



HIGHTIDINGS

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

FALL, 2010

Annual Meeting

Our next Annual Membership Meeting will be held on Saturday, October 23rd, 2010 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.

1. Approval of Annual Meeting Minutes from October 2009
2. Welcome and Introduction of Board Members
3. Ward 4 & Town Representative Introductions
4. Treasurer's Interim Financial Report and Previous Year End
5. Presentation of 2011 Annual Budget
6. Update on Legal Matters
7. Old Business
8. New Business South Forest Beach Accesses
9. Election of 2011 BOD Nominees (2 Positions)
10. Closing Remarks.

FOREST AND THE BEACH

by Jack Daly

Often the good work of the Forest Beach Owners Association goes largely unnoticed by our members. Upholding our covenants, architectural reviews and plans approval, educating new residents and property owners of our delicate ecosystem, working with the Town to preserve our natural environment etc., often happens out of sight of the membership. Unfortunately this can leave the mistaken impression to you that the Association is not actively working on your behalf. So this year I am pleased to report about some very real and tangible results of our hard, behind the scenes, work.

This summer the Forest Beach Owners Association joined forces with the Beaufort County Open Land Trust to preserve over 30 prime oceanfront acres right here in our very own Forest Beach. A 400 foot section of critical oceanfront dunes and one of the last remaining maritime forest areas on Hilton Head, which stretches from the Marriott Grande Ocean all the way to Sea Pines, was placed under a Federal Conservation Easement and your Association was entrusted with its permanent ownership. This means the Association now owns over 30 oceanfront acres!

This new acquisition benefits residents and property owners of Forest Beach in many ways. First and foremost, it protects the dunes and maritime forest, which in turn protect us from the Atlantic Ocean. Your beach (and oceanfront/oceanside home and property) is only as secure as the tree and plant roots that keep it from washing away. Deforestation for the sake of a panoramic view, encroaching overdevelopment, or mowing the dunes flat to serve as a commercial entertainment venue only encourage erosion and escarpment. The new conservation easement specifically prohibits

those activities.

Secondly, the new conservation easement ensures only neighborhood access to our beach through these sensitive areas. If this property were entrusted to the Town, for example, it could easily be turned into public beach parking. These new public beach parking spaces would, by law, allow the Town to apply for State matching funds in order to help pay for beach renourishment in other parts of the Island, such as Port Royal Plantation, a top Town priority. Imagine your dunes turned into public parking in order to help preserve an always eroding beach inside a private plantation! A very likely scenario, but not on our watch! Your Association now has control of these neighborhood beach walkways and accesses.

Lastly, the new conservation easement will prevent any further oceanfront development. Isle of Palms, for example, is an accreting beach just like South Forest Beach. Years ago a developer bought the oceanfront strand on Isle of Palms and waited years until enough sand had accreted and accumulated to finally replat the strand area as a new section of oceanfront lots. Overnight, oceanfront homes were now 2nd or 3rd row properties complete with a road in front of them. It happened there, but with the new conservation easement, it will never happen in this section of Forest Beach.

Clearly the new conservation easement and securing the strand and walkways/accesses in this part of South Forest Beach is a huge success for your Association. Even more, the Town has agreed to take over maintenance and ownership of the roads in that area. However, the Forest Beach Owners Association does not deserve all of the credit. The good people of the Beaufort County Open Land Trust wrote the easement

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WHO IS THE FOREST BEACH OWNERS ASSOCIATION (FBOA) AND WHAT DO WE DO FOR YOU!

When a group of dedicated citizens bands together to try and make a difference, you don't always see the results of their efforts or hear about their achievements. This document, hopefully, will inform you about the Forest Beach Owners Association and what we have been doing FOR YOU.

We work, live and play where you do—in North and South Forest Beach. The Forest Beach area encompasses eight neighborhoods and subdivisions comprised of single-family, multi-family and commercial properties. Most all of them border on the coastline of the Atlantic. The FBOA is an organization made up of property owners from these eight areas of Hilton Head Island that are collectively known as Forest Beach.

The Association has the authority to enforce deed covenants that protect all of the Forest Beach properties, help to preserve property values and ensure you will enjoy the beaches, accesses, parks and other common areas, as well as our shopping centers. We work closely with the Town of Hilton Head Island in its efforts to keep you safe and further your enjoyment of the roads, leisure paths and other amenities—down to the last tree, bird and alligator.

Most people never think about what is involved in providing the environment we all enjoy on Hilton Head Island, and how it touches you, directly or indirectly, when you visit or live on our Island.

If you own a house or villa in Forest Beach, or you are a full-time resident anywhere on the Island, you've probably seen the FBOA logo. It can be found on our license plates and on signs at the entrance to our community.

