

THE Anchor

Shipyard's Community Connection

FALL 2017





GM's DESK

SALLY WARREN

I suppose most of us at one time or another have had an anxiety dream... you have an exam, but you forgot to go to class. You wake up relieved that you are not in college but soon realize that your real worries are waiting at work. One of my persistent dreams is something that actually happened in the mid-1990s when an officer called in the middle of the night. "Mrs. Warren, no one showed up for work tonight so which gate would you like us to close?" Well, we didn't close the gate that night; and since Chief Pettersen has been with us, I have thankfully never had a similar call.

The fact remains, however, that labor has become a huge challenge for all operations on Hilton Head and Shipyard is no exception. When I arrived on Hilton Head in the mid 1970s, there was very little development between I-95 and Bluffton. And for those arriving now, there is nothing but development between Bluffton and I-95. Beaufort is one of the fastest growing counties in the United States, which means that there is plenty of work off island. Consequently, getting people to come to Hilton Head has become a challenge island-wide.

75 percent of our staff come from off-island, and we are being as creative as possible to entice good employees and to give them excellent benefits, good wages,

and enough reason to come over the bridge. We are currently fully staffed and hope that we can continue to stay that way.

Recently, Meredith and I participated in the Vision Project Think Tank hosted by the Town of Hilton Head where a group of diverse islanders discussed the future of Hilton Head and steps that we should be taking to be able to meet the future challenges. We discussed what Hilton Head will be like in 2020, 2030 and 2040, and how we can attract a workforce and create an environment that would entice people to not just retire but want

to live and work here. It was an interesting day and invigorating to forget about today's worries and to imagine the future.

Even with the off-island development and the future challenges, Hilton Head continues to be a wonderful place to call home. I am reminded of that every time I come home from a trip and cross that bridge to this beautiful place filled with interesting people. So bring on the future.

Hope your summer has been restful and that the waters stay calm this fall.

EMPLOYEE SPOTLIGHT

You may have become accustomed to seeing Officer Brandon China on the two entrance gates, but he has been promoted twice since then. He is now a shift supervisor, so you will now see him patrolling throughout the property. He joined the Shipyard Security team in September 2016. Previously, he worked in corrections for over 9 years and had the opportunity to work for boxer Mike Tyson's bodyguard's private security company. Officer China is from Sumter, SC and currently resides in Savannah. He has a nine-year-old son, Brandon Jr., who he enjoys riding horses with him in his spare time. Officer China also enjoys motorcycles, traveling, attending church and spending time with his extended family.



The Shipyard management team wishes to congratulate Officer China on a job well done, and thank him for always being pleasant and willing to learn. Kudos!

TV "EYES" SONESTA RESORT



The staff at Shipyard's Sonesta Resort is all smiles following Sonesta's leading role on the ABC romance reality show "The Bachelorette." Taped in March and broadcast on two Monday nights in June, the top rated show featured locations in both Bluffton and Hilton Head.

Sonesta was the headquarters for all the action as the cast of bachelors, bachelorette Rachel Lindsay and the production crew were housed in

the 340-room hotel. The Shipyard Beach Club was turned into a production control room for the rose ceremony at Sonesta's Ocean Pavilion.

"We were thrilled that "The Bachelorette" chose Sonesta Resort as a destination for the 2017 season," said Sonesta general manager Jay Wiendl.

According to the Nielsen ratings company, up to 5.9 million viewers, aged 18-49, watched the Sonesta Resort episodes. Many of those eyeballs will likely provide an economic shot-in-the-arm for the Sonesta and Low Country tourism. Being part of the unique "Bachelorette" experience prompted Sonesta to offer a customized "Bachelorette Girls Getaway" package which must be booked by October 31.

ASKED & ANSWERED



- Several homeowners have asked about the use of golf carts in Shipyard. As a result, the Board of Directors and Security Committee discussed the issue and concluded that current policy should not change. SPOA Rules and Regulations do not allow for golf cart use on Shipyard roads or on bike/walking paths. The only exception is landscape and Shipyard Golf Club carts. The Security Committee decided to maintain the existing prohibition of owner/visitor golf carts because of safety concerns.
- Wondering about your beach locker waiting list status? Updates are sent out via quarterly letters, and the last ones were mailed on July 31st. If you did not receive an update, please email communications@shipyardhhi.com.
- Additional sections of Shipyard's 15 miles of bike/walking paths are wider and smoother following early May construction. JS Construction widened the path between The Greens to the Shipyard Drive cross-over to Evian with little disruption. The next phase of the path widening will be from the cross-over to the Shipyard Drive traffic circle. Also complete is a new asphalt surface on Valencia Road.

