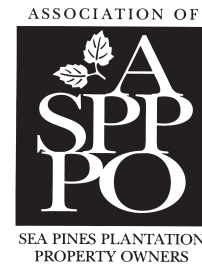


Sea Pines Plantation Community NEWS

April 2006



A Publication of ASPPPO

ASPPPO Open Meeting March 7, 2006 Recap



Community interest in Covenant matters was evident by the standing room only crowd of more than 200 property owners in attendance at the spring **ASPPPO Open Meeting**.

The **Agenda** included **Covenant Enforcement**, the **Proposed Covenant Revisions** (accompanied by a video presentation), and an open **Q&A** Session.

ASPPPO President Dave Williams introduced the members of the ASPPPO Board to open the meeting.

Covenant Enforcement
Cary Kelley spoke on the issue of *Covenant Enforcement*, emphasizing the role of ASPPPO as reactive, rather than proactive. He introduced **David Henderson**, who assists in handling all complaints of covenant violation. Every com-

plaint is investigated and, if determined to be a violation, the property owner is contacted; often, a phone call is all that is needed to correct any problem. Approximately 95% of all violations are resolved without recourse to legal action. Currently, there are two cases in litigation. Mr. Kelley urged all property owners to report any observed violation knowing they may remain anonymous.

Covenant Revisions

Dave Williams opened with a video presentation explaining the rationale for revising the Sea Pines Covenants. (*Copies of the presentation were distributed to those present and are available at the CSA Administration Building.*)

He further explained the fiduciary responsibility of ASPPPO as representing residential property owners in all matters related to the shaping and

enforcement of the *Association Covenants*, and stated that Covenant issues fall into two, broad categories—**Budget** and **Governance**. A preliminary document of proposed changes is available in the CSA reading room and on the web site at www.ASPPPO.com.

He went on to say that a *Referendum* must be drafted and approved before changes can be made and implemented; the Sea Pines Company (*which has the right by Covenant to veto a referendum*) is currently reviewing the proposed changes. **Cary Kelley** noted that since the Company has several proposals they would like implemented, it will most likely negotiate with ASPPPO on the proposed changes. **Note:** *The ten-year time frame for Covenant changes applies only to the 1970 Covenants. Those revisions were not passed by property owners in 2005 and will remain*

in effect until 2015 when they will be renewed automatically.

The revisions currently proposed are directed toward the *1974, 1984, and 1988 Covenants*, and cover a variety of issues. To become effective, revisions must be presented to voters in the form of a referendum. In order to pass, 75% of all votes returned must be in the affirmative; *no notarization will be required*. Whether a vote will be required for each covenant change or merely one for all will be the prerogative of the *Sea Pines Company*.

Cary Kelley said several community managers are trying to update current laws certain states have enacted allowing them to override community Covenants.

After a brief *Q&A*, the meeting was adjourned.

Open Meeting Q&A

(For questions posed and answered during the Q&A portion of the meeting, please see page 2.)

... Meeting Q&A

(Continued from page 1)



Q. Why is a special Assessment for Disaster Recovery needed?

A. A special Assessment for Disaster Recovery is needed to clear debris from Sea Pines roads and replace damaged or destroyed infra structure. The community has a reserve fund of \$2.4 million. Master drainage repair is the responsibility of Sea Pines with the assistance of the golf courses and the Town of Hilton Head.

Q. Doesn't the Sea Pines annual POA dues increase of 3% above the Consumer Price Index seem excessive?

A. Based upon information derived from a recent study on the future needs of the plantation, the annual increase is necessary to maintain Sea Pines as a first class plantation and to provide for future expenses. As an example, several communities within Sea Pines want CSA to assume responsibility for neighborhood roads—a plan currently under consideration and one which would add to the budget.

The Sea Pines Company now pays 0.5% of gross resort revenue; commercial property owners pay 1%. Rather, ASPPPO would like the Company and each commercial property owner to pay by the square foot, not by revenue. Commercial assessments would increase in proportion to residential assessments.

Q. How will proposed covenant changes affect the structure of the Architectural Review Board (ARB)?

A. ASPPPO President Williams said the changes proposed would restructure the ARB as a committee governed by CSA, eliminating the ARC under which it currently operates. The revision document details this change.

