

The Anchor

SHIPYARD PLANTATION'S COMMUNITY CONNECTION

Spring 2014



Did You Miss the Annual Meeting?

Excerpts from the Administrative Reports...

General Manager Sally Warren reviewed the year of operations, and began her speech referencing a presentation to the Realtors that encouraged them to understand the history of Shipyard and Hilton Head to effectively "sell" Shipyard. The Realtors responded so positively to this that it was determined that the guest speaker for the 2014 Annual Meeting would be someone that could make a presentation on the Island and Shipyard history. Helen Xenakis, a Shipyard owner and Docent at the Coastal Discovery Museum, was selected for that speech and did a fabulous job for those present.



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Manager's Report

from the desk of Sally Warren

2014 is flying by and we are about to begin the beach season, summer in the south and a big tourist year on Hilton Head. The Heritage Golf Tournament was a challenging weather event for the island, but the final round proved to showcase better Hilton Head weather and ended with great excitement with a chip in for the finishing holes.

The Chamber of Commerce is forecasting a strong tourism season and feels that tourism will fuel the locale economy and ignite the real estate market, which has had its ups and downs over the past few years. Since the POA has had the Enhancement Fee, the Association has averaged approximately \$100,000 of income annually

for programs that enhance the property. The fulltime residential communities are having a strong year, but Shipyard POA is also holding its own as 21 properties have been sold through April, which is identical to 2013. There have been strong condominium sales and even though the total dollars received is down 9% activity is on the up tick. The Board of Directors has adopted a policy that requires $\frac{1}{4}$ of the annual Enhancement proceeds be put into a Catastrophic Reserve which is now over \$585,000. It also provides the funds that enable us to upgrade our facility like the recent Welcome Center renovation. And most importantly, this fund is a way to make on-going improvements without special assessments.

Our collections are going very smoothly this year with less than two percent of the POA fee unpaid as of 4/30/14. We are having an update of our long range maintenance reserve completed and want to make sure that in addition to saving for a catastrophe, we are also on track for doing long-range maintenance.

Please see the minutes of the annual meeting on the website and view a new minute video we had produced for people interested in Shipyard to actively see what makes this the best place to come for a visit or forever.

Have a great summer.

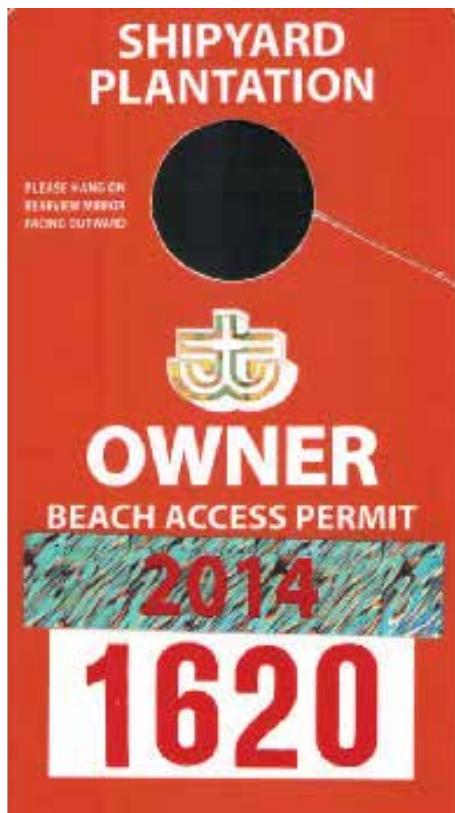
A WORD About the Ambassadors Committee...

Most of you are probably aware of the purpose of the newest POA committee...the Ambassadors Committee. If not, this committee is comprised of seasoned and newer owners who meet and greet our newest owners typically within their first few months of ownership in Shipyard. This may be by email, telephone, or in person. The purpose of this committee is simply to help new owners get acquainted with Shipyard life, get information about the Island if needed, and begin developing relationships with local neighbors and friends. This committee is very active, but is stretched -pretty thin with only four members. We'd love to have more members, and ask that any of you who may be interested to call Rebecca at (843) 785-3310, ext. 222. She can answer any questions you might have or sign you up for the committee.

Thanks, and we look forward to hearing from you.



Please Remember to Get Your Beach Hangtag Validated...



