

THE Anchor

Shipyard's Community Connection SUMMER 2018





GM's Desk

SALLY WARREN

As we are chipping up on the fall hurricane season, it is important to remember some lessons we have learned over the past two years. Plan to evacuate when officials recommend an evacuation; and the sooner the better to avoid traffic concerns. Make sure you have reviewed your insurance policy with your agent in case Shipyard has to issue an assessment for recovery purposes. We have been able to avoid these assessments previously, but this coverage may be possible with your insurer and could be worth exploring. Make plans ahead of time as to where you will evacuate and have a plan with family, friends or a hotel/motel safely inland. And finally, make sure that Shipyard has your emergency contact information and that you are on our email list for communications during a storm.

In regards to our operations, Chief Lawrence Alexander has taken over the helm and thankfully he has been here for the two evacuations and recovery from both Matthew and Irma. He is working diligently with the staff to be ready and supportive for any storm emergencies that might arise.

As far as Shipyard's rental policy, you have probably read that both Palmetto Dunes and Sea Pines have gone to a "pay per rental pass" in their operations over the past few years. Our staff and the SPOA Board are currently studying this option and the possibility of converting to such a system in Shipyard in the future. We will keep owners abreast of this study and any plans to change in Shipyard by the fall.

The winds of change have also happened in our ARB controls. After many years of fine volunteering efforts, Mike Wallis has retired and relocated. Joe Strivieri, a fellow resident in Residential North, has assumed Mike's position as the ARB Chairman and his seat as a board member for Residential North.

Joe is a professional engineer who graduated from Columbia University in 1967. He specialized in construction management for 40 years and brings a wealth of knowledge from his professional experience and his knowledge of Shipyard as he and his wife Pat have owned here since 1999 and lived here permanently since 2007. Please thank him for his willingness to serve, and remember to enjoy the remaining lazy days of summer.

MARK YOUR CALENDARS!



Looking to test your photography skills? Check out these upcoming events!

Photography Class

Sunday, September 9
Shipyard Beach Club
2PM– 4PM

Join us for a FREE photography class with Shipyard Photographer and resident, Mary Alice Tartler. This class will be focused on Hilton Head wildlife, in preparation for the upcoming photo contest! No prior experience necessary, just bring your camera and a willingness to learn!

Photo Contest & Reception

Sunday, November 4
Shipyard Beach Club
5PM– 6:30PM

Back by popular demand is Shipyard's annual Photo Contest! This year's theme is Hilton Head wildlife (no pets), and submissions will be accepted from 9/10 to 11/1. Submit your best shots (limit two 8 x 10 hard copy submissions per household) and join us for the reception and to help pick the winners from 5:00PM– 6:30PM on November 4!

Need to Contact Us?

Shipyard POA Welcome Center

10 Shipyard Dr.
HHI, SC 29928
(843)785-3310

Parkway Gate/Patrol

(843) 785-4776

Pope Gate

(843) 785-3776

EMPLOYEE SPOTLIGHT

WRITTEN BY MEREDITH SIMMONS



Jerry Westendorf

Officer Jerry Westendorf is one of the newest supervisors on the security team. Originally from Fort Wayne, IN, Jerry moved to Hilton Head last year to enjoy the beach and a much warmer climate. He spent over 13 years as an officer for the Fort Wayne Police Department, followed by over 16 years in loss prevention for Hilton Hotels in the Fort Wayne area. Just prior to joining the Shipyard security team, Jerry briefly worked for loss prevention at the Sonesta Resort, so you may have seen his smiling face before while spending time at the hotel.

In his spare time, Jerry loves to go fishing and watch sports. He is a huge Green Bay Packers and Indiana Hoosiers fan, and spent many of his formative years playing basketball as a pastime. He also deemed himself a “major guitar geek,” as he has spent several years playing and collecting them. Even though his time on Shipyard’s security team has been relatively short, he quickly rose to a shift supervisor position due to his experience and great demeanor with people. Jerry commented that his favorite thing about working at Shipyard is the feeling he gets from being a part of such a great team. On behalf of management, great job Jerry and thanks for being such a positive person and a strong leader for your shift.

HOW OLD IS YOUR SMOKE ALARM?

NEED HELP OR HAVE QUESTIONS?

Contact Cinda Seamon
Fire & Life Safety Educator
HHI Fire Rescue
843-682-5141

DON'T WAIT! CHECK THE DATE!

After 10 years, sensors can begin to lose sensitivity and wear down. The test button on a smoke alarm only confirms that the battery, electronics and alert system are working but it doesn't mean the smoke sensor is working. Experts believe after 10 years there is a 30% probability of failure and after 30 years nearly all alarms fail.