MARKET LOOKING UP?

The almost \$800,000 asking price for a home in Shipyard's Residential North could be a positive sign for the real estate market. Many homeowners are wondering whether we're headed back to the 2005 to 2007 era when several homes in Shipyard sold in the \$800,000 price range. Karl Sneed, Shipyard resident and Realtor, reports there's no way to predict a trend, but he says, "the higher asking price is encouraging." From a seller's point of view, the sale price is the important number. The highest-ever sale price in Shipyard was \$850,000 in 2005 in Residential North. Currently the average sold price of a home in Shipyard is around \$414,000, while the average sold price of a villa is around \$295,000. Average days on the market for homes and villas is close to 100.

HILTON HEAD HEALTH WELCOMES NEW OWNER



Kevin Carter had two firsthand experiences at Hilton Head Health. He liked it so much that the North Carolina investment firm he heads has purchased the world-class wellness resort. Located on more than four acres in Shipyard, the resort – also known as H3 – serves more than 1,100 guests annually.

“I was deeply affected by my own experience at Hilton Head Health, and I saw how H3 is significantly improving people’s lives,” said Carter, the president of Wake Capital Partners. “Last year, my wife and I came to H3 and the experience exceeded our wildest expectations.”

According to Carter, “The customizable health, wellness and weight loss programs are highly effective and the staff is passionate about the company’s mission. Every guest at H3 is given the tools and strategies needed to help them lead happier and healthier lives.”

Mr. Carter adds that the new ownership intends to enhance the H3 experience with upgraded facilities, new equipment, an improved and expanded menu, as well as additional programs and services over the course of the next year.

NATURE NOTES

Joanne Voulelis, Lowcountry Master Naturalist, Coastal Discovery Museum



“Let ‘em Rest, Let ‘em Nest,” co-existing with coastal birds. This is the title of a grassroots South Carolina campaign and stewardship program (spearheaded by the SC Audubon Society) to bring attention to the threats that nesting and migratory birds face along the coasts.

South Carolina is home to many coastal bird species, including seabirds and shorebirds. Seabirds (Pelicans, Terns, Gulls, Skimmers, etc.) nest together in large groups and feed on schooling fish. Shorebirds (e.g., Sandpipers, Plovers, Oystercatchers, and Red Knots) appear in many shapes and sizes and feed on

invertebrates found in soil. Most shorebirds are migratory, traveling long distances from their breeding grounds to their nesting grounds. Shorebirds use beaches year round. Some nest here in the summer, some only stop here on their way to their breeding grounds in the spring or wintering grounds in the fall, and some stay here over the winter.

Unfortunately, the shorebird population is declining due to the many threats they face, primarily habitat loss (development, erosion, etc.) and recreational disturbance. Recreation disturbance is a disruption in a shorebird’s normal

behavior (resting, eating, nesting) caused by human or animal presence or interaction. If the birds have to focus on avoiding constant disturbance, then they have less time to rest and find food; this causes a great deal of stress, often resulting in weight loss and fatigue. It’s like being forced to exercise all the time without being allowed to take a break.

Dogs running and playing, even if they are not chasing birds, can still scare and disturb birds because dogs are perceived as predators. Off leash dogs are especially problematic as they can destroy nests, catch and kill chicks that are unable yet to fly, and prevent birds from feeding.

People disturb birds when they walk, run, or ride bikes through flocks of feeding or resting shorebirds. Leaving trash on the beach, especially plastic, can cause harm if birds attempt to ingest it. Or, they can become entangled in fishing line, rope or other objects that are left behind. Feeding shorebirds or seabirds people food (e.g., bread, chips, popcorn) is also detrimental.

