



# HIGHTIDINGS

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

FALL, 2007

## Annual Meeting

Our next Annual Membership Meeting will be held on Saturday, October 20th, 2007 from 10am – Noon in the Parish Hall at St. Luke's Episcopal Church on Pope Avenue. Please plan on attending this very important and informative meeting.

We are scheduled to have invited guest speakers from the Town of Hilton Head Island and the Sheriff's Office to update us on activities during the past year and what is coming for 2008. Our Councilman, John Safay, has advised that he will be present to answer any of your questions or concerns.

As always, these presentations are all in addition to our regular agenda which will review the activities of your Association over the last year, a presentation of our 2006 year-end financial report, an update on the status of our legal affairs, elections of the 2008 Board of Directors and a question and answer session with your current Board Members.

## A New Beach Park? Or A New Strip Mall?

The "Bridge to the Beach" redevelopment of the Pope Avenue corridor and Coligny area is finally underway. You certainly have noticed the new bike paths under construction on both sides of Pope Avenue, right? These include new curbing, bridges over marsh and lagoons and an overall safer environment for pedestrians in the area. The conceptual plans for a new and improved beach entrance and facilities, located between the Holiday Inn Oceanfront and the Breakers/Beach Market, were recently approved by Town Council on September 18th. The next, and possibly the largest, redevelopment phase is the removal of the Smokehouse restaurant and construction of a new beach park and enhanced parking facilities on that site. This project is scheduled to encompass the existing beach parking facility, the former Smokehouse site and additional lands acquired in the area by the Town and will include many new infrastructure improvements. Final conceptual approval of this phase is scheduled for this winter. The funding for this important redevelopment phase was raised by a Tax Increment Financing device, or TIF.

Based on information on the official Town of Hilton Head Island website, moneys raised via a TIF may only be used for parks, pathways, or roads. However, the current conceptual plans call for a new commercial development in the form of a 5000+ sq.ft. retail shopping complex to be located in this beach park. The Association has some reservations about this plan and several individuals have expressed sever concern over the Town's use of TIF funds for a commercial endeavor. We have been waiting nearly ten years for the Town to move forward on its' promises of a new beach park and a cure for inadequate beach parking during our summer season. We are just not sure that the current conceptual plan being developed by Town Staff meets the needs of the community in a responsible manner.

We have requested that the Town present the current conceptual plan for this area at our Annual Meeting for the members to get a first hand look at what is being proposed. While this will not be a formal public hearing on the project, our input is vital and our Councilman will be present to hear your concerns or approvals. We strongly urge your participation in this process. The Association does not want to go on record (for or against) this very critical redevelopment without substantial input from our members. This will be a multi-million dollar investment of our tax dollars and one in which we feel all efforts should be made to do the right thing from the beginning. The costs of making a mistake of this financial magnitude are not easily absorbed and should be avoided with due diligence on the part of the community.

## New State Law to Assist in Project Review

As of the time this Newsletter was written, the Town had advised the Association that a recent State Law went into effect that should assist both the Town and the Association in verifying compliance with our covenants on building projects.

The law, in part, requires municipalities to inquire of building applicants if their property is governed by covenants, and if they have complied with the covenants prior to submitting an application for a building permit. Where there are differences between private covenants and municipal codes and regulations any interested party can notify the municipality of these, which will then require that they take a more detailed look at the application to determine its' impact on the project and if the applicant has complied with the covenants.

Your Association is working closely with the Town to advise them of specific covenant restrictions, on a subdivision by subdivision basis, which will impact any given project. The Town has advised that they have not yet modified their application process to include the necessary checks-and-balances to ensure that this new law has been complied with, but has assured the Association that this is in process of being done. This most likely will include a requirement that an applicant produce some form of documentation from the Association advising that the project had been submitted and reviewed, along with the results and restrictions, if any, placed on the project by the Association. We believe that this new law will assist in the voluntary compliance with our covenants.

