

Sea Pines Plantation

# Community NEWS

May/June 2006



A Publication of ASPPPO

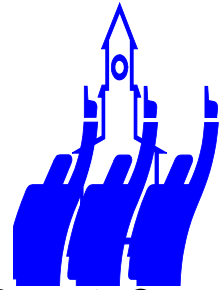
## New Venue for ASPPPO Open Meeting

The next Association of Sea Pines Plantation Property Owners (ASPPPO) open meeting is scheduled for **3PM, June 13, 2006**, at the *Providence Presbyterian Church*. A larger space has been reserved at the church due to standing room only at the previous meeting.

Since hurricane season begins June 1, the main focus of the meeting will be

“Disaster Preparedness and Recovery.” **Jay Harter**, *Emergency Management Coordinator* for the Town of Hilton Head, is scheduled to speak. Now is the time for everyone to review and set evacuation plans, gather necessary supplies, and review all insurance policies and coverage.

This will be a very informative meeting addressing several important issues, so please make plans to attend.



### Property Owners Annual Meeting

The 2006 Annual CSA & ASPPPO Property Owner Association (POA) meeting is at **3PM Thursday, May 11**, at the *Providence Presbyterian Church*, located on Cordillo Parkway.

The CSA meeting will be conducted first, immediately followed by the *ASPPPO* annual meeting.

**Note:** If you are unable to attend, please remember to return your Proxy.

### New Address for CSA Payments

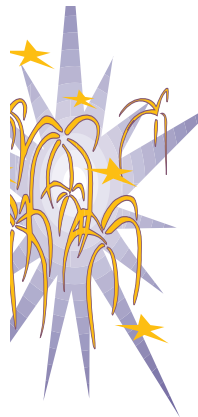


For those using the Automatic Bank Draft system to pay assessments, the lockbox mailing address has been changed. Please update your bank and computer records accordingly.

New Bank Draft Mailing Address:  
CSA, Inc.  
P.O. Box 863895  
Orlando, FL 32886-3895

**Important Note:** Payments sent to the old lockbox address in Charlotte will be returned.

### Memorial Day Closings



In observance of Memorial Day, the Security, ARB, CSA, and ASPPPO administrative offices will be **closed Monday, May 29**. Please utilize our web site at [www.csaadmin.com](http://www.csaadmin.com) for any information you may need.

**Important Note:** The Security Dispatch Office is always open 24-hours a day. For emergencies, please call 671-7170.

### Golf Course Restrictions Regarding Non-Play Activities



Non-golfing activity on any Sea Pines Golf Course is strictly prohibited between the hours of 7AM and 7PM daily. To eliminate safety concerns, staff members are instructed to enforce this policy.

Visit us on the Web!  
[www.csadmin.com](http://www.csadmin.com)

*from the desk of Cary Kelley*

I hope everyone has been enjoying the nice spring weather and is ready for summer. I want to take this opportunity to update everyone on several issues, beginning with the approved, **2006 CSA Capital Projects Budget.**

#### ROADWAY PROJECTS

Spring roadway projects include Heritage Road Spurs, Night Heron Road, and Lighthouse Lane. We hope to complete these improvements by late May, 2006. Projects slated for the fall include North and South Sea Pines Drive from Cordillo Parkway to Audubon Pond Road, both scheduled for completion by mid-November, 2006. As specific schedules are determined, everyone will be informed through the *Island Packet*, the CSA web site ([www.csaadmin.com](http://www.csaadmin.com)), and future community newsletters.

#### BIKE PATH EXTENSION

The existing bike path to the *Stoney Baynard Ruins* will be extended. This is also a spring project we hope to complete by the end of May, 2006.

#### BEAUTIFICATION PROJECTS

At its March, 2006 meeting, the CSA Board approved two (2) Beautification Committee projects: \$10,000 to screen utility boxes throughout the community and \$30,000 to upgrade landscaping at the entrances to all beach walks. This work should be completed by the end of May, 2006. The Maintenance department has also allocated \$25,000 for repairs to the beach walks, work which will be ongoing throughout 2006.



#### DRAINAGE PROJECTS

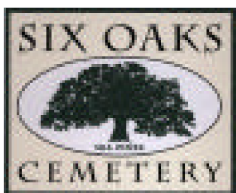
In concert with the Town of Hilton Head Island, CSA will be replace three (3) submersible pumps located along the Lawton Canal. The Town of Hilton Head will reimburse CSA for this expense (per the Lawton Canal Maintenance Agreement). Slide gates along the canal will also be replaced at a cost of \$25,000, which is included in the 2006 Budget.