Shorebird stewards have been visible on beaches near Charleston for some time, and more recently, on Harbor Island. The local chapter of the Audubon Society is currently exploring the possibility of bringing this program to Hilton Head Island. We have already recruited several volunteers who are just awaiting the training program; then a pilot program would be implemented. So, perhaps, at some point in the near future, you might see a steward on the beach with a sign that reads, “Ask Me About The Birds.” If you do, please stop and ask. Many thanks to the South Carolina Audubon Society and the U.S. Fish and Wildlife Service SC Field Office for providing me with some of the shorebird information used for these Nature Notes.



BRICKYARD PUB

Happy Hour | 4-7pm Daily

\$6 Appetizers

- Soft Pretzel
- Fried Green Tomatoes
- Shrimp or Fish Tacos
- Spinach & Artichoke Dip
- BBQ Pulled Pork Nachos
- Buffalo Shrimp Flatbread
- Chicken Pesto Flatbread
- Pulled Pork Flatbread

\$1 Wings

- Pesto Parmesan | Buffalo | Smoked Jalapeno BBQ
- Louisiana BBQ | Sweet Citrus Chili
- Served with Blue Cheese or Ranch, Celery & Carrots

\$3 Draught Beers

Guinness | River Dog IPA | Yuengling Palmetto Amber | Sam Adams Seasonal Sky Blue Golden Ale | Shocktop | Bud Light

\$4 Well Drinks

\$4 House Wine

Drink Specials

Shipyard Golf Club | 45 Shipyard Drive | (843) 681-1530 | www.hiltonheadgolf.net

SHIPYARD'S SOCIAL SCENE

Wet "On the Green" Happy Hour



Owners and staff enjoying "Happy Hour on the Green" at the Shipyard Golf Club.

It was billed as "rain or shine." Unfortunately, it was rain and lots of it, as some 50 owners enjoyed "Happy Hour on the Green" at the Shipyard Golf Club. The mid-May Saturday afternoon event – which was scheduled for the lawn – was moved under cover as Shipyard and Hilton Head experienced a string of thunderstorms.

On the golf club deck, the menu included wings, pulled pork sliders, and a nacho bar which was prepared by the staff at the Brickyard Pub. Musical entertainment was provided by "Crossing Jordan."

BEACH CLUB CALENDAR



September

5, 14, 18 - Owners Only (2pm-8pm)
7 - Nibble & Nip (6pm-9pm)
11, 25 - Men's Club (6:30-9pm)
12, 26 - Women's Club (10am-2pm)
22 - Owners Morning (8am-12pm)

October

2, 12, 16 - Owners Only (2pm-8pm)
5 - Nibble & Nip (6pm-9pm)
9, 23 - Men's Club (6:30pm-9pm)
10 - Women's Club (10am-2pm)
24 - Women's Club (6pm-9pm)
27 - Owners Morning (8am-12pm)

November

2 - Nibble & Nip (6pm-9pm)
5 - PHOTO CONTEST
6, 9, 20 - Owners Only (2pm-8pm)
14, 26 - Women's Club (10am-2pm)
13, 27 - Men's Club (6:30pm-9pm)
17 - Owners Morning (8am-12pm)

December

4, 14, 18 - Owners Only (2pm-8pm)
6 - MINGLE & JINGLE (6-9pm)
7 - Nibble & Nip (6pm-9pm)
11, 26 - Men's Club (6:30pm-9pm)
12 - Women's Club (10am-2pm)
22 - Owners Morning (8am-12pm)
31 - New Years Nibble & Nip (5-8pm)

LOOKING AHEAD...

The Shipyard Men's Club has scheduled its "Farewell to Summer" pulled pork dinner on September 11, and the Columbus Day Italian Feast on October 9. The Women's Club is in hiatus until September 12 when regular meetings resume. The ladies are already planning fall events which include the annual fashion show.

SHIPYARD – THE RIGHT CHOICE

By Dave Humphrey

Featuring eye-catching lush landscapes, Carolina pines, moss-draped oaks, a white sand beach, ocean breezes and friendly neighbors, Shipyard is preferred by many of our 1,338 homeowners because of its size, location, and a true sense of community.