It's that time again! Remember that you will need a validated hangtag in order to park in the beach parking lot from Memorial Day through Labor Day weekend each year. Many of you have already come in to get your beach hangtags validated, but there are well over 250 owners or so who have not. Please bring the beach hangtag that you were issued in 2013 to the Welcome Center (7:45 a.m.-4:15 p.m. on Monday-Friday or 8 a.m. - noon on Saturday or Sunday) to get it validated for this year. Please remember that if you would like to send a renter, friend

or relative to have your hangtag validated, you must submit a request via mail or email. This is for the protection of all of the owners and guests here in Shipyard. We want to make certain that we only issue hangtags with your permission. Please mail requests to Shipyard POA, Beach Hangtag Program, 10 Shipyard Drive, HHI, SC 29928 or email them to shipyardcomm1@aol.com. In your request, please indicate the individual's name and your code. We will ID the individual and call you via the number we have on file for verification purposes. Please also be reminded that if you lose your hangtag, there is a \$25.00 replacement fee. Thanks, and enjoy the beach!



What's Going on at the Beach Club?

(843) 785-3310

JUNE

- Nibble & Nip:** 5th* & 26th*
Men's Club: 9th & 23rd
Owners' Only: 11th, 18th & 25th

JULY

- Nibble & Nip:** 10th* & 25th
Men's Club: 14th & 28th
Owners' Only: 9th & 23rd

AUGUST

- Nibble & Nip:** 15th & 29th
Men's Club: 11th & 25th
Owners' Only: 6th & 20th

Nibble & Nip: 5:30-8:30pm
Men's Club: 5:30-8:30pm
Owner's Only: 5-9pm

*Nibble and Nips on Thursdays are marked with one asterisk.

**Owners Only Days from June through August will be held from 5:30-8:30 pm due to parking/heavy beach traffic.

The Women's Club is off for the months of June, July and August.

EXTREME HEAT

As the temperature rises, so does the stress on your body. Several things can help you battle the heat ~ acclimation to the heat, drink plenty of water, eat well balanced light meals and limit your exposure outdoors when it is extremely hot. Never over exercise in extreme heat. Heat related emergencies begin with heat stress or cramps (muscle cramps, tiredness), progress to heat exhaustion (weakness, nausea, fatigue) and finally can result in heat stroke (hot & dry skin, confusion, chills, dizziness, delirium) if not treated. Stay cool this summer!

Cinda Seamon

Public Education Officer

Hilton Head Island Fire & Rescue

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Important Owner Reminders



Remember to clean up your mailboxes and property signs for a spring clean. If you have a mailbox number, you do not need to keep your 911 yard sign. If you keep them, please make sure they are in good repair.

Roof cleaning is an on-going maintenance item for homeowners on Hilton Head. Please make sure you monitor your roof for keeping it clean of debris. This will improve the aesthetics as well as preserve your roof life.

Please remind friends and guests, not to feed the alligators.

Excerpts from the Administrative Reports... (continued)

Continued from page 1

Operationally a good part of the capital expenditures and repairs in 2013 focused on a complete redo of the heating and air conditioning systems at the Beach House and the guardhouses. An engineering firm was hired by the board and performed an audit of the needs of both the gates and the beach house. Designs were done for the needed systems, bids were reviewed and work was completed on schedule. The majority of the work was done in the early winter and the Beach Club was completed in time for last year's annual meeting as a result of great cooperation with local vendors. The hotel also went through a substantial renovation of their facility and opened later in the spring and has received great reviews from Trip Advisor and readers of the Island Packet for best hotel on Hilton Head. Mrs. Warren also provided detailed information regarding the landscape operation, the storm water utility projects completed by the Town, the lagoon system challenges and the statistics for the year in real estate sales. She noted that it was a good year in Real Estate and that the Enhancement Fee Income in 2013 was above the 8 year average since the fee was approved.



Meredith Simmons gave a report on the Communication efforts and operations of the Beach Club, noting substantial improvements to the website, the addition of the new Ambassadors Committee, and updates on Association clubs and event activity. She also spoke about some potential areas of improvement to include scheduling limitations for owner functions at the Beach Club, decreases in participation at owner events, and ideas for making events more attractive and enjoyable for owners. Mrs. Simmons went on to make several important announcements regarding being good neighbors. She closed by thanking the Communications/Public Relations Committee, other Association committee members, and many individuals who have helped management improve communication efforts.

Mrs. Warren concluded her remarks with a compliment to security for a year of minimal crime and smooth operations. She also informed the owners that the Shipyard family lost a great leader as Mike Trigg, a former president and dynamic leader, had recently passed away. She closed with advice that Mr. Trigg had given her over twenty years ago: "the secret to a successful Shipyard is to embrace its density diversity and to stay positive." She complimented her staff for their hard work and for doing everything in their power to continue Mr. Trigg's legacy.

