

The Anchor



SHIPYARD PLANTATION'S COMMUNITY CONNECTION

Fall 2016



Weathering the Storm



Many of you may have been here during or immediately following the recent tropical storm. For those of you who missed it, there was minor property damage but quite a bit of debris to pick-up as a result. The pictures below illustrate some idea of the aftermath. Owners in the residential areas recently received a letter concerning debris pick-up, and regime management companies have been contacted on behalf of their owners. Thanks to all of you for your individual clean-up efforts, and for your patience as the POA worked to clear the common areas.



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SHIPYARD PLANTATION
10 Shipyard Drive
Hilton Head, SC 29928

Manager's Report

from the desk of Sally Warren

One of the most beautiful aspects of Shipyard is the tropical tree canopy and the beautiful oak trees. But one of the most challenging aspects of that tree cover is debris following a storm. We just experienced that with Tropical Storm Hermine which barreled through the Low Country Friday, September 2nd. We were actually quite blessed that the storm had gone across land before hitting us, but wind gusts as high as 60 miles per hour were experienced on the island and there was significant debris, downed trees, and some property damage as a result. The Shipyard

staff, the Greenery and All Care Tree worked throughout the Labor Day weekend to begin the clean-up and restore operations for what turned out to be a beautiful Labor Day weekend.

The clean-up is being handled by each entity; the regimes by their contractors, the commercial entities by their contractors and the POA by their contractors. This process will certainly take several weeks to complete but we hope that the ocean lost a great deal of energy during that storm and that things will remain uneventful through rest of the hurricane season.

The Beach Renourishment was briefly suspended during the storm, but we anticipate that the Shipyard beach will be done sometime in October. The beach is certainly our most valuable asset and keeping a buffer between property and the ocean is invaluable to all owners on Hilton Head. The weather is finally cooling down and we look forward to those beautiful fall days on Hilton Head.



NATURE NOTES

Joanne Voulelis, Lowcountry Master Naturalist, Coastal Discovery Museum Docent

As we enter the “R” months, the summer tourists vacate the island, the weather turns cooler (or at least temperatures are not quite so unbearable) and the locals partake in oyster roasts. Why the “R” months? Read on...

The Eastern Oyster is abundant in shallow bays, estuaries and salt marsh creeks or flats. It is also not uncommon for oysters to be found on dock pilings, rock jetties or any hard surface in or near salt water. When large numbers of oysters join together it is called an oyster reef, sometimes also referred to as oyster rakes or beds.

How are these reefs formed? It all begins with spawning. An interesting and, perhaps lesser known fact about oysters is that they are “sequential hermaphrodites.” In their first year, they spawn as males, but as they grow larger and develop more energy reserves, they spawn as females, alternating every year thereafter. In coastal South Carolina, spawning season is generally between May and October, when water temperatures are above 68 degrees F. Oysters are “broadcast spawners” which means they release eggs and sperm into the water where they mix. A fertilized egg develops into a larva in about 6 hours and its shell will form in another 12-24 hours. Quick, eh? After about 3 weeks, the larva develops a foot and settles to the bottom of the water column where it seeks a hard surface. When a suitable surface is discovered (ideally an adult oyster shell), the larva’s foot excretes a cement-like glue to attach itself to the surface. The attached oyster is called a “spat.” Over time, if undisturbed, reefs can become so large, some are actually included on topographical maps.



Sometimes, people will build a new oyster habitat, like the one pictured here from Mitchelville Beach. As there is no natural rock on Hilton Head Island, these rocks were brought in to form the basis of this reef. Netting was installed to support and protect the oysters. Community Oyster Restoration Projects have become popular in the low country. After one year, as many as 24,000 new oysters might develop. And as the oysters grow, the habitat increases.