Q. Several trees were cut removed on Lawton Stables property. Was this permitted?

A. Cary Kelley has met with **Mark Mayer**, new lessee of the stables. Mark plans many positive improvements and has agreed to abide by all ARB rules.

Q. What can be done concerning contractors who block driveways and leave a construction site without cleaning up?

A. Contractors who do not comply with the rules of the plantation can be denied access to Sea Pines.

Q. Who is responsible for setting the amount of the Gate Fee?

A. The *CSA Gate Fee Committee*, comprised of residential and commercial property owners, sets the amount.

Q. Regarding the Special Disaster Recovery Assessment, is it possible to make payments into a special recovery fund in advance of a disaster?

A. Homeowner Associations are not permitted to maintain a special, hurricane recovery fund for this purpose.

Candidates **WANTED!**

The *Community Services Association* and *Association of Sea Pines Plantation Property Owners* have established a *Nominating Committee* to select candidates to fill the following three-year terms of office, to commence January 1, 2007.

Three (3) Directors	CSA
Three (3) Directors	ASPPPO
Two (2) Directors	ARB

All applicants will be considered and each will meet with members of the Nominating Committee during the selection process.

Any resident interested in serving is asked send a letter of intent (**prior to August 1, 2006**) to the *Chairman of the Nominating Committee* at 175 Greenwood Drive. Please include a brief biography and summary of all relevant experience, area of community interest, and Board preference (CSA, ASPPPO, or ARB).

Candidate Qualifications

Candidates must reside in Sea Pines, be willing to attend monthly meetings, and possess a sincere desire to improve the Community.



Sea Pines Company Merger – One Year Later ...

It has been not quite a year since the *Sea Pines Company* merged with the **Riverstone Group of Richmond, Virginia**. Riverstone is owned by the family of **William H. Goodwin, Jr.**, a long-time Sea Pines property owner.

Much has been accomplished during that time, with much more yet to come. While answering questions during the last *Sea Pines Associates* shareholders meeting, **Mr. Goodwin** stated, "We will study the operations of Sea Pines for six months to a year before we make any significant changes."

Accomplishments

The *Sea Pines Company* name was changed to *Sea Pines Resort, LLC (SPR)*. All financial and operational reporting is now fully integrated.

In July, 2005, the *Riverstone Group* acquired the real estate assets of the Harbour Town commercial area. As part of that transaction, the Sea Pines Resort will assume operations of the *Quarterdeck Restaurant* and the

Harbourside Cafe, and will also manage commercial rentals in the Harbour Town area. **John Calvert** of Atlanta, Georgia, will lease the marina operations and commercial docks from SPR.

In November, 2005, SPR initiated a major renovation of the *Quarterdeck Restaurant*. On March 13, 2006, an exciting new restaurant, *Topside*, will open as will the new *Quarterdeck* bar.

Future Projects

The Resort has applied for a permit to mitigate damage to the marsh adjacent to the 18th fairway of Harbour Town Golf Links

with plans to restore it to its original width; *we lose approximately thirteen (13) feet of marsh each year.*

The Resort has announced the renovation of the *Sea Marsh Golf Course*. **Pete Dye** will oversee the design work and *McCurrach Construction Company* will execute the plan. New tees, greens,

drainage, irrigation, and improvements to the master drainage in the Sea Marsh area are expected. This project is scheduled to begin in September, 2006, and should be completed by September, 2007.

The Resort is planning two (2), major improvement projects scheduled for the winter of 2006-2007. One involves the consolidation of the **Harbourside Cafe** and **Liberty Oak** catering area into a single, outdoor dining area designed to improve the ambiance of the Harbour Town area; the other will improve the parking area at the Sea



LETTERS TO THE EDITOR POLICY

Community News

Welcomes
Letters to the Editor

Mail To:
175 Greenwood Drive
Hilton Head Is., SC
29928

or Email To:
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100 Words or Less
Typed or Printed Legibly
Signed By Author

—"We will study the operations of Sea Pines for six months to a year before we make any significant changes."—

Clubhouse, Sea Pines Racquet Club Pro Shop, Fitness Center, Beach club, and Plantation Club). Riverstone is currently studying the plan.

Pines Beach Club, upgrade drainage and improve traffic flow while creating a buffer between pedestrian and vehicular traffic.