If you have participated in our neighborhood crime watches, beach sweeps or turtle protection measures (Lights Out!) you have come in contact with the Association. If you've paid your annual dues to the FBOA, then you've probably read our newsletter,

attended our annual owners meeting, monthly Board of Directors Meetings, and/or voted on issues of importance to you as a property owner. You may also have visited our page on Facebook or logged onto our website to keep up with the latest news in our neighborhood. Or, signed up to receive our email updates to stay in touch with important issues concerning Forest Beach--your neighborhood.

If you are a part-time resident who visits the Island on occasion, take time to see what full-time residents have accomplished and see if you can participate in your own way as time allows.

If visiting or vacationing here in the Forest Beach area, you may not realize who is responsible for the cleanliness, safety and accessibility of all the facilities you enjoy, and for the friendliness you see in your neighbors. While the FBOA cannot claim credit for

everything that is done to make and maintain Forest Beach as the place it is, we are actively working to do everything within our authority and ability to ensure that it stays a clean and safe environment for everyone's enjoyment for years to come. This is what keeps people coming back and wanting to be a part of this community.

DID YOU KNOW???

- The FBOA will soon acquire ownership of the strand blocks in South Forest Beach (which contain the sand dunes on our beaches), from a group of private owners, thus ending the potential for encroachments and ensuring that construction into, and use of, the dunes will remain in compliance with the State regulations and in line with sound environmental policies.
- The FBOA litigated a suit to open up the Avocet Street beach access which has been encroached upon and blocked by a private individual.

Although the case is still under appeal by the defendant, the Association remains confident that the decision in our favor will be upheld.

- The FBOA identified blighted properties at the request of the Town, and they are being, and will continue to be, cleaned up in accordance with Town regulations.
- The FBOA provides assistance to the Town and the Coastal Discovery Museum in disseminating brochures on the protection of Sea Turtles. We also contact neighbors who inadvertently leave their lights on into the evening, endangering the nesting of this federally protected species.
- The FBOA, through litigation, has been affirmed to have legal standing with the courts to enforce the restrictive deed covenants within the Forest Beach subdivisions.
- The FBOA has appeared before Town Council on numerous occasions in efforts to preserve trees within setbacks and/or buffers. We took a position against a move by some Folly Field residents to incorporate Forest Beach in their proposed Land Management Ordinance (LMO) changes. The Town, having listened to our Association, agreed to limit the changes to the LMO and separated Forest Beach from Folly Field in this sensitive environmental issue.
- The FBOA provided design input, as well as architectural review, for the Town's re-design of the Coligny Circle and beach entrance.

These are just some of our most recent accomplishments. With your cooperation, we will be able to do even more in the future.

*FBOA Board of Directors
August 1, 2010*

DUNE PROTECTION

How well do you know the Municipal Code and Land Management Ordinances that pertain to prohibited or regulated activities in and around the sand dunes along our beaches?

Here's a quiz to see how much you know about what is and is not allowed related to the dunes. Take a moment to test your knowledge by answering True or False to each statement below:

If you own a lot or oceanfront home that does not have access to the beach, you can cut a path through the dunes. T__ F__

You can cut sea oats to put into flower arrangements. T__ F__

Parking a boat in the dunes is allowable for adjacent property owners. T__ F__

Erecting a tent or temporary gazebo in the dune directly in front of your property is permissible. T__ F__

If approved by DHEC, a homeowner may construct an 8-foot wide elevated walkway across the dunes. T__ F__

Property owners may renourish the dunes in front of their homes at any time without a permit. T__ F__

You can replace an existing boardwalk without the need for any permits. T__ F__

The planting of vegetation or the construction of wood, sand and wire fences is not permitted. T__ F__

If you answered False to ALL of these questions, you scored 100% and are an enlightened and knowledgeable property owner or visitor. If you missed any, or to see all of the legally adopted ordinances, visit www.hiltonheadislandsc.gov and look for LMO Sec. 16-6-305 and Municipal Code Sec. 8-1-413. Below are portions of ordinances applicable to this quiz.

Sec. 8-1-411. Permit required; damage prohibited.

No person shall alter, destroy or remove any portion of a sand dune, except by obtaining a valid permit... (Items 1, 6)

Sec. 8-1-413. Destruction of sea oats or other dune vegetation.

It shall be unlawful for any person to alter, remove or otherwise destroy sea oats or any other vegetative matter growing out of the sand dunes... (Item 2)

Sec. 16-6-305. Dune Protection Standards

2. No dune shall be leveled, breached, altered or undermined in any way by development or other human-caused activity such as boat storage,... (Item 3, 4)
3. Access to beach areas shall be provided by elevated walkways when traversing dune systems. Walkways shall not exceed a maximum of 6 feet in width,... (Item 5, 7)
4. Planting of vegetation and construction of wood, sand and wire fences shall be permitted. (Note that OCRM permit may also be needed.) Hard materials (other than fences) shall not be permitted without extensive scientific documentation and assurances that there are no detrimental on or off-site impacts. (Item 6, 7)

Bottom Line: One of the most important things to remember is that cutting or removing native vegetation, excavating soils, or developing and placing structures are all prohibited activities within the dunes. Help the Forest Beach Owners Association and the Town protect our dune system and all of the beachfront along Forest Beach, as well as the other beaches you enjoy on Hilton Head Island.

