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

www.forestbeachassociation.com

2018

Turtle Trackers Association of Hilton Head Island

The Turtle Trackers Association is an Island-wide group of more than 300 members made up of resident volunteers from Sea Pines, Shipyard, Forest Beach, Palmetto Dunes, Singleton Beach and a north end group which is composed of residents from Port Royal, Palmetto Hall, Hilton Head Plantation, Indigo Run and Hilton Head Beach and Tennis. The Turtle Trackers mission is to educate visitors and residents and to support the Sea Turtle Patrol Team by helping to fill in holes, flattening "castles" and other sand structures and removing trash to make the beach safer for sea turtles and pedestrians. As a newly formed and united group, The Turtle Trackers Association of Hilton Head Island is formulating a uniform message for the various groups and an avenue of communication to the public.

In recent seasons the size and number of holes left on the beach has increased dramatically. This is not only a danger for the turtles, it also poses a danger for people. Our research has revealed that there have been deaths across the country as people are buried in collapsed holes from which there is little to no escape. Just recently, a woman on Hilton Head Island was hospitalized for 5 days after falling into a large hole left on the beach.

We are not talking about the holes that children dig with small plastic shovels, but rather the larger holes dug by adults with large shovels. There are water front communities in South Carolina, North Carolina, Florida, Alabama, California,

New Jersey, Oregon, Georgia and Virginia that have some sort of ban on digging large holes in the sand. The Turtle Trackers plan to lobby our Town representatives for ordinances of our own, including the stepped up enforcement of litter and lighting ordinances. We believe that the beachfront hotels should also be responsible for enforcement and visitor safety in front of their own properties.

In Forest Beach, volunteers have been filling in holes and removing trash left on our area beaches since early summer. Holes, trash (even tents and beach chairs) and improper lighting have contributed to false crawls (a female turtle comes ashore to nest and returns to the water without having laid any eggs) and hatchling disorientation (the hatchlings end up in a pool or attacked by birds or ants because they go the wrong way due to obstructions or artificial lighting from homes and properties).

If you, or anyone you know, are interested in becoming a part of the Forest Beach Turtle Trackers team, please contact Debbie Urato (durato@roadrunner.com) or Mira Scott (mirascott101@gmail.com). We will be glad to discuss the mission and work that the group performs and what you can do to help the environment and the nesting turtles on Hilton Head Island. We also have T-shirts and other identifying paraphernalia and information for you. We welcome your help!

Annual Meeting

Our next Annual Membership Meeting will be held on Saturday, October 20th, 2018 from 10am – Noon in the Coligny Theatre in Coligny Plaza, closest to the Lagoon Road parking. Please plan on attending this very important and informative meeting.

1. Review of Annual Meeting Minutes from October 2017
2. Welcome and Introduction of Board Members
3. Ward & Town Representative Introductions
4. Treasurer's Interim Financial Report and Previous Year End
5. Presentation of 2019 Budget
6. Update on Legal Matters
7. Old Business
8. New Business
9. Election of 2019 BOD Nominees (2 Positions)
10. Closing Remarks

Looking Back - Looking Forward

There are still folks that live within Forest Beach who remember the islands dirt roads, a time before the bridges and most importantly a time before the incorporation of the town. When you look back and realize that the Covenants for Forest Beach were written in 1952, and the first bridge to the Island was built in 1956, and the town incorporated in 1983, you have to stop and think with just 60 years behind us are we still in the infancy stages of growth or is the bubble about to pop? There are many opinions about the future of Hilton Head Island - our Future. But looking forward, the projects within Forest Beach have pointed out several interesting facts; beginning with our permanent population, which was 24,000 in 1990, 40,500 in 2016 and is expected to grow to 44,000 by 2030. The number of tourists visiting the island, according to the 2016 census report, were 2.67 million. This report stated that based on discussions and surveys taken during the project, there is a clear concern about the forecasted population growth and expansion of the seasonal tourism numbers. With mainland towns seeing double digit population growth and the chambers advertising of the Island now making Hilton Head Island the #1 island destination in the Continental US for the third year in a row, It is looking like we will keep on growing. What did people rate islands on? ...activities, sights, natural attractions, beaches, food, friendliness and overall value. Did you know that out of the 13 miles of beaches on Hilton Head Island, Forest Beach is home to 3 miles of them? And, Forest Beach comprises the most accessible beaches on Hilton Head.