A smoke alarm's age can be determined by looking on the back or side of the alarm, where the manufacturer date can be found. If there is no date, it is most likely over 10 years old.

SHIPYARD OWNERS ENJOY LOWEST POA FEE

DAVE HUMPHREY, CONTRIBUTING WRITER



Recent research by the Hilton Head Island Real Estate Brokers finds Shipyard property owners are paying the lowest landowners fee in the Hilton Head-Bluffton area. To fund Shipyard's \$2.46 million operating budget, owners are currently paying an annual fee of \$935.

In other gated communities, owners are paying annual fees ranging from \$18,700 in Berkeley Hall to more than \$1,600 at Palmetto Dunes to almost \$1,400 at Hilton Head Plantation. HOA or POA fees, along with initiation fees or golf memberships that may or may not be mandatory, vary greatly among communities, and so do the

benefits that come with them. Some communities require residents to have club memberships or make a minimum dollar amount of food or beverage purchases.

“We get a pretty good bang for our bucks,” said Shipyard POA President Kevin McMahon. “Our board and management work well together as we efficiently maximize our funding resources.” Shipyard's landowner fee covers the cost of 24-hour security and controlled access, year-round landscaping, maintenance and improvement projects such as the recent bicycle/walking path widening and resurfacing.

SOCIAL SCENE

MEREDITH SIMMONS, DIRECTOR OF OPERATIONS



Memorial Day Nibble & Nip

And a farewell to Chief Brian Pettersen

Thanks to everyone who came out to enjoy the special Memorial Day Nibble & Nip on May 26th. We were so grateful that we did not get the rain that was forecast for that afternoon so all of you could enjoy time on the deck with neighbors and friends. What a great turnout! It was also nice to have all of you join in on a toast to Brian Pettersen, as we bid him farewell as the Chief of Security for the past 17 years. He was deeply touched by all of your well wishes. There was also a second toast to Brian and his wife Jan on their recent marriage. Check to see if you were caught on film, or in any of the pictures featured on Shipyard's Facebook page!



Beach Club Events

Be sure to check out the community events happening near you this fall!

SEPTEMBER

- 4: Owners Only (3PM-9PM)
- 6: Nibble & Nip (6PM-9PM)
- 9: Photo Class (2PM-4PM)
- 10: Men's Club (6:30PM-9PM)
- 11: Women's Club (10AM-2PM)
- 17: Owners Only (3PM-9PM)
- 24: Men's Club (6:30PM-9PM)
- 25: Women's Club (10AM-2PM)

OCTOBER

- 1: Owners Only (3PM-9PM)
- 4: Nibble & Nip (6PM-9PM)
- 7: Oktoberfest (4PM-6:30PM)
- 8: Men's Club (6:30PM-9PM)
- 9: Women's Club (10AM-2PM)
- 15: Owners Only (3PM-9PM)
- 22: Men's Club (6:30PM-9PM)
- 23: Women's Club (6:30PM-9PM)

NOVEMBER

- 1: Nibble & Nip (6PM-9PM)
- 4: Photo Contest Reception (5-6:30)
- 5: Owners Only (3PM-9PM)
- 12: Men's Club (6:30PM-9PM)
- 13: Women's Club (10AM-2PM)
- 19: Owners Only (3PM-9PM)
- 26: Men's Club (6:30PM-9PM)
- 27: Women's Club (10AM-2PM)

Owner Updates

Important Reminders from the Welcome Center

MEREDITH SIMMONS, DIRECTOR OF OPERATIONS



COMMUNITY PRIDE CORNER

On behalf of the Community Pride Committee and your POA management team, please make note of the following reminders in efforts to keep Shipyard as safe, beautiful and enjoyable as possible.

HURRICANE PREP



Since it is hurricane season, please remember to turn in your *Emergency Contact* form and consider opting-in for our e-Blast system. We want to ensure that everyone is kept abreast of the latest news during emergencies or weather events.

YARD UPKEEP



SPOA covenants require owners to maintain a neat appearance on their property. Please make an effort to ensure compliance, and work with your neighbors to maintain to your property lines.

YARD DEBRIS



Remember that debris may not be staged along the roadsides, and each entity (regime, commercial, or single-family residential owners) is responsible for their own landscape debris disposal.

MAILBOXES



Please consider wiping off your mailboxes occasionally to keep them looking nice.

PET POLICY



Remember to pick up after your pets and note there are multiple dog bag dispensers throughout the property.

BICYCLE RACKS



If you rent your property out on a short or long-term basis, please consider a small bike rack for the rental bikes. By doing so, the property will likely appear much neater.

BIKE PATHS



Please encourage your guests to use the bike paths whenever possible.

