



HIGHTIDINGS

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

FALL, 2005

Annual Meeting

Our next Annual Membership Meeting will be held on **Saturday, October 15th, 2005** 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 early October. Among the topics to be discussed will be the Associations' financial status, Board of Director's election, status of the community redevelopment plans, and the Associations' activities over the last year along with our goals and objectives.

Ground Work Being Laid

Your Association has been in meetings with Palmetto Electric Cooperative to assist in laying the ground work for a project that will benefit our entire community. Announced in conjunction with the Cooperatives' twenty-year franchise agreement with the Town of Hilton Head Island in 2004, efforts are underway to move all above ground electrical service safely underground. This fifteen year conversion project has been underway for just over a year and the Forest Beach area is high on the priority list.

During the course of this project you may encounter Palmetto Electric personnel in or around your property as they do field work to plan the conversion and determine the best routes to install the new underground lines and the needed ground level switching equipment. As the project draws closer to your property you will receive a letter direct from Palmetto Electric advising you of the work being performed in your area and what to expect. Please note that this is a very large undertaking and will be performed in small segments, so the efforts within our community will take some time to be completed. There is no specific timetable for any one subdivision or street at this time and other projects across the Island as well as unforeseen emergencies will likely affect this project as it moves along.

The benefits of this endeavor are tremendous. Not only will our property values be increased by the elimination of unsightly overhead power lines, but the time and effort needed to restore power during and after a storm emergency will be greatly reduced. There is also the improved safety factor as downed live power lines will be eliminated as they will be safely protected underground. This will help keep our roads open and free of obstacles.

During this project, Palmetto Electric may need to gain easements across parts of your property to safely install the new service. The Association urges everyone to cooperate in this regard and recognize that any minor temporary inconvenience will be greatly outweighed by the benefits of moving our power lines safely underground.

If you have any questions as this project moves along, please contact the Association Office at (843) 785-5565.

South Forest Beach Pedestrian Access Under Redesign

Your Association is in the process of working on a redesign of the pedestrian community beach access adjacent to the Hilton Head Beach Villas. This long standing community access lacks functionality and safety for today's beach going crowd. We are working with the neighboring property owners to come up with a more functional access design which will provide a safe means of traversing this mid-beach location from South Forest Beach Drive across the dunes to the beach, while at the same time provide security to the adjoining properties. In the interim, we have repaired the existing wooden boardwalk leading from the landward side of the dunes to the ocean. We hope to have a conceptual design available shortly. We will be looking to our membership for financial support as this project progresses. We hope to have the newly redesigned access in place before the Spring of 2006.

Repaving Nearly Complete

As we go to press, the State's project to repave North and South Forest Beach Drives is nearly complete. This was a scheduled maintenance project for our area and not part of the Town's publicized redevelopment projects. The Town did rush through a redesign of the Coligny Circle so that they did not have to come in behind the State's repaving project and rip up the newly laid surface material to accomplish the scheduled changes for the circle. So, in a way, we have now seen the first of our TIFF area redevelopment projects.

In addition to the State's efforts on repairing our roadways, the Town, under a separate contract, coordinated to have the badly needed segments of Lagoon Road and Avocet Street repaved by the same contractors. In addition to the new pavement surface, the State widened the shoulder areas and the travel lanes and eliminated the unsafe passing along North Forest Beach Drive with new double yellow centerline markings. Additionally, they have installed pedestrian havens in the medians crossing both North and South Forest Beach Drive and Pope Avenue. These new median areas are designed in such a way as to promote the safe crossing of the highway by slowing down the cross traffic with a jog in the center island. This results in those crossing to be more aware of the traffic and not just jumping out in front of an oncoming vehicle.

Other redevelopment projects will be coming soon. The replacement of overhead utility lines along Pope Avenue is in the works as we speak.

Change in Leadership on the Horizon

It is with great sadness that the Association has accepted the tentative resignation of Pamela Ovens, our current President and long term Board Member and Forest Beach resident. Pamela is in the process of selling her Forest Beach property and will no longer be eligible to serve on the Board of Directors. The Board has requested, and she has agreed, to remain active in an advisory capacity after her official departure. Her final date of service to the Association as President will be effective with the closing of her property sale. At that time Dr. Gabe Fornari, our Vice-President, will assume Pamela's duties for the remainder of this year. We wish Pamela the best and thank her for the many years of service to the Association and our community!