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## Litigation Update

After three years of preparation, the Association's case regarding an alleged covenant violation stemming from a structure being built to unapproved plans has finally been heard by the court. On September 18 – 20, testimony was given in the case involving a home on Dune Lane which was built to a set of plans not approved by the Association, and one in which the Association asserts was built too close to a street. While we feel we put on a strong case, only time will tell. We are awaiting word from the court on whether they want additional input from counsel or are ready to issue a ruling. Hopefully we will have some word that can be passed along at our Annual Meeting on this matter.

In another case, the Association is involved in litigation regarding alleged encroachments into a street that inhibit its' use a means of access to the beach. Depositions are still being taken in this matter and a trial date has not yet been set. Again, if anything further develops, we will bring it to the members attention at the Annual Meeting.

## 2008 Dues Increased

Your Board of Directors has reviewed our current financial position and our projected expenditures for 2008 and has voted a nominal 6.25% increase in our basic residential dues. While we maintain the lowest property owners dues on the Island, our expenses continue to increase with the times. In order to provide you with the services you deserve and the processes needed to protect your property values, we have no choice but to raise our dues. It should be noted that we have not had an increase in dues in over four years. Below is the 2008 Dues Schedule:

Residence (Primary, Secondary or Rental)	\$85 each
Business	\$85 each
Vacant Land	\$45 each lot
Timeshare Developments	\$45 per unit
Hotel / Motel / Inn	\$15 per room

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## Email List Grows

The Association's email list of owners continues to grow. We use this system to notify our members, and interested parties of important happenings within the organization and the community. We send notices of upcoming Board Meetings, the minutes of those meetings, and important announcements concerning the Forest Beach Community. This email list is optional, so you must sign up for it as we will not add your email address automatically.

To become a member of this group, you must request membership by sending a blank email to: forestbeach-subscribe@yahoo.com. Once you join 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 communication/s.

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## Adopt A Spot

You have heard of the "Adopt-a-Highway" program. Well, that is hard to do in Forest Beach, but the solution to pollution might be an "Adopt-a-Spot" program. Are you interested?

If so, maybe you would like to clean up the trash on your street. Maybe your neighbor wants to join you. Maybe, if your street is already adopted, you might want to tackle the trash on Lagoon Road, or North or South Forest Beach Drive—or maybe just a portion of it.

If you are interested in participating in this effort to make our little corner of the world a prettier place to live, just let us know at the Association. We will be mapping out those spots chosen by residents, and we will find a place for you too. With any luck we might get every spot adopted. Call Eleanor O'Key at (843) 338-7626, your Association Office (843) 785-5565 or email us at FBASSN@AOL.COM to sign up.

## Trash Dumping Slows

Both the Town and the Association have encountered fewer complaints over the course of the last year regarding the illegal dumping of yard waste in our right-of-ways and on Town owned property and vacant lots. However, this problem has not gone away completely. Remember, this activity is illegal! All lots in Forest Beach are privately owned property and when an individual enters upon that land to leave their yard debris they have committed trespass and violated the Town's litter ordinance. Similarly, when depositing yard debris along the side of the road or within the road buffers, the same laws are being broken. These selfish acts cost the lot owners or the Town countless dollars to have the debris removed. Ultimately, in the case of the Town's clean-up efforts, it costs us all as our tax dollars are being spent needlessly to clean up the trash left by some uncaring individual. There are services who will pick-up your yard debris or you can take it to the recycling center for free.

Both the Association and the Town continue working to identify any individuals who are dumping trash in our neighborhood. We continue to seek your assistance in this regard. If you have any information regarding these activities please contact the Association office at (843) 785-5565 or The Town of Hilton Head Island, Code Enforcement, at (843) 341-4600.

## Nominations Open

We have five Director's positions expiring at the end of December. Several of our directors have indicated that their schedules will limit the amount of time they can devote to Association activities in the future. We are actively seeking individuals who wish to serve on the Board in the upcoming year. Our terms of service are either one, two or three years. The Board meets every month on the second Monday of the month (except October when we have our Annual Meeting).