Mary and Gary Maynard visited Hilton Head multiple times in the early 1980s looking for a retirement home-to-be 15 years in the future. Each year they eliminated plantations and communities-except Shipyard. Gary offered proximity as a key reason for selecting Shipyard, calling it “a premier location.” He says they became Windward Village homeowners in 1983 and “without question we would make the same decision again.”

Pat Tkocs started coming to Hilton Head to golf with friends from Edgewood Country Club in Pittsburgh. While staying in Shipyard, he “was impressed with the wildlife, lack of street lighting (at that time there was no street lighting, only up-lit trees) and the beautiful canopy of trees.” Pat and his wife Carol, who live in

Golfmaster, especially like the two entrance/exit gates with quick access to restaurants and entertainment, the private beach and he says “the fact that Shipyard is small enough to walk everywhere made our decision easy.”

“We picked the best gated community on the island.”
Pat Tkocs

“My two daughters worked summers during their college days at the golf course and many Edgewood members had homes here so this further assured me this was a good decision,” Pat adds. “Eighteen years later, I still feel we picked the best gated community on the island.”

Mike and Carolyn Solly have lived in Shipyard for 10 years. Mike says he tells friends to buy in Shipyard because “the people here are so wonderful.” He adds “the atmosphere is very collegial.”

Both Sollys are avid golfers so don’t be surprised to see them often on the local links.

Why did Karl and Caroline Sneed choose Shipyard? Karl says, “Because it is a community more than a resort.” Plus, he likes “the added attractions of beach access, bike paths and two security-monitored entrance/exit gates.” After living in Shipyard for more than 13 years, Karl adds “We are now even more fond of our community.” He also says advantages of Shipyard include “the men’s and women’s clubs, many other social gatherings plus a well-run property owner’s association.”

Each neighborhood and the four commercial entities in Shipyard are represented on the 24 member Board of Directors. The Board oversees a management staff of 22, including officers who provide 24/7 security.

This article is the third in a series asking residents “Why Shipyard?” The writer is Dave Humphrey who lives in Residential South.

COMING UP IN NOVEMBER...

In the Winter edition of *The Anchor*, read about a member of our community who helped make Shipyard history. Also in “Why Shipyard,” learn why one homeowner says the Beach Club has facilitated the creation of a close-knit community.

SHIPYARD POA
10 Shipyard Drive
Hilton Head Island, SC 29928

PRSR STD
 U.S. Postage
PAID
 Permit No. 33
 Savannah, GA

SAVE THE DATE...

The Photo Competition will be held on **Sunday, November 5 6-8pm @ the Beach Club.** There are also some plans in the works to start a photo contest for the newsletter. More details soon.

HELP US HELP YOU!

If you haven't already done so, please submit your emergency & medical assistance forms to the Welcome Center. We really want to be certain that we have good contact info for everyone.

NEED TO REACH US?



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 @shipyardhhi.com



Shipyard Real Estate Quarterly Update By your neighbor Karl Sneed

Shipyard Plantation is still running above average in sales. Villa sales are up 23%. Homes sales are up 30% from last year. If you're buying or selling the timing is perfect. One of the largest assets you have is owning a piece of real estate, and you want someone you can trust to represent you. Helping buyers and sellers come together is my business. Call a professional who cares and has the knowledge, (bylaws, regulations and benefits) to buy or sell property in our community.

SHIPYARD PROPERTY STATISTICS				
HOMES				
Year	Total Sold	Total Dollars Sold	Median Sold Price	Average DOM
8/1/2017	10	\$4,279,500	\$404,000	103
8/1/2016	7	\$3,339,500	\$455,000	102
VILLAS				
8/1/2017	44	\$12,838,275	\$285,000	154
8/1/2016	34	\$9,994,150	\$295,625	108
LOTS				
8/1/2017	1	\$200,000	\$200,000	701
8/1/2016	1	\$180,000	\$180,000	632

Thank you in advance, Karl Sneed

18 Townhouse Tennis III
 3 Br. 3 Ba. | \$349,900



141 Evian Villas
 2 Br. 2 Ba. | \$309,000



112 The Greens Villas
 3 Br. 3 Ba. | \$410,000



402 Tennismaster Villas
 3 Br. 3 Ba. | \$415,000



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 *** & Executive Board Member ***

Thinking of buying or selling? Karl can assist you in a smooth transaction. 27 years of experience.