#### CSA WEB SITE → [www.csaadmin.com](http://www.csaadmin.com)

If you have not seen our web site lately, please visit. Staff have been working diligently to improve its look and usefulness. **Ms. Tracey McNeill** has been the driving force behind the changes and she has done an outstanding job. Up-to-date information concerning ASPPPO, CSA Administration, Security, Maintenance, the Forest Preserve, and Six Oaks Cemetery is readily available. Important documents (i.e., policies, rules and regulations, approved Board minutes, and Covenants) are also available for viewing and printing. A special form has been added enabling members to provide up-to-date Owner Contact Information. This is extremely important should an evacuation become necessary.

We welcome any suggestions you may have to improve the site, so please let us know what you think by sending an e-mail to [traceym@csaadmin.com](mailto:traceym@csaadmin.com), or by telephoning **Tracey** at **671-6487**.

### Sea Pines' Six Oaks Cemetery NEWS ...



In recognition of Memorial Day, flags will be flown at *Six Oaks Cemetery*. **John Hunter** and his staff work diligently to make Six Oaks the special place

it is. Please take time to visit and stroll its beautiful grounds.

For an escorted tour or information about Six Oaks, either telephone **John Hunter** at **671-1343** or send an E-mail to [sixoaks@csaadmin.com](mailto:sixoaks@csaadmin.com).



# ASPPPO CORNER: Spotlight on Covenant Compliance

## Ongoing Community Issues

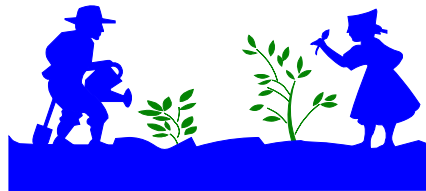
### Household Trash

Garbage cans, boxes, and other trash containers must be stored out-of-sight at all times within your service yard (**even on pick-up days**) and **never** placed curbside. All waste removal companies in Sea Pines are instructed to retrieve household trash from the service yard and return the empty cans. **Note:** Property owners who rent must inform all tenants of this procedure and request they comply.

### Landscape Debris

Once a week, landscape debris is collected by CSA Maintenance personnel. Only landscape debris generated by the resident is eligible for pick-up and should be placed curbside in front of the residence. Please do not place flower pots, trash, or dog feces in the debris pile. Landscape Contractors must haul debris to the Sea Pines disposal site located off Greenwood Drive; offending contractors will be subject to punitive action by Sea Pines Security and possible loss of access privileges.

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](mailto:aspppo@csaadmin.com).



### ASPPPO Guidelines: Maintaining Unimproved Lots

**Purpose:** To maintain unimproved or vacant lots to blend with neighboring properties, preserving the natural beauty and contributing to the overall beauty of Sea Pines.

1. Areas must be kept clear of debris.
2. Dead tree limbs, palm fronds, and other unsightly vegetation must be removed.
3. Dead trees and plants must be removed.
4. A natural, neat appearance must be maintained.
5. No fences or lighting allowed.
6. No man-made structures allowed.
7. Grassy areas are to be cut and trimmed to maintain a neat appearance.
8. Mulched areas must be replenished annually.
9. Any old utility equipment should be buried or screened.
10. Cement areas are to be blown or swept periodically.



### 2006 Statistics Violation Reports (through April 1)

Complaints Received:	26
Complaints Resolved:	15
Complaints Active:	11

### Safety Reminders ...

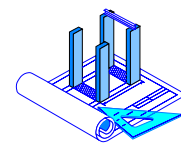
#### Bike Path Road Crossing



As the warmer weather approaches, more people will be using our bike paths. In an effort to be courteous, drivers often stop and encourage bicyclists to cross the road while the driver waits. **Please do not do this unless a biker or pedestrian is already in the crosswalk.** This is a dangerous practice, inviting a serious accident as unsuspecting drivers approach from behind the stopped vehicle or from the opposite direction, as well as a misguided habit which encourages a disregard for stop signs and traffic safety rules in general—a bad example for the many children who use the paths.

### ARB Reminders ...

#### For the Record: House Plans Available on CD



Any owner may purchase a CD copy of his house plans for \$30.00.

To ensure your plans are available, please telephone the ARB office at 671-5533.



## Highlights of the Disaster Recovery Guide



Since hurricane season will soon be upon us, we are re-printing highlights from the *Sea Pines Disaster & Recovery Guide* to remind all property owners of certain vital procedures. A copy of the complete Guide may be picked up at the CSA office or requested by telephoning (843) 671-1343.