The Resort has prepared a five-year **Facility Development Plan** to improve the quality of various Plantation facilities (e.g., the Harbour Town

Throughout the past year, the transfer of ownership of all Sea Pines Resort assets to the Riverstone Group has gone smoothly and will allow for the many, needed improvements within the Plantation likely to be seen over the next few years.



Verizon Heritage Golf Tournament NEWS



April 10–April 16 Resident “Hang Tags” for the Verizon Golf Tournament

For the duration of the **Verizon Heritage Golf Tournament**, CSA/Sea Pines Security Department has designated the following areas of Sea Pines as “Restricted.”

- BAYNARD PARK ROAD
- GLENEAGLE GREEN
- GREENWOOD FOREST
- HARBOURTOWN AREA
- HERITAGE VILLAS
- HERITAGE WOODS AREA
- MARSH DRIVE
- PLANTATION DRIVE AREA
- PLANTERS WOODS AREA
- RACQUET CLUB
- ST. ANDREWS PLACE
- STONEY CREEK AREA

To access any of these areas during the tournament, special “hang tags” are required and must be hung from the rear view mirror of all vehicles.

Beginning April 3, access “hang tags” may be picked up daily between 7:00AM and 3PM from the **CSA/Sea Pines Plantation Security Office**, 175 Greenwood Drive. The security office will also remain open the weekend of the

Tournament (April 15 & 17). **Note:** Road barricades will be in place no later than 7:00am daily during the tournament, Monday through Sunday.

During hours of play (approximately 7AM–5PM), vehicle access to Harbourtown and specific tournament areas is restricted; however, you or your guests are encouraged to utilize the general parking areas and ride the shuttle into Harbourtown. The larger shuttles will run until approximately two (2) hours after the last putt. Beyond that, one shut-

Beginning April 3rd, access “hang tags” may be picked up from the CSA/Sea Pines Plantation Security Office daily between 7AM and 3PM

tle will provide service until approximately 12:00AM.

Sea Pines Security takes no pleasure in towing or citing vehicles illegally parked. They do, however, have a responsibility to residents in the tournament area(s), and will enforce traffic laws to protect property and maintain clear access for fire, ambulance, and all emergency vehicles. With the assistance of all residents following the guidelines listed below, we will successfully meet this challenge.

- If you have rented your residence (either short- or long-term), please **DO NOT** pick up a hang tag. The appropriate hang tag for any unit located in the sensitive core area(s) will be issued **directly and only**

to the party occupying the unit. If a “hang tag” is issued to the property owner rather than the current occupant, the renter will be unable to access the unit. **No additional “hang tags” for that unit will be issued;** only a finite number have been ordered for use during the tournament.

- If you are located in the tournament area and are planning a party, **DO NOT** fax or deliver a list of your guests to the security office. We cannot allow guest

access during the hours of tournament play.

- You **MAY NOT** park any vehicle on any roadside, common area, or property other than your own.
- This color-coded vehicle hang tag is event property and must be hung from your rear view mirror at all times.
- Follow the color-coded directional signs. **DO NOT** use Plantation Drive unless you reside on that road.
- Park your vehicle **ONLY** in the designated neighborhood, lot, or area indicated on the front of the hang tag.
- If no parking is available in your designated lot or area, park your vehicle in one of the *General*

(Continued on page 5)



... Verizon Heritage Golf Tournament

(Continued from page 4)

Parking areas and use the shuttle until a space becomes available.

- ANY unattended vehicle protruding onto a roadway, fire lane, no parking zone, shoulder, or location other than a tournament-designated parking space will be subject to towing *at the owner's expense*.
- Secure your vehicle. If a hang tag is lost or stolen, it CANNOT be replaced.
- ALL vehicles in any residential area MUST be kept in

Reminder!

Beginning April 3, access "hang tags" may be picked up from the *CSA/Sea Pines Plantation Security Office*, 175 Greenwood Drive, daily between 7:00AM and 3PM.

the driveway. ANY vehicle found parked in an area **not owned by the property owner** will be subject to towing and/or citation.

"We do understand that for some of our residents this week can be somewhat inconvenient and ask for your patience. Please assist us in our continuing efforts to make this tournament a positive experience for all residents, patrons, and participants."

ASPPPO CORNER: Spotlight on Covenant Compliance



One of the most frequently encountered covenant violations is the lack of routine yard maintenance.