Forest and the Beach *continued...*

agreement, brokered the deal between the Association and the previous strand owners, and truly made all of this possible. Please visit them at www.openlandtrust.com and show them your appreciation for working with us to accomplish this wonderful fete on your behalf.

This is an example of how your Association has been working, oft times quietly, out of the public eye, for your benefit. We appreciate your support and hope that you continue to have the same level of interest and commitment to the Association as does your Board of Directors. If you have any questions, please feel free to email me at fbassn@aol.com.

Thank you, again, for your membership.

Quoted from MSNBC, June 18, 2010:

All-American family beach vacation spots

Of the ten top spots highlighted in this article, Hilton Head Island was featured: "Time-honored tradition is where great childhood memories are made."

Hilton Head Island's 12 miles of South Carolina beachfront are child-friendly indeed, with shallow waters, gentle waves, and sand dollar-dotted shores. Watch the water for awhile and you'll likely spot frolicking pods of dolphins; you can even see the smiling mammals up close by chartering a dolphin cruise...

FBOA Directors Listing

Jack Daly, President
4 Myrtle LN - '11

Sherry Herndon, Vice President
77 Forest Gardens - '10

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

Eleanor O'Key
6 Egret ST - '10

Julio Picasso
'11

Doug Felten
17 Bittern ST - '12

Chuck Nelson
31 S. Forest Beach DR #37 - '12

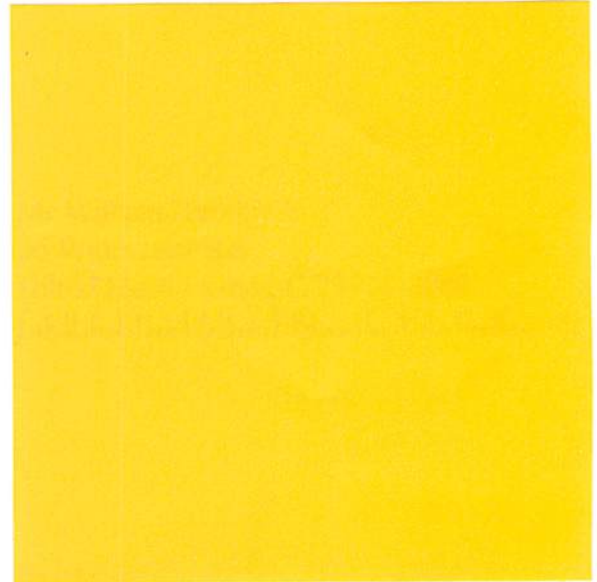
Dr. Gabe Fornari, Past President

John Snodgrass, Executive Director
(C) 843-684-1101 (O) 785-5565
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Hilton Head Island, SC 29938

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LIGHTS OUT!

May 1 - October 31

SEA TURTLE NESTING SEASON

IT IS THE POLICY OF THE TOWN OF HILTON HEAD ISLAND THAT NO ARTIFICIAL LIGHT SHALL ILLUMINATE ANY AREA OF THE BEACH. TOWN ORDINANCE SEC. 8-5-115

LOGGERHEAD SEA TURTLES ARE A FEDERALLY THREATENED SPECIES THAT NEST ON OUR BEACHES.

BRIGHT LIGHTS DISORIENT ADULT FEMALES COMING ASHORE TO NEST AND NEW HATCHLINGS ON THEIR WAY TO THE OCEAN.

PLEASE CLOSE INTERIOR BLINDS AND TURN OFF ALL BALCONY LIGHTS THAT ARE NOT FITTED WITH HOODS BEFORE 10:00 PM.

ALSO, PLEASE REMOVE ALL PERSONAL ITEMS FROM THE BEACH DAILY (I.E. TENTS, CANOPIES, CHAIRS, BEACH TOYS, ETC.). THESE ITEMS ARE OBSTRUCTIONS FOR SEA TURTLES.

PLEASE HELP US KEEP OUR BEACHES CLEAN & DARK - THANK YOU.

For More Information
on Logger Head Sea Turtles
Please Contact the
Coastal Discovery Museum
(843) 689-6767

To Report Bright Lights
that are Illuminating the Beach
Please Contact the
Town of Hilton Head Island
Code Enforcement
www.hiltonheadislandsc.gov
(843) 341-4642 or (843) 341-4643