So how do you see Hilton Head Island in the future? Or, more precisely, how do you see Forest Beach in the future?

Back in the 1980's after the Hilton Head Company bankruptcy, the Forest Beach Owners' Association was formed, acquired the most of the covenants, and assumed the responsibility of overseeing them for the 8 subdivisions that comprise Forest Beach. In 2009 some homeowners in South Forest Beach who had acquired "common lands" in the Lawton Beach subdivision donated 35+ acres of ocean front property to the Forest Beach Owners' Association to ensure that an additional row of ocean front homes could not be built in front of the current first row ocean front homes. It was in 1995 when the Town created the Forest Beach Neighborhood Character Overlay District that along with defining additional buffers and building set-backs that also limited the size of ocean front homes to 5,000 sq feet. In 2009 the Beaufort County Open Land Trust entrusted the 35+ acres in South Forest Beach along with the beach accesses and pathways in South Forest beach to the Forest Beach Owners Association to ensure they are preserved and not encroached upon. For anyone that has never delved into our local history, Forest Beach is comprised of 8 separate subdivisions that are located from the Shipyard boundary on the north and the Sea Pines Ocean Gate on the south. The western boundary of Forest Beach runs from the Ocean Gate of Sea Pines along Cordillo Parkway north toward Pope Avenue and continues north along the Shipyard boundary to the end of North Forest Beach Drive and eastward to the Atlantic Ocean.

So what is the Forest Beach Owners' Association? It is a 501c4 non-profit that maintains a board of directors that oversee the Architectural Review process to ensure that growth and re-development is completed in accordance with the recorded covenants that govern the use of the lands of Forest Beach. The Association also works with the Beaufort County Open Land Trust to ensure that the Federally protected lands in South Forest Beach are protected and continue to be available for the residents and guests of Forest Beach and maintains certain beach accesses in North Forest Beach that the Association has acquired ownership of. Most importantly the Association maintains relationships with the Town to ensure that development in our backyards is in line with our covenants, the Forest Beach Neighborhood Character Overlay District and the Coligny Resort District within the Town's Land Management Ordinance.

Association covenants, meeting minutes, financial information and other pertinent documents are available online at www.forestbeachassociation.org.

Items such as local interest along with current and social events are available on our Facebook page at Forest Beach Association – FBA.

Looking cont'd. from page 1

As Forest Beach steps into the future we need your help and continued support. Forest Beach, although not gated, is fundamentally no different than the gated communities on the Island. We have covenants that run with the land, we have an architectural review process and we have an active board of directors. We also have neighbors that want to ensure that Forest Beach remains exactly as the name implies, a Forest at the Beach. After all where else can you live or visit that has so many natural resources at the beach?

So, we ask for your support this year and every year so that we, as property owners, can ensure that Forest Beach remains the wonderful place it is today. Your support of the Association ensures you have a voice in the future direction of your neighborhood. If you live on the Island, or when you are visiting, please plan on attending one of our monthly meetings. You can look for information on our social events and follow us on Facebook.

Last Year and Next Year

Each year the face of our neighborhood changes. In 2018 we saw the Hilton Vacation Resorts start their second building on South Forest Beach Drive. The stairwells for the new Marriott project on Pope Avenue are now peeking over the tops of the current buildings. Although not in the immediate neighborhood the Hilton Head Island branch of USCB nears completion and the Town has committed to rebuild the Cordillo tennis courts so we have public tennis courts in the neighborhood again. As a take away from the Circle to Circle committee, The town has also implemented The Breeze trolley system that runs between Coligny and Shelter Cove.

In the coming months work will begin on several road projects to support the new 9 acre Low County Celebration Park. So, if you have missed the news, the park that has been in the talking stages since the 1990's, but was delayed due to hurricane cleanup after Hurricane Matthew, is now about to start taking shape. For those not following the story, the new park will be built between the current Public Beach Parking Lot and the Circle Center Plaza (Bi-Lo) parking lots. Just after Labor Day 2018 crews will begin to extend Lagoon Road over into the beach parking lot and add a new stop light at the intersection of Lagoon Road and Pope Avenue. Work will also take place to make Nassau Street more of a road by straightening it out and adding support for pedestrian traffic. We will also see an extension of the bike path from Tanglewood Drive to the current wooden trail on the ocean side of South Forest Beach Drive. Finally Pope Avenue will be resurfaced. This has been a long running project between the Association and the Town, remembering the initial plan was to build the University in the current beach parking lot? Moving the collage to Office Park Road and committing to a park in Forest Beach was a huge win for the neighborhood.