With the onset of the growing season, now is a great time for all property owners to examine their yard care program to ensure compliance with the Covenants.

Typically, depending upon the yard, a weekly or bi-weekly maintenance schedule is necessary to maintain a clean and well manicured property. Specifically, grass should be cut, bushes trimmed, the roof and driveway kept clear of debris, and fallen limbs or palmetto fronds should be picked up. Additionally, bedding areas should be weed free and mulched periodically to maintain a neat, clean landscape.

Contrary to a common perception, natural areas also require regular maintenance in order to comply with the Covenant requirements, which apply to ALL areas of an owner's property. When issues concerning yard maintenance arise, many owners who rent their property often rely on a tenant to maintain the property and resolve any situation that may arise. Regardless of the terms of the lease, however, the responsibility lies with the property owner; *ASPPPO* will expect the owner to resolve any issue.

To report a violation or check on the status of an active complaint, *please telephone David Henderson at 671-5939, or send him an e-mail at aspppo@csaadmin.com.*

STATS!

2006 Statistics Violation Reports
(January–March)

Complaints Received: 21
Complaints Resolved: 10
Complaints Monitoring: 11

ARB Notes ...

Because part of what makes Sea Pines so special is the abundance of its spectacular foliage and trees, the ARB asks all property owners to do their part to preserve it. As stewards of the legacy of **Charles Fraser** it is vital we maintain the environmental sanctuary that is Sea Pines, and work mightily to preserve as much of the Lowcountry environment as possible.

If you notice a tree being removed without a green, ARB Permit prominently on display, please call the **ARB** office *immediately* at 671-5533.



Women's Club NEWS ...

WCSP Says "Hats On" to Iva Welton



Thanks to everyone who attended the *Women's Club of Sea Pines Spring Luncheon!* Each lady donned her prettiest hat to enjoy Iva's presentation on Lowcountry Plantation Life.

WCSP Community Center Library

Another *Women's Club Library Book Swap* will be held this fall. Dates yet to be determined.



The Library is open to all Sea pines residents during the *Center's* usual hours of operation. *Donations of puzzles, CDs, videotapes, and hard or soft books are welcome and accepted anytime! Please, however, do not leave boxes of books in the lobby, but bring them into the kitchen and shelve them. REMINDER! No text books, encyclopedias, or overly worn books, please.*

Join the WCSP ANYTIME! Call **Barbara Dimillio** (363-0994) or **Albina Wood** (363-9440).

Sea Pines Recreation FUN ACTIVITIES ... For All!

Gregg Russell Concerts

April 10-15 & 17-22 • 8-9:30PM

Craft Cove—Tie Dye and Arts & Crafts

April 10-21

Call 842-1979 for details.

Take an Eco-Tour

Spring is a great time to learn about the flora and fauna of Sea Pines by taking an Eco Tour. *Call the Sea Pines Resort Recreation Department at (843) 842-1979 for information and reservations.*

Attention Beach Lovers!

Sea Pines Beach Club is now open daily (weather Permitting). Bar service and box lunches are available from 12PM-5PM. For further information, call 363-4680.

(Continued next column)

2006 WCSP Member Directory

Call **Sue Ehmke** (671-2180) to pick up your 2006 WCSP Member Directory,

(Continued from previous column)

Restaurants Newly Renovated!

Both the *Quarterdeck* and *Topside at the Quarterdeck* have re-opened, each with its own distinctive menu and ambience. *Call 842-1999 for hours of operation and entertainment schedule, or visit www.seapines.com.*

Easter Egg Hunt

Sunday • April 16 • 11AM

Gregg Russell Harbour Town Playground.

Easter Basket Deliveries

Order a special Easter Basket and have it delivered by the Easter Bunny! *Call 842-1979 to order.*

Easter Bunny Hay Rides

April 15-17 • 3:30PM and 4:45PM

Join the Easter Bunny for a hayride through the Sea Pines Forest Preserve. Refreshments served before the ride. *Adults: \$15; Children 12 and under: \$12.*

Spring FUN at South Beach

Salty Dog Easter Egg Hunt

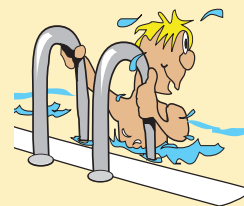
April 15 • 10AM-12PM

Children's face painting by **Cappy the Clown**; Jake and the Easter Bunny will hand out prizes and candy.

