



HIGHTIDINGS

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

www.forestbeachassociation.com

FALL, 2011

Annual Meeting

Our next Annual Membership Meeting will be held on Saturday, October 22nd, 2011 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 2010
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 2012 Annual Budget
6. Update on Legal Matters
7. Old Business South Forest Beach Accesses
8. New Business
9. Election of 2012 BOD Nominees (2 Positions)
10. Closing Remarks.

COLIGNY AREA REDEVELOPMENT

Coligny Plaza, Heritage Plaza, and the surrounding areas could see a major redevelopment in the near future. By offering Town-owned land and the promise of relaxed development standards, the Town of Hilton Head is trying to entice the owners of Coligny Plaza and Heritage Plaza to redevelop their properties. Not only is the Town seeking to replace the older plaza structures with more modern, updated facilities, but the Town is also aiming to redesign the lower end of Pope Avenue and rearrange the commercial spaces to create a central park.

The footprint of this proposed new park would be the area now occupied by Pope Avenue from the Coligny Circle to approximately just past Nassau Drive up by the current Wild Wings, but widened, by a yet undetermined amount, to create a long central park. Pope Avenue would be divided near Wild Wings and run around the outside of the park. The exact mix of commercial, residential, beach parking, and park space will be determined by negotiations between the Town, Coligny Plaza, and Heritage Plaza.

Although the Forest Beach Owners' Association does not own land within the perimeter of the development area, we do hope to play an important role in the redevelopment of our neighborhood. This new park will be in the center of our neighborhood and the FBOA has certain commercial and residential covenants, plus the right of architectural review for any construction within this area. The FBOA is looking to cooperate with the Plaza owners and the Town of Hilton Head to create a new park that serves

our neighborhoods as well as visitors. Since we live, work, play, worship, and raise our families here in this area, we feel we have some useful insight which they should wish to consider.

For example, the inclusion of a playground. The footprint for the new park is roughly 30 acres. Surely there is room in there somewhere for a playground, especially when you consider there are no public playgrounds in our community. Playgrounds are magnets for families, tourists, and shoppers alike. Not every grandparent and child can sit on the beach in the burning sun and consider that a vacation or outing away from home. How about a shaded playground? As overcrowded as Harbourtown is, why do you think they still have a large, nice playground? Because it encourages people to relax and linger which is good for business, it's that simple! Local moms would also appreciate not having to drive across the island to a mosquito-infested Chaplin Park or brave heavy traffic to reach the Crossings Park, where one cyclist was recently killed, just to put their toddlers on a slide.

Another design feature the Town may wish to consider would be a bandshell. Why do all the good Town-sponsored concerts and events have to happen either behind the mall in Shelter Cove or in some large field at Honey Horn Plantation on the north end of the Island. Why can't they happen in our neighborhood right by the beach? If the Marsh Tacky races on Coligny Beach can turn a blah day in February into a festival, imagine what a series of such events and concerts would do for local business? Wouldn't you like to walk or ride your golf

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LAWTON BEACH FOREST PRESERVE

This year the Forest Beach Owners Association is proud to announce our acquisition of 30+ oceanfront acres in South Forest Beach. In an agreement between private parties, the Beaufort County Open Land Trust, and your Association, we now own the 400-500' deep oceanfront strand block and all of the neighborhood beachwalks between Alder Lane and Sea Pines. This entire parcel has been placed under a Federal Conservation Easement which prohibits any future development, commercial use, or vehicular access. Clearly this is a big victory for the Forest Beach community for several reasons.

Since the new Lawton Beach Forest Preserve cannot be developed, oceanfront owners will never wake up to find themselves suddenly second or third row ocean like they have in the Isle of Palms. Yes, the Town voted in 2005 to halt further oceanfront encroachment and development, but who is to say the Town would not vote differently some time down the road?

The Conservation Easement adds an additional and final layer of protection against over development in Forest Beach. Consider your investment safe.