Oysters are often considered a “keystone species” because they provide essential shelter for many other marine organisms, such as barnacles, sea anemones, and finfish, to name a few. They reduce bank erosion (by decreasing wave energy) and also improve water quality. In fact, one oyster can filter up to 50 gallons of water a day. This clears the water of algae, bacteria and pollutants, which helps to control phytoplankton blooms. So, when oysters are over harvested, bad things happen. Not too long ago, this occurred in the Chesapeake Bay. What would once have taken just 1 day to filter the water, suddenly took 90 days because there were fewer oysters. In addition to the over harvesting of oysters, other threats abound such as boat strikes, traffic wakes from boats (which increase erosion), and fresh water runoff, especially from urbanization.

continued next page...

NATURE NOTES ...continued

Oysters have been a favorite delicacy of the sea for ages. Sea Pines Forest Preserve still maintains an authentic shell ring thought to have been created by native Indians over 4000 years ago. And did you know they were served at the first Thanksgiving feast? Luckily, the oyster industry in South Carolina is healthy and harvesting has remained at appropriate levels for the past 20 years, unlike many other states. Which brings me back to our "R" months. "R" months are the cooler months and there is less bacteria in the water. Remember, oysters are filter feeders. In warmer months, oysters contain more bacteria and are also not quite as tasty. So best to avoid eating fresh caught oysters between May and August, although I am told farm raised may be okay (the jury is still out on this one).

One final note: The recreational harvesting of oysters in SC requires a saltwater fishing license. Harvesting is permitted only from State or Public Shellfish grounds. Two bushels of oysters may be harvested per person, per day. Shell recycling is encouraged in order to build new habitats. Contact the SC Department of Natural Resources for information on where you can recycle shells or how to become involved in the SCORE program (SC Oyster Restoration Enhancement).

Please Don't Throw Your Hangtag Away!

Please hang on to your hangtag! You will need it again next year. Beginning in December, we will begin validating them for 2017. If you have questions about this program, please call (843) 785-3310, ext. 221.



Are You Receiving Our E-Blasts?

It is our goal to share information with you as quickly and conveniently as possible. We send e-blasts about maintenance, security, and administrative issues on a weekly basis. We also send out reminders about social events (i.e. at the Beach Club) and commercial partner initiatives (golf, tennis, and Sonesta offerings). If you would like to opt-in, please send an email to info@shipyardhhi.com. We will confirm receipt, and you will receive your 1st e-blast within 10 business days.

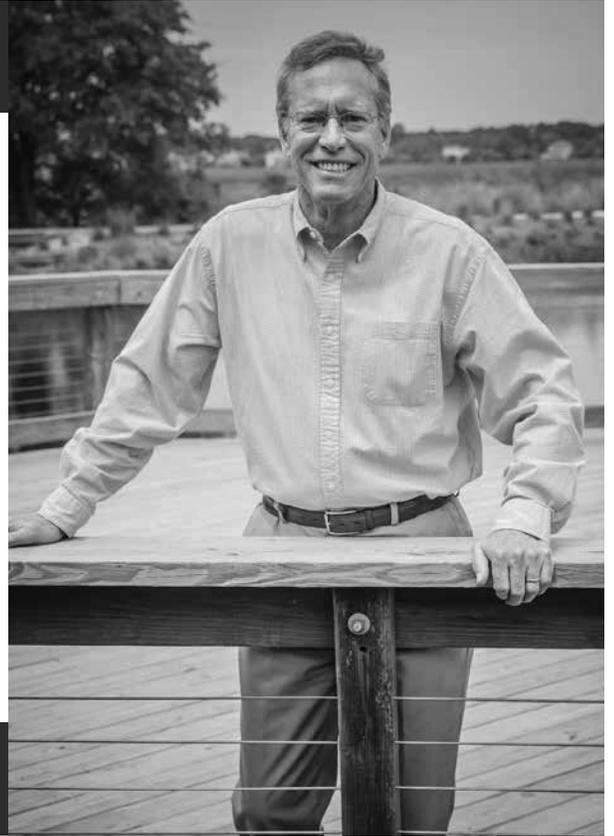
RE-ELECT, NOV. 8

**A DAVID
AMES**

Shipyard's Representative on HHI Town Council

**EXPERIENCE
THAT MATTERS
FOR OUR FUTURE!**

**www.votedavidames.com
TOWN COUNCIL • WARD 3**



Paid for by David Ames Election Committee. John Joseph, Treasurer, 32 Rum Row, Hilton Head Island, SC 29928.