It's That Time of Year!

Please visit www.shipyardhhi.com to download the Association Disaster Evacuation and Recovery Plan. Please also submit an Emergency Contact Form if you haven't already done so. Copies are available at the Welcome Center or on the website.



The Shipyard Men's Club marched in the 2014 St. Patrick's Day Parade carrying their "Boys of Summer" banner proudly.



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ARE YOU READY FOR HURRICANE SEASON?



Hurricane season commences in June and ends in November. As summer begins, owners look forward to the hot weather. As fall approaches, the hot weather cools. Along with cooler temperatures however, we get deeper into the hurricane season. The County, Town, and Plantations, have worked diligently on emergency preparedness. Below are some important tips to prepare for the hurricane season.

The Beaufort County Hurricane Warning and Evacuation Plan calls for each plantation and community to plan and act in a prescribed manner. The requirements for Shipyard Plantation in case of evacuation are as follows.

During the early warning stages, check your vehicle to make sure you have a full tank of fuel.

Secure all loose items surrounding your home.

Tape/board-up all windows.

If an evacuation is ordered, follow the Evacuation Route, exiting the Plantation via the Parkway and Pope gates. Traffic control will be set up at the intersections of Pope Avenue and highway 278 to ensure an orderly flow of traffic.

You may pick up a pamphlet called the **“Disaster Evacuation & Recovery Guidelines for Shipyard Plantation”** which will be available in June at the Welcome Center. This pamphlet gives you considerable information for your preparations when evacuating the plantation and when to return when the emergency has ended.

Have a great summer and enjoy the many amenities Shipyard Plantation and the island have to offer.





Shipyard Real Estate Quarterly Update By your neighbor Karl Sneed



Shipyard Property Sales Totals 5/20/2014

Homes

Villas

Totals

Year	Total Homes Sold	Total Dollars Sold	Average Sold Price	Average Days On Market	Year	Total Villas Sold	Total Dollars Sold	Average Sold Price	Average Days On Market	Year	Homes Villas,Lots Total Number Sold	Total Dollars \$ Sold
5/12/14	0	\$0	\$0	0	5/12/14	21	\$5,549,400	\$264,257	156	5/12/14	21	\$5,549,400
5/12/13	5	\$2,370,000	\$474,000	112	4/12/13	18	\$4,446,750	\$247,042	140	5/12/13	23	\$7,166,750

Shipyard Real Estate Market

Currently, total dollars from sales are off compared to last year in Shipyard. I've come to the conclusion as to why. In conversations with neighbors and at social events, I hear time and time again what a great community we have. The owners love it here, and are quite content. No reason to move anywhere else. This has brought on a lower than normal inventory of homes for sale. Of course situations arise in our lives where we do have to make changes. With that said, if you are considering selling there are buyers out there! Shipyard is a very desirable community, and the timing is perfect. Inventory is low and prices are on the rise for private homes. Villa sales are up. There is still a large inventory of villas for sale giving the savvy buyers good choices of location, price and condition.

For a free market analysis of your home or villa please call me. I would greatly appreciate the opportunity to work with you. Being a home owner, resident & Shipyard board member, I care what happens in our community.



Whether buying or selling, Karl can assist you in a smooth transaction. 25 years of experience.

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For Sale

197 Colonnade Villa
 2 Br. 2Ba. \$269,900
 (Golf & Lagoon View)
 Ground floor. Feels like a corner unit
 with a peaceful & secluded
 lagoon to golf view.
 Pool and BBQ area on site.
 Short 10 minute walk to the beach
 and Shipyard clubhouse.

For Sale

169 The Greens Villa
 2 Br. 1/2Ba. \$245,000
 (Golf & lagoon views)
 Very private setting. Sit back and
 enjoy what Hilton Head is all about.
 Never rented and in
 excellent condition. Steps to
 the on site Pool and pool house.
 Walk to the beach and bike ride to
 Coligny Plaza for shopping and dining.

For Sale

184 The Greens Villa
 3 Br. 3Ba. \$359,900
 (Golf View)
 Remodeled living area and kitchen.
 Including newer appliances. 1 br and
 ba down, 2br and 2 ba up. Potential
 rental machine or great place to call
 home. Pool on site. Walk to the beach
 and bike ride to Coligny Plaza for
 shopping and dining.