In order to serve on the Board, Directors must be property owners in one of the eight Forest Beach Subdivisions (North, Central or South). This is a volunteer position, so there is no compensation. Directors are expected to attend the regularly scheduled Board meetings and be available by email and telephone to conduct Association business as needed. Some committee involvement may be asked of you during the course of the year, depending on the approved activities of the Board. Day-to-day operations of the Association however, are conducted by the Executive Director, who is available to the membership by phone, fax or email most every day of the year.

If you are interested in serving your community, please email (FBASSN@AOL.COM) or fax (843-842-7918) a brief letter requesting that your name be placed in nomination for a position on the Board when elections are held at the Annual Meeting. Please include your contact information (home, work and cell phone numbers, email address, home address and the address of the property you own within Forest Beach). We would request that you also be present at the Annual Meeting to meet the membership present and answer any questions they may have of you as a candidate. As always, nominations will be taken from the floor prior to the election.

If you are interested in running, but have further questions, please feel free to contact one of the current board members.

## What We Do For You

We are frequently asked, "What Does the Association Do for Me?" The answer to this question can be very lengthy and complex, depending on your point of view. However, we will try to provide you some benefit information 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 will investigate any alleged violations and determine the appropriate course of action.

We inspect and document, then refer, all LMO violations to the Town.

We work closely with our County and State officials, along with the Town on matters concerning our roadways and public 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. This process also helps ensure that our projects are completed in accordance with the LMO Guidelines specific to Forest Beach.

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.

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

## License Plates

Forest Beach license plates are available for a donation of \$10 each (payable to the Forest Beach Owners' Association). Patterned after our unique neighborhood signage, the plates are wonderful gifts for friends and relatives who have visited you here on the Island. You can call (843) 785-5565 and arrange to pick up the plates at the Association Office, or, we can mail them to you for an additional \$2 each for shipping and handling. In addition to being placed on the fronts of vehicles, some of your neighbors have found that they make a unique plaque for your house as we have seen several mounted above garage doors and near front entrances.

## FBOA Directors Listing

Dr. Gabe Fornari, President  
3 Myrtle LN - '07

Eleanor O'Key, Vice President  
6 Egret ST - '08

Debbie Urato, Secretary/Treasurer  
13 Park RD - '09

Sherry Herndon  
77 Forest Gardens - '07

Jack Daly  
4 Myrtle LN - '08

Johnnie Lee Witt  
32 Mallard ST - '07

Rick Trenary  
5 Park RD - '07

Bill Taylor  
12 Cassina LN - '07

Bob Spear  
313 Fort Howell DR - '08

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

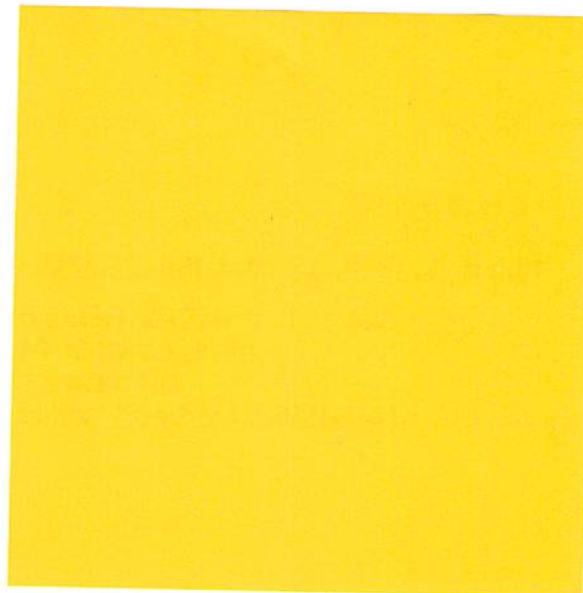
## Forest Beach Owners Association, Inc.

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P.O. Box 6442

Hilton Head Island, SC 29938

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## It's Never Too Late!

Your 2007 Dues payments 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. The 2007 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. We need your support, so please send in your dues today!

Payments should be sent to:  
Forest Beach Owners' Associations, Inc.  
P O Box 6442  
Hilton Head Island, SC 29938-6442

## 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!