The Conservation Easement also prohibits use of the Lawton Beach Forest Preserve for any commercial use. This adds another layer of protection against renegade rental companies who have used the fragile and protected dunes area for large wedding parties, etc. Lights and noise from these parties can last all night and well into the morning constituting a nuisance for the neighbors and a potentially deadly distraction for hatchling turtles (remember Port Royal a few years back). If you need a reminder about the value of conservation and why we protect our trees and dunes, visit Tybee Island for a wake up call.

Not only will the Lawton Beach Forest Preserve be protected from development, it will remain in the hands of your Association and not become Town property. What does

this mean? No public parking or parking lots, no public beach access, no boardwalks, and no loitering. Beachwalk access is guaranteed in the new agreement and limited to residents of Lawton Beach, Palm Forest, and their guests. Beachwalks cannot be sold to neighbors, fenced in, claimed by adverse possession, or incorporated into adjoining lots. Also, under the Conservation Easement, all vehicular access has been disallowed, so please remember to keep golf carts off the paths and out of the dunes.

It's a rare opportunity to save and protect such a large piece of our rapidly vanishing maritime forest. Other neighborhoods and plantations only seem to be interested in pushing every limit of development and deforestation. But a quick profit at the expense of our natural beauty is so obviously a short-sighted mistake. Be proud you live in Forest Beach. After all, that is what is most precious here, the Forest and the Beach. Let's not lose sight of that.

ROADS, ROADS, ROADS

Roads and road conditions have always been a big concern in the South Forest Beach area, and specifically residents of the Lawton Beach and Palm Forest Subdivisions. For many years the FBOA has received complaints from residents about deep pools of standing water, poor drainage, and potholes. Contrary to popular belief, the FBOA has never owned any of the roads in Forest Beach, but for years we have dutifully worked with both the roads' private owners and the Town, County and State to improve conditions.

This year we have some very good

news for all of the residents of the Lawton Beach Subdivision (oceanside properties from Alder Lane to Sea Pines) and Palm Forest (landside properties from the Baptist Church to Sea Pines). In a deal brokered by your Association between private parties and the Town of Hilton Head, all of the private roads in Lawton Beach have been acquired by the Town. Once all of the utility lines have been placed underground, (a big improvement in and of itself) the Town will begin to assess the road conditions, drainage improvements, and paving necessary for this area.

Now, before any new paving or repaving begins, the Town will meet with the Association and local residents to reach an agreement on the amount of paving to be done. For example, residents on Myrtle Lane may wish to simply have the street resurfaced with a few speed bumps, where residents on Hickory Lane may not want speed bumps. Whatever the case may be, the Town has agreed to work with the Association and residents in planning and design before any work begins. We will discuss this subject further at the Annual Meeting. Please plan on attending.

AVOIDING A CATASTROPHE AFTER THE CATASTROPHE

By: Ken Gort, Architect/Builder

Hopefully a catastrophic weather event will never visit our Island. We once again are entering the season when natural disasters such as hurricanes, tropical storms, tornados and flooding are most likely to occur. Just imagine after a 'State of Emergency' having been declared that you are not allowed to rebuild your property as it existed prior to the devastation. Preparedness is the essential key.

The Town of Hilton Head Island has enacted a procedure called "Emergency Permitting". This procedure allows the rebuilding of existing homes and businesses, including all non-conforming features, "to a state or condition that existed prior to the disaster without the necessity of a full review..." under the current Land Management Ordinance. Non-conforming property features may be its use, size, setback, a canopy, a deck, signage, buffer, parking, pool, etc. All new

construction must comply with the current applicable building codes and FEMA regulations. So, while you must adhere to the current codes, certain non-conforming features may be allowed under the "Emergency Permitting" process.

While this seems to be a blessing to those who have non-conforming site features, you have to be able to document the existence at the time of the disaster that the non-conformity existed on your property. You cannot simply go to the Town and say you had such-and-such on your property.

You have to prove to them that it was there and exactly where and to what extent the non-conformity existed. Photos, site plans, architectural drawings, etc. are required to substantiate this.