**Note:** These highlights pertain to the recovery process in the event of a **Level II** hurricane (defined as an event declared a national disaster by either the Governor or President of the United States with FEMA [Federal Emergency Management Administration] involvement).

### PUBLIC INFORMATION

During the recovery process, Sea Pines CSA will ensure that accurate and timely information is disseminated to all property owners.

- Signage will be erected at both gate entrances.
- The CSA web site ([www.csaadmin.com](http://www.csaadmin.com)) will be continuously updated.
- Toll free numbers that residents may call will be available. **(866) 671-EVAC (3822)**

- Updates will be given to local media.
- A telephone *Help Line* will be established as soon as practicable.

### DEBRIS MANAGEMENT

CSA (or its designated contractor) will remove curbside debris as quickly as possible. Individual homeowners are responsible for placing all debris at the curb and segregating it as follows:

1. Raw Garbage (*DO NOT mix household garbage with other disaster debris.*)
2. Yard Waste (*i.e., vegetative debris such as limbs, leaves, brush, tree trunks, etc.*)
3. Construction/Building Debris (*i.e., shingles, boards, PVC pipe, siding, metal, carpeting, non-wood building material, treated lumber, etc.*)
4. White Goods (*i.e., appliances, air conditioners, ice makers, etc.*)
5. Household Hazardous Waste (*i.e., bleach, gasoline, pool chemicals, cleaning supplies, motor oil, paint, etc.*) Direct all questions regarding hazardous waste to the *Town of Hilton Head Emergency Management Operations (EMO)*.

**Note:** A debris removal schedule and anticipated timeline will be made available at the *CSA Administration office and on the CSA web site at: [www.csaadmin.com](http://www.csaadmin.com).*

### EMERGENCY PERMITS AND INSPECTIONS

In the event of a Level II disaster, it is estimated between 1500-2000 properties will need to be rebuilt completely or require substantial repair and alteration.

In an attempt to streamline the process following a Level II disaster, existing *ARB Guidelines on Permitting and Inspection* have been modified to allow for timely action.

**Note:** *The Town of Hilton Head building requirements must also be met.*

### PROPERTY OWNER RE-ENTRY

For updated Storm Status Reports for the Island in general, residents are urged to monitor media outlets, specifically the national weather, radio, and television channels as well as the internet. Once the storm has passed, updates on allowed re-entry dates and times for Sea Pines residents can be obtained by calling the *Sea Pines Property Owner Hurricane Hotline at (866) 671-EVAC (3822)*.

All vehicles displaying a valid Property Owner Vehicle Decal will be admitted; however, priority will be given to those owners who present a **Sea Pines Property Owner Photo Identification Card**. This Photo ID provides owners with a

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## ... Disaster Recovery Guide Highlights

(Continued from page 4)

flexible means of access to our gates at anytime, e.g., via rental car, in a friend's vehicle, etc. These cards (which are Property Owner Specific) must be stamped with Sea Pines' Security date-punch for the current year, are non-transferable, and may NOT be used by anyone other than the person whose photo appears on the card. Once approval for re-entry is given, access will be limited only to those displaying either a valid *Sea Pines Photo ID* or current, *Sea Pines Property Owner decal*. **A Drivers License or any other form of ID will not be accepted.** *Note: Photo ID cards can be obtained at the Sea Pines' Security Office.*



## Organization Within Sea Pines Pieces of the Puzzle

Much like the elephant described by the blind men in Aesop's well-known fable, Sea Pines can be characterized by various people in many different ways. The complex nature of the Plantation is due, in part, to its structural base: *residential, resort, and commercial*. Because each component plays an important and often overlapping role, management organizations within the Plantation must represent each fairly and maintain balance among them.

Therein often lies the confusion. Even long-time, Sea Pines residents can become confused trying to determine which organization is responsible for what. In an attempt to clarify this organizational puzzle, a brief description of each entity within the Plantation and its role in serving the Sea Pines community is highlighted below.

### The Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)

A voluntary membership organization representing residential property owners, ASPPPO was established in 1974 to protect homeowner rights as outlined in Sea Pines' *Land Use Covenants*, serve as a central channel of communication, mediate conflict, and ensure that the environment of the Plantation is maintained and improved over the years.

The Association is managed by an elected Board of Directors comprised of nine, residential members of the Association. All Sea Pines property owners are urged to join ASPPPO.