There have even been little additions to the neighborhood such as when we added the two lending libraries, and Turtle Signs at the beach accesses.

On November 6th there will be a race for Mayor and several town council seats.

Why is that important? Unlike most gated communities, Forest Beach is represented by three different members of Town Council. Our efforts at the Town level are made that much more difficult without having a single, united voice representing our interests. When bringing issues of importance to our community to the Town, we have more people to talk to and convince of the importance of Forest Beach to the overall wellbeing of the Town.

Again, the face of the neighborhood continues to change with the increase in new houses approved for construction in 2018 along with the continued re-development of both residential and commercial properties throughout the Forest Beach community.

Even if you have not been a financial supporting member

of Forest Beach Owners' Association, your voice can still be heard. You can join the Facebook page, access our Web Site, and remember, you are still obligated to submit any Architectural Review Board projects to the Association (new homes, additions, exterior changes, etc.), (business up-fitting, business signage, exterior painting, roofing work or any other exterior structural changes). The process, forms and fee schedules are all located on the Associations' Web Site at www.forestbeachassociation.org.

For the Association to protect the Covenants for you, maintain the beach accesses protect the forest and take action when covenants or the property owned by the Association are encroached upon, we need your financial support by paying the annual dues and being an active member of the Association.

1. As this system is working well, would any of the Forest destruction have been necessary?
2. When will the Forest receive mitigation from the Town, as promised?
3. Does the Town have an unstated objective for carving out a 15 foot wide roadway through the Forest at Forest Beach?

When the Town claims that the Forest is Town-owned property, that means it is owned by the residents. We are the Town. It is our Forest at Forest Beach, and that should be recognized. No Town official has apologized, and saying "I'm sorry" won't bring back the forest. Some underbrush will grow back, but magnolias, oaks, pines, palmettos, sweet gums, etc. take years to grow tall and strong. A barred owl that was vocal all summer, talking back and forth to the residents and tourists, was killed. What is left of our Forest is silent. Wanton destruction (for questionable purposes) of a disappearing maritime forest, for an Island that spends so much money on preserving the natural environment, is puzzling and shocking.

The Board of Directors Forest Beach Owners' Association, Inc.

Lending Libraries



An initiative undertaken this year by your Association for the members was to install two lending libraries within our community. They were custom designed and manufactured for us by a local company, Buona Terra, using reclaimed materials. You can borrow a book or place books you would like to pass on to others. One library is located at North

Forest Beach Drive and Dove Street. The second library is located on the Coligny Circle in front of the Beach House Hotel.

We would like to expand this program in to other areas of your community. In order to do so, we need to have locations on private property to install the libraries as they cannot be placed in road right-of-ways. If we have anyone interested in financially supporting the costs of installing a lending library, we would welcome your participation in this program.

For further information regarding the lending libraries please contact Mira Scott at 843-842-5299.



Turtle Signs

Hello neighbors, we hope that you have noticed some cool new signs on your way to the beach recently. A combined initiative between the Forest Beach Owner's Association and private individual sponsors have paid for, and installed, new signage to inform guests and residents of our critical involvement with nature. This was done to both educate people on the importance of being aware of our endangered sea turtles that make Hilton Head their place to lay their eggs and what they can do to protect the environment. Did you know that only 1 in 10,000 Sea Turtles survive! Below is a list of the sign locations and their sponsors. If you own an ocean front home or land and would like a sign installed on your ocean front property, or along your private dune crossover to educate your visitors and rental guests, please contact Mira Scott 843-842-5299

AVOCET STREET BEACH ACCESS
BITTERN STREET BEACH ACCESS
CURLEW STREET BEACH ACCESS
DOVE STREET BEACH ACCESS
EGRET STREET BEACH ACCESS
FLAMINGO STREET BEACH ACCESS
GANNET STREET BEACH ACCESS
HERON STREET BEACH ACCESS
IBIS STREET BEACH ACCESS
BAYBERRY LANE BEACH ACCESS
CASSINA LANE BEACH ACCESS
DOGWOOD LANE BEACH ACCESS
ELDERBERRY LANE BEACH ACCESS
FIRETHORN LANE BEACH ACCESS
MYRTLE LANE BEACH ACCESS
HICKORY LANE BEACH ACCESS
LAUREL LANE BEACH ACCESS
SEASIDE VILLAS I
OCEAN DUNES VILLAS
HILTON HEAD BEACH VILLAS