The Way It Was

By Debbie Urato

In the early 1950's my family used to travel by ferry for an occasional day trip to Hilton Head Island. The ferry, operated by Charlie Simmons I believe, took us across the water to this heavily wooded island. We would travel along a narrow two-lane dirt road for a day at the beach. We were able to park our 1949 Chevrolet on the beach where the Holiday Inn Oceanfront stands now, and have a picnic from the trunk of our car (before tailgating was fashionable!). Around this same time my father was offered oceanfront property on this newly developing island for \$800 per lot. His thought was that it was a lot of money, and as he put it, "There was no bridge, and even if you could get onto the island, it was almost impossible to get to the beach." He declined the offer, and instead, bought a house in Savannah.

Years later, in 1974, my fiancé and I moved to Hilton Head Island as owners of Iurato's Plaza Pizza in Coligny Plaza. At that time there were only five small hotels/motels and approximately 18 restaurants on the island. The most notable at the time, some of which have survived to this day, were Miz Mack's, Simmons' Fish Camp, Hudson's, Old Fort Pub, Overlook, Plantation Club, Abe's, Captain's Table, and the Golden Rose. The Red and White in Coligny Plaza (now the Piggly Wiggly) was the biggest grocery store. There was a small elementary school that could handle approximately 40 students, near today's Fairfield Square. There was one medical building (where CVS on Pope Avenue now sits). The Holiday Inn Oceanfront was newly opened in February 1974, and the only franchise operation on the island. Highway 278 was a two-lane road and the Byrnes Bridge was a swing bridge operated by an old car engine. There was no traffic and no traffic lights! My fiancé and I were married in August 1974 at the old Hilton Head Inn, and opened Fratello's Italian Restaurant in May of 1977. The way life used to be on Hilton Head Island. How times have changed!

Lot Clearing and Tree Removal

A sensitive topic in recent years, has been the preservation of the trees in Forest Beach. Since the adoption of the Forest Beach Overlay District Guidelines in mid 2003, there are now requirements governing the removal of trees 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 should be reviewed by the Association for your protection.

Additionally, there have been recent incidents of properties being cleared in preparation for development without having the proper permits from the Town. You cannot clear the buffer areas, under any circumstances, without having prior written approval of the Town, whether or not a permit is required for the remainder of the lot clearing activities.

Animal Regulations

The Association has received a number of inquiries and complaints related to animals (dogs and cats) running free throughout the neighborhood and leaving their excrements behind on neighboring properties. While this is a violation of our covenants, it is further a violation of the Town's Municipal Code. We have reprinted here for everyone's information the applicable code section from the Town's Web Site:

Chapter 1 ANIMALS

ec. 17-1-111. Animals; nuisance.

It shall be unlawful to keep animals or fowl in any area where they create an odor, unsanitary condition, or otherwise create a nuisance.

(Ord. No. 85-10, § 1, 5-20-85)

ec. 17-1-112. Cruelty to animals.

It shall be unlawful for any person to inflict unnecessary pain or suffering upon any animal, or to ride, drive or work it when sick or unfit for work, or to override, overwork, overload, ride when overworked, torture, torment, or to beat or whip cruelly any animal.

(Ord. No. 85-10, § 1, 5-20-85)

ec. 17-1-113. Rabies inoculation required.

It shall be unlawful for any person to own, harbor, maintain or have in possession within the town any dog or cat unless that dog or cat has been inoculated against rabies within the preceding twelve (12) months by a licensed veterinarian or other person authorized to administer the vaccine. Such person shall produce proof of such inoculation when requested by any appropriate authority. Provided, however, this section shall not apply to dogs or cats less than four (4) months old.

(Ord. No. 85-10, § 1, 5-20-85)

ec. 17-1-114. Running at large prohibited; leash required; animals on streets and public places.

(a) It shall be unlawful for any person owning any dog or any other animal or having the control of any dog or any other animal to permit such animal to be on the street or any other public place in the town, except beaches, when such animal is not at all times on a leash.

(b) From Friday of Memorial Day weekend through the Monday of Labor Day weekend of each year, dogs or any other animal shall not be allowed on the beach between 10:00 a.m. and 5:00 p.m. nor in any designated swimming area at any hour.

