forest Beach Owners' Associations, Inc.  
P O Box 6442  
Hilton Head Island, SC 29938-6442

## What We Do For You

We are frequently asked, "Why should I join the Association?" The answer to this question can be very lengthy and complex, depending on your point of view. However, we'll try to give you some brief benefits of Association Membership here.

The Forest Beach Owners' Association, Inc. is the recognized community organization to which the Town of Hilton Head Island looks for input on civic projects. When there is a need for feedback on proposed public projects, your Association is among the first contacted.

We provide covenant enforcement for all of the Forest Beach subdivisions. We'll investigate any alleged violations and determine the appropriate course of action.

We work closely with County and State officials, along with the Town on matters concerning our roadways and safety.

We work with the Sheriff's Office on matters relating to public safety and crime in our area.

We administer the Architectural Review process to ensure compliance with our covenants. This includes the initial review, site inspections and completion approvals.

We review all new commercial signs and businesses as required by our covenants.

We act as a clearing house for all questions from our membership. We are presented with a unique variety of problems, from who fixes street signs, to how do we get the grass trimmed along side the road.

Where appropriate, your Association will also undertake legal action to protect your investment by ensuring that all persons comply with our covenants.

Since the Town of Hilton Head Island is a limited service government by design, your Association is here to pick up where they leave off. Without your membership and support, our efforts will be limited.