South Beach Marina

April 13-17 • 6-9PM

Live Entertainment with **Dave Kemmerly**.



Now You Can
Dive Right In!

The pool at the **Plantation Club** is heated through April 30.



Sea Pines Community Center

(All lectures are FREE for Sea Pines residents unless otherwise indicated.)

MEDICAL

Aesthetic Medicine with Dr. David Vormobr 

Wednesday • April 26 • 3:30-5PM

The latest in aesthetic medicine and medical treatments to keep you looking your best.

CPR and Use of the Automatic External Defibrillator (AED)

Wednesday • May 17 • 3:30-5PM

RN Barbara Conway discusses the importance of CPR and demonstrates use of the AED.

ARCHAEOLOGY & HISTORY

“Palmetto Bluff: 12,000 Years of History”

Wednesday • April 20 • 3:30-5PM

Archaeologist for *Palmetto Bluff Development* **Mary C. Soggi, Ph.D.**, reviews the 12,000-year history of

the *Palmetto Bluff* region of the Lowcountry.

“Northwest Epic: Building the Alaskan Highway”

Thursday • May 11 • 2-3:30PM

In a book based upon the experiences of his father, a U.S. Army Engineer, author **Heath Twichell** recounts the story of 10,000 troops who built an emergency, 1500-mile supply line across the Canadian Rockies in the tense months following the attack on Pearl Harbor.

“Beaufort, SC: A History”

Wednesday • May 3 • 2-3:30PM

Renowned author and historian **Alexia Jones Helsley**, archivist with the *South Carolina Department of Archives and History*, brings the her-

itage of Beaufort to life with a comprehensive look at its past.

COMMUNITY SERVICE Red Cross Blood Drive



Thursday • May 25 • 1-6PM

Register now to “Give the Gift of Life.” Call **Mike Hellman** at 363-2522. *Donors must be at least 18 years old.*

CLASSIC FILM

Being There (1979)

Thursday • June 8 • 2-4PM



Bill Garton hosts this *Oscar and Golden Globe* award-winning drama/comedy directed by **Hal Ashby** and starring **Peter Sellers**.

Audubon Newhall Preserve Programs

Palmetto Bay Road

The Art of Seeing Through Photography

Saturday • April 8 • 10AM

Award-winning photographer **Bob Ovelman** helps participants see nature through a different lens. *Bring your camera!*

Plant Attractive and Easy Care Native Plants in Your Yard

Saturday • April 15 • 10AM

Betsy Jukofsky, *Master Gardener* and the the *Island Packet* Sunday gar-

den columnist, suggests native plants that grow well in Lowcountry gardens.

Name That Plant!

Saturday • April 29 • 10AM

Betty Treen, *Master Gardener* and experienced docent, explains the history and ecology of the Lowcountry while identifying native vegetation found in the Preserve. *Adults: \$5.00; Children under 12: FREE; Maximum per family: \$10.00. Call 842-9246.*



Reserve Early!

Make reservations online at www.csaadmin.com under the “Activities” section, or by calling the Lecture Series automated number at 671-4442.

Make Our Bike Trails Safer!

Every bike should be equipped with a bell, rung to alert others using the bike trail of your presence. This, along with a simple “Passing on your left” or, “Passing on your right,” can help prevent accidents.

You can purchase a bell for \$3 at the *CSA Security* office.



E-mail Sign-up NOW!

E-mail reminders and updates for all Community Center lectures and events are sent every two weeks.

Send your change of e-mail address, comments, questions, or requests for event e-mail reminders to mergs@CSAAdmin.com.

ASSOCIATION OF



175 Greenwood Drive
Hilton Head Island, SC 29928

SEA PINES PLANTATION
PROPERTY OWNERS

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No. 475



This Month ...

- March Open Meeting—Recap and Q&A
- Verizon Heritage Tournament Information
- Sea Pines Merger 1-Year later
- Board candidates Sought

CONTACT INFORMATION



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 Forest Preserve (Picnic Reservations) 671-6487
 Community Center 671-3299
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 Six Oaks Cemetery 671-1343
Hours of Operation:
 Security Administration 8:00–4PM
 Administration 8:30–5PM
 Visit ASPPPO's Web site at www.csaadmin.com



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