(c) Dog owners or handlers may allow their dogs to be without a leash within the fenced areas of a designated public dog park; provided, however, that:

(1) Dogs must remain leashed when entering or leaving the park area and when within the fenced lobby area. The lobby entrance gate and inner gate to the dog park must be closed immediately after entering the lobby or dog park area;

(2) No dog owner or handler shall allow any dog that is not under positive voice control or supervision to be unleashed within the fenced area of any public dog park;

(3) No dog owner or handler shall permit his dog, whether leashed or unleashed, to attack, bite, molest, leap or jump upon or otherwise harass, harm or annoy any other person or dog within the fenced area of any public dog park. Any dog exhibiting any such behavior shall be immediately removed from the dog park by its owner or handler;

(4) No dog owner or handler shall bring any dog that is known to such person to have previously attacked, bitten, molested or harmed any other person or animal into any public dog park;

(5) No dog owner or handler shall bring any dog younger than four (4) months into any dog park;

(6) No dog owner or handler shall bring any female dogs "in heat" into any dog park;

(7) No dog owner or handler shall bring any dog that is not legally licensed, and which has not had all required vaccinations into any dog park;

(8) No dog owners or handlers shall permit their dog to dig within any dog park. Dog owners and handlers shall fill any holes dug by their dog;

(9) No dog owner or handler shall leave an unattended dog within any dog park. Unattended dogs shall be considered abandoned;

(10) No more than two (2) dogs per dog owner or handler are permitted in any dog park at any one (1) time;

(11) Dog owners and handlers shall clean up and remove any droppings left by their dog within any dog park and elsewhere;

(12) Children under the age of twelve (12) are not permitted in any dog park, unless accompanied by a parent or guardian;

(13) Professional dog trainers shall not utilize any dog park for the conduct of their business; and

(14) No person shall allow any other animal except a dog to be within the fenced area of a designated public dog park.

(d) No person shall permit any excrement from any animal under that person's control to remain on the beach, the street, dog park, any other public place or the private property of another, but shall dispose of same in a sanitary manner.

(e) Any violation of these provisions shall result in the owner of the animal being charged with a misdemeanor and may result in the animal being seized by the appropriate animal control officer or law enforcement officer.

(Ord. No. 85-10, § 1, 5-20-85; Ord. No. 88-17, § 1, 8-15-88; Ord. No. 02-32, § 1, 9-17-02)

Cross references: Animals on beaches, § 8-1-211.

ec. 17-1-115. Barking dogs.

It shall be unlawful for any person to allow any dog or cat to bark or meow to such an extent as to interfere materially with or affect the health, comfort, peace, or quiet of any other person.

(Ord. No. 85-10, § 1, 5-20-85)

ec. 17-1-116. Animals to be licensed.

Dogs must be licensed yearly as required under county regulation.

(Ord. No. 85-10, § 1, 5-20-85)

PART A. GENERAL BEACH PROHIBITIONS

ec. 8-1-211. Unlawful activities enumerated.

In order to assure the public health, safety, and welfare of all individuals using the beaches within the town, it shall be unlawful for any person to do any of the following activities on the beaches within the town:

(5) **Animals.** Except as provided herein, no person shall bring or allow any dog, or any other animal on the beach that is not at all times on a leash between the hours of 10:00 a.m. and 5:00 p.m. from April 1st through the Thursday before Memorial Day weekend and from the Tuesday after Labor Day weekend through September 30th. No person shall bring or allow any dog, or any other animal, on the beach between the hours of 10:00 a.m. and 5:00 p.m. from the Friday before Memorial Day weekend through the Monday of Labor Day weekend. No person shall bring or allow any dog or any other animal on the beach that is not on a leash or under positive voice control of the responsible person between 5:00 p.m. and 10:00 a.m. from April 1st through September 30th. No person shall bring or allow any dog or any other animal on the beach that is not on a leash or under positive voice control at any hour from October 1st through March 31st. Any violation of the provisions hereof may result in the owner of the animal being charged with a misdemeanor and the animal being seized by the appropriate animal control officer or law enforcement officer. No person shall permit any excrement from any animal under that person's control to remain on the beach but shall dispose of same in a sanitary manner. From April 1st through the Thursday before Memorial Day weekend and from the Tuesday after Labor Day weekend through September 30th of each year, dogs or any other animal, other than seeing-eye dogs, shall not be allowed in any designated swimming area unless on a leash and walking through the area between 10:00 a.m. and 5:00 p.m.

It's Not Too Late!