Important Notices

- **A WORD About Owner Bonus Days, *Courtesy of the Communications & PR Committee***-Many of you may have noticed that Owners Bonus Days (in addition to Owners Only Days) have been added to the Beach Club calendar over this past summer. We would like to continue offering these days into the fall and winter, but attendance has been very low. Please consider coming out for extra time to enjoy the view or socialize with neighbors and friends. A full schedule of Beach Club events through year-end can be found inside of this issue.
- **Locker Waiting List Update**-Please be reminded that we have converted to a quarterly system for updating Locker Waiting List status. In accordance with our new plan, letters will go out on or around September 30th. If you are on the waiting list, and you do not receive one by October 10th, please call the Welcome Center for more details.
- **Debris Staging**-Please be reminded that staging normal debris on the roadsides is strictly prohibited. Please be a good neighbor, and arrange for individual pick-up.
- **Please Do Not Throw Your BEACH HANGTAG Away**-As peak beach season comes to an end, please remember to hang on to your hangtag. Starting in December, we will begin validating them for the 2017 season. Just bring it in for a new validation sticker, and please remember to bring your state or Shipyard ID. We will post another reminder in the next issue of the Anchor.

Thanks for being great neighbors!

Beach Club Events

What's Going On At The Beach Club...



October:

3rd, 13th, 17th

Owners Only (5pm-9pm)

6th,

Nibble & Nip (6pm-9pm)

10th, 24th

Men's Club (6:30pm-9pm)

11th

Women's Club (10am-1pm)

23rd

Owners Fall Celebration (6pm-9pm)

(Special Nibble & Nip)

25th

Women's Club (6pm-9pm)

28th

Owners Morning (8am-12pm)

November:

3rd

Nibble & Nip (6pm-9pm)

7th, 17th, 21st

Owners Only (5pm-9pm)

8th

Women's Club (10am-1pm)

14th, 28th

Men's Club (6:30pm-9pm)

15th

Owners Bonus Day (9am-3pm)



December:

1st

Nibble & Nip (6pm-9pm)

5th, 15th, 19th

Owners Only (5pm-9pm)

9th

Owners Bonus Day (5pm-9pm)

12th

Men's Club (6:30-9pm)

13th, 27th

Women's Club (10am-1pm)

FIRE PREVENTION WEEK 2016

Join us Sunday, October 9th from 9am-12:30pm at Fire Station #4 for our free fire prevention pancake breakfast and help us kick off fire prevention week. Station 4 is located at the back gate of Hilton Head Plantation and there is parking in the Chart House parking lot. Along with breakfast we will have some hands on safety stations where people can learn to use a fire extinguisher, install smoke alarms and more!

Also games for the kids. Tour our fire stations and check out our apparatus. This year's fire prevention campaign theme is "Don't Wait – Check the Date! Replace smoke alarms every 10 years". How long have you had your smoke alarms? The manufacture date can be found on the back of the alarm – replace them every 10 years. Smoke alarms provide the earliest possible warning and since a person can die of smoke inhalation in less than a minute, a working smoke alarm is critical! Plan and practice a fire escape plan with your entire family and if you do experience a fire, get out and stay out until the fire department arrives. Call 911 once you are outside or from a neighbor's house. If you need assistance in installing, determining placement of your alarms or help with battery changes, call the Hilton Head Island Fire Rescue Fire & Life Safety Education office at 843-682-5141.