The Association strongly urges its members to undertake this process to protect and document what is valuable to you, your property. There are companies available to assist you

with this process if you do not feel comfortable in the undertaking yourself. They have experience in dealing with the Town's LMO and the various requirements that would be imposed upon you during the approval process under these trying circumstances. Now is the time to prepare as you cannot document what existed after mother nature removes it from the land.

For questions regarding the "Emergency Permitting Process" or additional information on the services that I can offer you through my Digital Docs Program, and/or the documentation that you need to have for the Town of Hilton Head Island to take advantage of their "Emergency Permitting" procedures, please call me at 843-384-6566 or email me at klgort@aol.com.

Coligny Area Revelopment *continued...*

cart down the street to a festival in your own neighborhood for a change? That could happen right here in our new park in our neighborhood and be a benefit to the business owners, the Town, our visitors, and our local selves as well.

The FBOA hopes to provide the Town and Plaza owners with local insights and the input from residents just like these. Is there anything we have overlooked? Care to share your ideas with us? Please attend our Annual Meeting and help us make your neighborhood more wonderful.

DOVE STREET LIGHTS

As many of you may have already heard, the Dove Street lights will not be returning this Christmas. What started as a simple holiday tribute among neighbors has grown into a very costly and time consuming project over the years. The hundreds of man hours of work stringing lights and weeks of standstill traffic it creates have made the lights an unsustainable project within our neighborhood. Although we will miss it greatly, it has simply outgrown the narrow confines of Dove Street and the Forest Beach area.

Will the lights return? There is talk of bringing the lights to a future Coligny Park, but we will have to wait and see. Please don't forget the charities that Dove Street Lights have helped over the years, especially the Deep Well project. Please don't let the dimming of the lights dim your charitable giving this holiday season.

FBOA Directors Listing

Jack Daly, President
4 Myrtle LN - '11

Sherry Herndon, Vice President
77 Forest Gardens - '14

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

Eleanor O'Key
6 Egret ST - '14

Julio Picasso
'11

Doug Felten
17 Bittern ST - '12

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

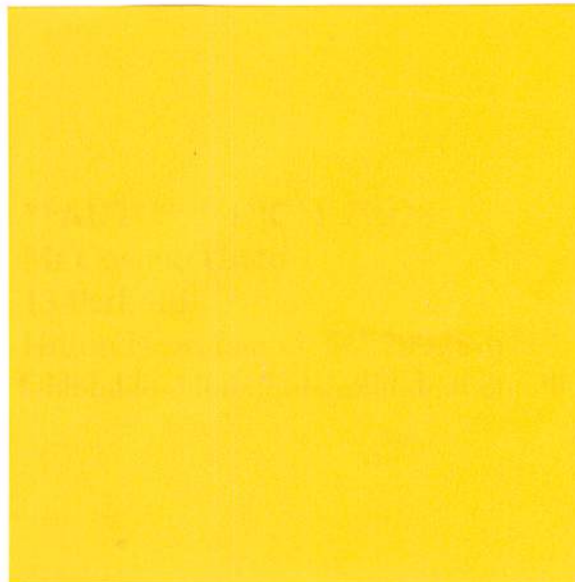
Dr. Gabe Fornari, Past President

John Snodgrass, Executive Director
(C) 843-684-1101 (O) 785-5565
Email: fbassn@aol.com

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P.O. Box 6442
Hilton Head Island, SC 29938

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Association Launches New Web Site and On Line Payments Through Pay Pal

Please visit our new Web Site at www.forestbeachassociation.com. There is useful information for all Forest Beach property owners, residential and business alike. Covenants and plats can be downloaded and printed. Board of Directors information including minutes of past meetings, Architectural Review Board application and fee schedules can be downloaded and printed. Past Association Newsletters and many other items of interest can be found. There will be a link to pay your dues on line through Pay Pal allowing you the option of using a credit card.

This is a work in progress, so please come back often to see what else we have added for your benefit. If you experience any problems with the new site, please email us at FBASSN@aol.com.

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
www.hiltonheadislandsc.gov

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