Your 2005 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 and improvement to name a few. The 2005 Dues Schedule is as follows:

Residence (Primary, Secondary or Rental)	\$80 each
Business	\$80 each
Vacant Land	\$40 each lot
Timeshare Developments	\$40 per unit
Hotel / Motel / Inn	\$10 per room

Our dues remain the lowest on Hilton Head Island, and our community continues to be among the most active. With redevelopment activities spurring new 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

Get on the List

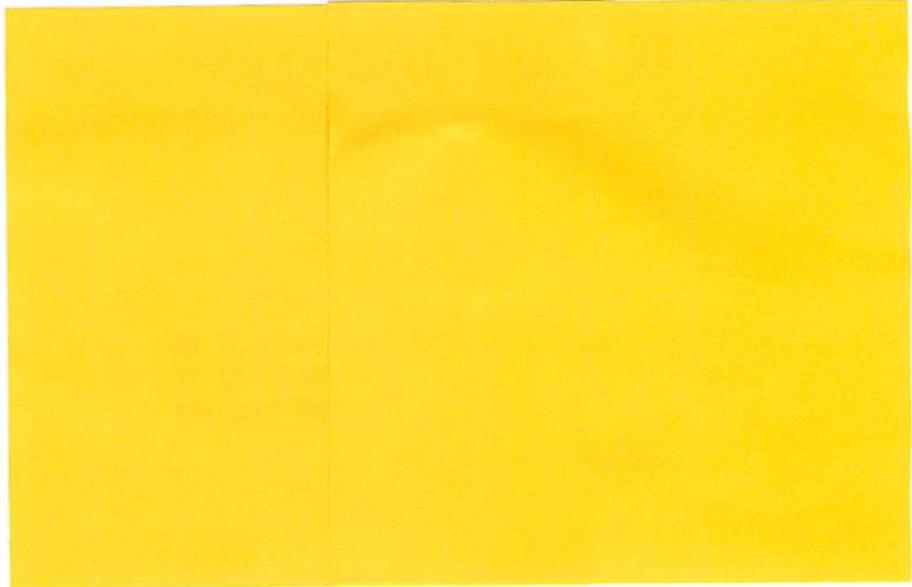
The Associations' email list is the fastest method, and has the most up-to-date information on our community. If you have not already subscribed to this service, now is the time to do so. This is an optional list, so you must accept one of our invitations or send an email requesting to be added. We cannot (and will not) add your email address without your requesting to be placed on the list. To become a member our email group list, you must request membership by sending a blank email to: forestbeachsubscribe@yahoo.com. When you do, 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. And, we never sell or distribute our members email addresses in any form.

The Forest Beach Association, Inc.
6 Lagoon Road, Suite 5, Roller Building
P.O. Box 6442
Hilton Head Island, SC 29938

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FBOA Directors Listing

Pamela Ovens, President '06
24 Firethorn LN
Dr. Gabe Fornari, Vice President '05
3 Myrtle LN
Debbie Urato,
Secretary/Treasurer '06
13 Park RD
Alan Jackson '07
26 Pelican ST
Trevor Howard '06
16 Dove ST
Bill Taylor '05
12 Cassina LN
Eleanor O'Key '06
6 Egret ST
Johnnie Lee Witt '05
32 Mallard ST
Rick Trenary '05 *
5 Park RD
John Snodgrass, Executive Director
2 Sandpiper RD
(H) 842-5331 (O) 785-5565
E-mail: fbassn@aol.com
* By Board Appointment



ITRQPI 29926



What We Do For You

We continue to be asked, "Why should I join the Association?" The answer to this question can be very lengthy and complex, depending on your point of view.

Here are some brief highlights of Association Membership:

- The Forest Beach Owners' Association, Inc. continues to be 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 prevention 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 any and 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.

License Plates

We have an ample supply of our Forest Beach license plates for the front of your vehicle. Patterned after our unique neighborhood signage, the plates are available for a donation of \$10 each (payable to the Forest Beach Owners' Association). You can call (843) 785-5565 and arrange to pick up the plates in the Association Office, or, we can mail them to you for an additional \$2 each for shipping and handling. We will also have a supply available at our Annual Meeting if you wish to pick one up at that time.

Suggestions? Questions?

In preparing our Newsletters, we try to cover topics of interest to all property owners in the Forest Beach community, and on occasion, topics of Island wide interest. Many of you have provided positive feedback on the informational value of our Newsletters. We recognize, however, that there is always room for improvement. Our Newsletters are designed to keep you up-to-date on the activities of your Association and present topics of community interest. We always welcome suggestions for topics that you would like to see covered or questions you would like for us to answer. Don't be shy - send them in to us so we can include them in future issues. You can mail, fax, email or telephone us. Let us here from YOU!