ALLIGATOR SAFETY



Contact your security team at (843) 785-4776 (24 hours a day, 7 days a week) if you see anyone feeding alligators or if you have noise/nuisance complaints.

SEA TURTLES



Remind family and friends to fill any holes on the beach when they leave to support turtle preservation efforts.

PROPERTY CHECKS



Please consider submitting a *Property Check Request* form if you are planning to be out of town. If you are not familiar with the program, the process involves patrol checking your residence at least once daily to ensure that it is secure and undisturbed. Forms are available at the Welcome Center or online at www.shipyardhhi.com under *Shipyard Living*, and then *Forms*.

A WORD ABOUT SHORT-TERM RENTALS

The SPOA Directors and management team are reviewing the methods by which owners who rent out their properties pay the POA for the extra services required to handle the administration of their rental properties. The *Short-Term Rental Access Program* fee, which is currently \$150.00 annually for owners who rent their properties, was originally modeled after a similar fee that was instituted in Sea Pines. This fee has been in place in Shipyard for over a decade, but is being reviewed so that the Board can determine if an annual flat fee or a *pay per pass* fee is more equitable. As you can see with the volume of cars on a summer Saturday afternoon, Shipyard has a high concentration of rental properties. The Board is looking at options for handling the administration of the added traffic. In the past few years, both Palmetto Dunes and Sea Pines have gone to a rental *pay per pass program* versus a flat annual fee and believe it better compensates their associations for offsetting increased administrative costs and assists in controlling the number of vehicles renters bring. A decision will be made on Shipyard's *Short-Term Rental Access Program* this fall so that owners and rental companies can be given plenty of notice for 2019 operations. Stay tuned.

Thanks for your consideration, and please know that we are here to help if you have any questions or concerns regarding any of these reminders. Let's work together to keep Shipyard in Ship Shape.

Nature Notes



JOANNE VOULELIS, LOWCOUNTRY MASTER NATURALIST, COASTAL DISCOVERY MUSEUM



Ospreys are believed to be monogamous, mating for life. They are also faithful to their nest, which is typically built on top of a tree, although they have also been known to use man-made structures (like the top of the road sign on the Cross Island). In the spring, the female lays 2-4 eggs at 1-3 day intervals. Incubation is approximately 37 days. Osprey pairs divide nesting duties between them. The female does most of the incubating, direct feeding and guarding of the nest, while the male provides the food. Sixty days after hatching the young take their first, mostly awkward, flight. After fledging, they remain with their parents for about 2 months.

Since February, I have been privileged to participate in the last year of a 10 year osprey nest monitoring study in Beaufort County sponsored by **OspreyWatch**. According to their website, the mission of OspreyWatch is to “collect information on a large enough spatial scale to be useful in addressing three of the most pressing issues facing aquatic ecosystems: global climate change, depletion of fish stocks and environmental contaminants.”

Ospreys nest throughout northern latitudes and migrate south to winter. Their breeding/winter ranges are sensitive to climate changes which make them ideal for the study of climate shifts. Ospreys feed almost exclusively on live fish; thus their reproduction is tied directly to fish stocks allowing for the monitoring of fisheries health.

Finally, the increase in contaminants into our water systems often result in negative consequences for both humans and other species. Ospreys have been determined to be an effective species for globally monitoring contaminants in aquatic systems. Before DDT was banned in 1972, there was a significant decline in the population. After the ban, the population rebounded. Currently data is being collected world-wide on 6749 nests. The observations of thousands of volunteers provide valuable data used to analyze nesting patterns, success rates and, in turn, environmental issues.

The picture above is the nest I have been monitoring in Shipyard. Mary Alice Tartler and Jean Fruh have also been monitoring nests. There are 4 active nests in Shipyard; 34 active on Hilton Head. At the time of this writing, 22 of the nests have chicks totaling 43 chicks island-wide. At the end of May, I observed what appeared to be two fuzzy little heads popping up from the nest, but since that time, I have only seen Mama and Papa; I fear one of my chicks may not have survived, but the other seems to have fledged. There are about 6 nest “failures” so far island-wide.

If anyone is interested in learning more about our bird population, you might consider participating in the Annual Audubon Christmas Bird Count which will be held on December 14th. For more information about this, contact Sheila Johnson at: sheila@johnsonhhi.com

TURTLE TRACKERS

UPDATE



That is one really big hole!!! The Shipyard Turtle Trackers have been busy since the second week in June making the Shipyard Beach safe for Sea Turtle nesting. After 5 PM most nights, one or more trackers head to the beach, with rake or shovel in hand, and fill holes, flatten sand castles and pick up trash. Along the way, they try to educate beach goers about the dangers these obstacles present for mother turtles looking for a nesting site and hatchlings making their way to the ocean. We have 19 volunteers on our roster. If you are interested in joining the team, contact Joanne Voulelis at: hhgirl64@gmail.com



Sign at Shipyard Beach entrance

LONGTIME OWNERS LOVE SHIPYARD



DAVE HUMPHREY,
CONTRIBUTING WRITER

At Shipyard, not only will you find a vacation destination or permanent home, you'll find interesting people like Karen Hough and Gail Quick.