Cinda Seamon
Fire & Life Safety Educator
Hilton Head Island Fire Rescue
843-682-5141
cindas@hiltonheadislandsc.gov



Save The Date

October 23rd

6pm – 9pm

Mark Your Calendars For The Owners' Fall Celebration

Come Join Your Neighbors For A Special
Nibble & Nip

Please Bring Your Nibbles To Share &
The POA Will Also Supply Nibbles & Signature
Cocktails Plus Live Entertainment



Shipyard Real Estate Quarterly Update By your neighbor Karl Sneed



Shipyard Property Statistics

Homes					Villas					Lots				
Year	Total Homes Sold	Total Dollars Sold	Median Sold Price	Average Days On Market	Year	Total Villas Sold	Total Dollars Sold	Median Sold Price	Median Days On Market	Year	Total Lots Sold	Total Dollars Sold	Median Sold Price	Median Days On Market
8/8/16	12	\$5,354,500	\$409,500	93	8/8/16	43	\$12,315,100	\$290,000	127	8/8/16	1	\$180,000	\$180,000	337
8/8/15	11	\$4,845,000	\$435,000	101	8/8/15	51	\$13,513,875	\$258,000	120	8/8/15	2	\$401,666	\$200,833	336

Shipyard Real Estate Market

Shipyard is one of the most desirable areas on the island. We are keeping pace with the number of sales from last year. For buyers it's a great time to buy. There is still a good selection of villas for sale giving the savvy buyers good choices of location, price and condition, thus giving the buyer the leverage needed to bargain. All in all with the number of sales and prices are up it's a good sign the market is improving. With the market stabilizing prices should keep climbing. If you have been on the fence considering selling, now is a great time. September through Thanksgiving is another peak time for sales. Owners if you know of someone looking to buy in our community or your interested in selling please consider Karl as your first choice. Helping buyers and sellers come together is my business. One of the largest assets you have is owning a piece of real estate. Call a professional and Shipyard property owner who cares about our community, knows our bylaws, regulations and benefits to sell your property. Thank you in advance Karl Sneed



Thinking of buying or selling? Karl can assist you in a smooth transaction. 26 years of experience.

Karl Sneed Cell: 843-422-3744 Office: 843-686-8800

Toll Free: 800-345-2392

karl@charteronerealty.com

www.realestatefromhiltonhead.com



**87 Gloucester Road
3 Br. 3 Ba. \$582,500**

New build in 2015. 2,068 sq.ft. High efficiency home with spray foam insulation, 3 zone heat pump & much more. 2+ car garage, corner .67 acre lot with Lagoon to Golf view. Bike ride to Coligny Plaza & the Shipyard Beach Club



**18 Townhouse Tennis III
3 Br. 3Ba. \$359,000**

(Lagoon to Golf View)
1 master br with newer bath plus bonus room up. 2nd master and guest br. with hall bath Down. 1 car carport. Clay tennis courts and on-site pool
Short bike ride to the beach and Shipyard clubhouse.
Walk to Coligny Plaza.



**176 Colonnade Club
2 Br. 2Ba. \$248,000**

2nd Fl. Flat with view of lagoon to golf course and pool. Villa placement gives you the feel like a corner unit

**147 Colonnade Club
2 Br. 2 Ba. \$249,900**

1st Fl. Flat with Landscape View Pool and BBQ area on site. 10 minute walk to the beach and Shipyard clubhouse.



**1 Kingston Cove
4 Br. 2 1/2Ba. \$428,500**

(Beautiful Lagoon View)
3 bedrooms and 2 baths up. Bedroom/office, kitchenette and half bath down. Fire place, Carolina room, large deck and downstairs patio area.
Complex Pool on-site. Walk or bike to the beach and Shipyard clubhouse.



***** I'm not just a Realtor ***
*** I'm a Shipyard Owner/Resident ***
*** & Executive Board Member *****