The Beckmann Family
The DeGol Family
Sonny and Dean Huntley
John and Kathy Strother
Eleanor Lightsey
The Dranes
Mary and Andy Pracht
Mira Scott and Lucie Dillon
Bernard and Amy Fee
Dan and Cindy Gladis
Cappy Carig aka "Cappy the Clown"
The Palumbo-Alkire Family
The Daly Family
Rick Davis and Larry Stine
Logan Legg and Amanda Reynolds
The Etchells Family
The Roche Family
In memory of Tony Satterfield
In memory of Dennis Lowes
Hilton Head Beach Villas

A Park, a College, and a New Chapter

Forest Beach neighbors and friends, the future of Forest Beach is finally upon us. This summer we have witnessed the rebirth of USCB at Hilton Head on the landside end of Pope Avenue. This fall we have witnessed the groundbreaking of a \$25 million park on the oceanside of Pope Avenue. The future is here! When these two projects are completed, the Town of Hilton Head will have invested in excess of \$50 million of capital and infrastructure improvements in the Forest Beach area. Along with these two project with upcoming Circle-To-Circle initiatives involving pathways additions and improvements, much needed beach re-nourishment, and future Parks and Recreation Commission efforts and The Town of Hilton Head Island will have invested roughly \$100 million into our neighborhood and The Pope Avenue corridor. The efforts which your Forest Beach Owners' Association board has undertaken to secure this level of investment by the Town cannot be underestimated. Advocating for the betterment of Forest Beach is our job, and we do take our job quite seriously. But what impact will all of this investment have on our quiet neighborhood? It depends...

In North Forest Beach, Palm Forest, or Lawton Beach, your quiet, single-family neighborhood will remain the same. Your Forest Beach Owners' Association board has always fought to keep your neighborhood a neighborhood and to defend against the encroachment of overdevelopment and the erosion of our covenants. You may, however, notice that you will finally have a park in Central Forest Beach. A park large enough for events, concerts, and an amazing new playground. A village just is not a village without a central park - and we are getting a great one!

In South Forest Beach you will notice many of the same improvements: the same park, newly refurbished tennis courts, and hopefully an increase in property values as well. The big advantage for South Forest Beach will be your proximity to the park and the events there. You will be within a short walk to what will soon become a buzzing village center. With the addition of the park and playground, South Forest Beach will transform from just somewhat affordable to very livable, and an even enviable neighborhood.

Forest Beach neighbors and friends, the future of Forest Beach is upon us - and we think you will love it.

The Cost of Covenant Enforcement

In 2018 the Forest Beach Owners' Association reached a litigation settlement concerning issues regarding the newly constructed homes located at 3 and 5 Heron Street. What exactly was the outcome?

The Association filed an appeal with the Town of Hilton Head Island's Board of Zoning Appeals (BZA) to overturn the Land Management Ordinance (LMO) officials' decision to issue a waiver of the Town's buffer requirement due to town staff's determination that the two properties functioned as one. The BZA ruling did overturn the LMO Officials decision and required that all encroachments within the 10' building setback on each side of the property line between the two homes be removed.

The Forest Beach covenants only require a 5' building setback however. The settlement specifically called for the removal of the decking in that occupied that space. The settlement also required that the exterior floodlights be on motion detectors per the original Architectural Review Board (ARB) submission and approval. Furthermore, the settlement agreement called for the submission of a landscape plan that would soften the stark appearance of the property on the Heron street side along with mitigating storm water runoff.

The Association then worked with the Town's LMO Committee to change the wording in the LMO so that the wording in the LMO that originally allowed the LMO Official to grant a waiver for these properties to only be applied to NON-SINGLE-FAMILY PROPERTIES.

Unfortunately there is a cost for legal advice and legal representation in these matters, so addressing this situation set us back significantly over our budgeted legal expenses for 2017 and 2018.

As the 2018 year comes to a close, the Association has four separate situations in South Forest Beach related to private encroachments on community property owned by the Association. We hope these situations can be resolved without incurring legal costs, however it all depends on how the respective property owners respect their neighbors and the covenants. The requirements for buffers and setbacks are clearly stated in the covenants (and the LMO) and determining the boundaries of one's property is not difficult. The Association will continue to strive to protect your rights as property owners to the free and unencumbered enjoyment of the amenities that Forest Beach has to offer.