### Community Services Associates, Inc. (CSA)

Established as a not-for-profit organization, CSA was incorporated in 1988 to take title to all Common Properties in Sea Pines and to provide

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### Residential Reconstruction: Town of Hilton Head 50% Rule



The *Town of Hilton Head* has established a rebuilding code for homes destroyed or altered by any type of natural disaster.

If the damage is **less than 50% of the appraised value of the home** (excluding the lot value), the owner is NOT required to bring the structure back to current FIRM (*Federal Insurance Rate Map*) flood heights. The reconstruction, however, must follow all current Town building codes. If the damage **exceeds 50% of the appraised value**, the entire structure MUST be elevated to current FIRM flood heights and all current Town building codes must be followed.

When a house is being renovated, remodeled, or enlarged and the cost **exceeds 50% of the appraised value**, both the existing house structure AND the addition must be elevated to FIRM flood height and all current Town building codes must be followed.

**Note:** The *Town of Hilton Head* authorities are responsible for the determination of the 50% figure for damages and/or home expansion.



## ... Sea Pines' Organization

(Continued from page 5)

security and maintenance services for all the Plantation. Members of the Board of Directors include: nine (9) Directors elected by residential property owners; four (4) appointed by the Sea Pines Resort, LLC; and four (4) elected by commercial property owners.

### **Sea Pines Associates, Inc. (SPA)** (Now known as the Sea Pines resort, LLC)

In 1987, SPA was originally established as a South Carolina, for-profit corporation in which shares of stock were sold to raise capital funds to acquire and operate the resort assets of Sea Pines Plantation. These assets include: three golf courses, the Sea Pines Racquet Club, two swimming pools, a home and villa rental management business, retail sales outlets, food service operations, the Sea Pines Real Estate Company, and other resort recreational facilities.

### **Sea Pines Resort, LLC (SPR)**

In 2005, *The Riverstone Group* of Richmond, VA, purchased the stock of Sea Pines Associates, Inc. (SPA) and became known as the *Sea Pines Resort, LLC*. Sea Pines Associates, Inc. (SPA) no longer exists. The Sea Pines Resort, LLC (generally referred to as "the Company") manages the above-listed resort amenities in Sea Pines. **Note:** Last year, the **Riverstone Group** also acquired the real estate assets of the Harbour Town commercial area.

### **Architectural Review Board (ARB)**

Located in the CSA building at 175 Greenwood Drive, the ARB is mandated by the *Sea Pines' Land Use Covenants* to review all plans for new structures and alterations or additions to existing structures (*including all landscape, drainage, and tree removal plans*) prior to granting the necessary permissions to proceed. The Architectural Review Board membership consists of nine volunteer members. There are three (3) voting Sea Pines Resort members and one (1) alternate. CSA and ASPPPO each appoint two (2) voting members and together appoint one (1) alternate member.

### **The Sea Pines Museum and Forest Preserve Foundation**

Established as a charitable, non-profit organization, the *Sea Pines Museum and Forest Preserve Foundation* receives tax-deductible donations to maintain and enhance the Forest Preserve.

### **Sea Pines Country Club**

In addition to having access to all resort amenities, owners of property in Sea Pines Plantation may also join the Sea Pines Country Club, a private, member-owned country club which, although not part of the official management structure, is a major recreational entity within the Plantation.

### Questions?

Send your questions or suggestions for future articles on the Sea Pines' Organizational Structure to [csaadmin@csaadmin.com](mailto:csaadmin@csaadmin.com).



## LETTERS POLICY

### Community News

Welcomes  
Letters to the Editor

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

or Email To:  
[csaadmin@csaadmin.com](mailto:csaadmin@csaadmin.com)  
100 Words or Less  
Typed or Printed Legibly  
Signed By Author

## Sea Pines' Lagoons

### Cleaning and Treatment

All lagoons are interconnected and considered more or less tidal, depending upon proximity to the *Calibogue Sound*. Whenever heavy rainfall occurs or a hurricane threatens, water depth is controlled by CSA from several points within the Plantation. Treatment for algae and weeds is handled by licensed technicians contracted by CSA; however, several private regimes and four golf courses handle their own lagoon maintenance. CSA lagoons are checked at least monthly and treated seasonally, as required, or more frequently if weather conditions are unusual.

(Continued on page 7)



## ... Sea Pines Lagoons

(Continued from page 6)

### Erosion Protection and Prevention

Tidal erosion and accretion of sand and soil are addressed in the **1970 Covenants**.

*Part V, Articles 6 and 11*, grant the Company (now CSA) the right to protect from erosion all "... open space areas by planting trees,

plants, and shrubs to the extent necessary, or by such mechanical means as sea walls, bulkheads, or other ways deemed expedient or necessary by said Grantor." A separate section of the Covenant expressly states that the granting of this easement in no

way places the burden of affirmative action on the Company (now CSA).

Individual property owners whose property lies adjacent to a waterway

where erosion is ongoing may (with the approval of the Coastal Council and at their own expense) take steps to protect their property from further erosion.

In 2005, every lagoon was measured and depths deemed acceptable. Lagoons owned by CSA and possibly needing correction in the future are

included in the CSA three-year **Maintenance Plan** for 2007-2009.

Sea Pines Lagoons: Current Statistics		
Area	Number	Surface (Acres)
CSA Common Areas	45	123.70
Ocean Golf Course	16	13.00
Sea Marsh Golf Course	12	10.75
Harbour Town Golf Course	9	3.68
Sea Pines Country Club	10	10.50
Private Areas - Regimes	23	23.90
<b>Total:</b>	<b>115</b>	<b>185.53</b>

Since its inception and as a matter of policy, the *CSA Board of Directors* has determined not to repair erosion occurring naturally around tidal creeks and waterways for a variety of reasons, most importantly, because of the expense.

Make Our Bike Trails Safer!  
 Bicycle bells can be purchased for \$3 at the *CSA Security office*.

## Sea Pines Community Center Lectures

### MEDICAL

#### **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.

### PUBLIC INTEREST

#### **"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.

### 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 the showing of this *Oscar and Golden Globe* award-winning drama/comedy directed by **Hal Ashby** and starring **Peter Sellers**..



**Reserve Early!**

Make reservations online at [www.csaadmin.com](http://www.csaadmin.com) under the "Activities" section, or by calling the *Lecture Series automated number at 671-4442*.

**Note:** Lectures are FREE for all Sea Pines residents!  
 (unless otherwise indicated)

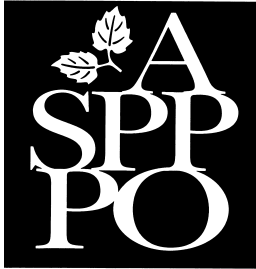
**E-mail Sign-up NOW!**

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](mailto:mergs@CSAadmin.com).



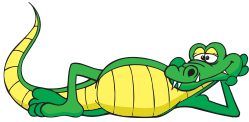
ASSOCIATION OF



175 Greenwood Drive  
Hilton Head Island, SC 29928

SEA PINES PLANTATION  
PROPERTY OWNERS

Pre-Sort Standard  
US POSTAGE  
PAID  
Hilton Head, SC  
PERMIT  
No. 475



### *This Month ...*

- ASPPPO June 13 Open Meeting
- Disaster Recovery Guide Highlights
- Fast FAQs About Sea Pines Lagoons
- Guidelines for Vacant Lots in Sea Pines

### **CONTACT INFORMATION**



Sea Pines Security (Emergency or Information) .. 671-7170  
 Sea Pines Security (Administration) ..... 671-3000  
 George Breed: [securegate@aol.com](mailto:securegate@aol.com)

Guest Passes ..... 842-1926  
 CSA Administration ..... 671-1343  
 ([csaadmin@csaadmin.com](mailto:csaadmin@csaadmin.com))

CSA President: Wayne Carbiener  
[jacwaycar@aol.com](mailto:jacwaycar@aol.com)

CSA Lecture Series Reservation HOTLINE ..... 671-4442  
 ASPPPO President: Dave Williams  
 ([baynard@hargray.com](mailto:baynard@hargray.com))

CSA Maintenance ..... 671-6487  
 ASPPPO Administration ..... 671-5939  
 Sea Pines Architectural Review Board ..... 671-5533  
 Chairman: Jack Docherty ..... 671-6232  
 ([docxx@webtv.net](mailto:docxx@webtv.net))

Forest Preserve (Picnic Reservations) ..... 671-6487  
 Community Center ..... 671-3299  
 ([csacomcenter@hargray.com](mailto:csacomcenter@hargray.com))

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](http://www.csaadmin.com)



*George Breed*  
*Marjorie Conner*  
*Jack Docherty*  
*David Henderson*  
*Cary Kelley*  
*Audrey King*  
*Bill Mergler*  
*Jeanne Pearse*  
*Jack Richards*  
*Peggy Rabeor*  
*Jude Shriner*  
*Dave Williams*

**this month's  
Contributors**