Anytime you run into Karen Hough be prepared to embrace her always colorful outfits. Like many of us, Karen loves to shop and having a variety of trendy, first-class shops nearby was a Shipyard selling point. Karen's family first came to Hilton Head in the 1980s renting summer homes in Shipyard and Sea Pines. When looking for a second home in 2000, Shipyard's amenities proved perfect. Karen, who lives in Tennismaster, says, "I know we made the right choice as my children keep returning to show their children what summers were like for them in Shipyard." Karen is a member of the Shipyard Board of Directors.

The "Family Circle Cup" tennis tournament at Sea Pines drew Gail Quick to Hilton Head. While vacationing 40 years ago, the former Maryland resident played tennis at the Shipyard Racquet Club, where tennis legend Billy Jean King was the touring pro. By chance, Gail was offered an opportunity to purchase a villa in Sailmaster – and she couldn't turn down "a great deal." Gail says, "Shipyard is centrally located, is great for biking, golf, access to the beach and is well run." While the sporting venue drew Gail to Hilton Head, the Island has benefited from her many civic endeavors. Last year Mayor David Bennett honored Gail with the "Honored Islander Award," recognizing her years of work helping making Hilton Head a better place to live and work.

HURRICANE SEASON 2018

Reminders from Lawrence Alexander, Chief of Security

ARE YOU READY?



Hurricane season has been very quiet during its first two months. However, those of us who have dealt with living in the Hilton Head area for years realize that it would be unwise to think it will remain quiet. Weather experts stated that the month of August historically has had the most tropical depressions and tropical storms. The month of September has had the most major hurricanes with 31; followed by the month of August with 20 and the month of October with 11. With that said, how many of you are actually prepared for a hurricane evacuation? Have you reviewed your insurance policies to ensure that you have the correct coverage you are expecting in the event of recovery? Have you made an inventory of your valuables and furniture?

Taking a picture with your mobile device is a great way to have a visual record of your items. And having all of your important contact numbers, websites, evacuation routes, and your basic disaster supply kit are very important as well. The biggest difference you can make is through being prepared to mitigate circumstances during weather events or emergencies.

It is important that you take the necessary steps to ensure the health and safety of you and your family, and your POA team is here to help you stay abreast of ways to be prepared. Please reach out to us if you have any questions or concerns.



SHIPYARD SAVES THOUSANDS

DAVE HUMPHREY, CONTRIBUTING WRITER

Thanks to the early payoff of a ten-year \$400,000 loan used to renovate the Shipyard Welcome Center, the Property Owners' Association has saved more than \$9,800 in interest payments. Although due to be satisfied in 2021, the Finance Committee approved early payment of the loan which means the \$4,000 in monthly principal and interest is no longer being paid.

Built in 1992, the 2,000 square-foot Welcome Center housed a pass administration desk, a few offices and a small board room. At the time Security and Administration were being outsourced but were later brought in-house. With the expanding needs of the Security operation, assimilation of the Architectural Review Board, and general operations including administration of access passes, the original footprint of the building did not efficiently accommodate all the functions. In 2011, a renovation project added a second floor to the existing building, updated the bathrooms for ADA compliance, added a kitchen and enlarged the board room.

The debt for the \$400,000 renovation loan was paid back with Enhancement Income funds, which are received upon the sale of property.



SHIPYARD POA
10 SHIPYARD DR
HHI, SC 29928

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

Oktoberfest

at the Shipyard Beach Club



OCTOBER 7, 2018
DOORS OPEN 4-6:30PM

TICKETS ARE \$20 PER PERSON AND INCLUDE:

MENU ITEMS:

BRATS & SAUERKRAUT
GERMAN POTATO SALAD
SPATZLE
RED CABBAGE
APPLE STRUDEL

BEER & WINE:

RIESLING
CHARDONNAY
RED GERMAN WINE
LOWENBRAU
SAM ADAMS OKTOBERFEST

*Food and (2) drink tickets included in admission price.
Additional drink tickets available for \$3.00 each*

AUTHENTIC GERMAN—STYLE FOOD • BEER & WINE • LIVE DJ

Shipyard Real Estate Quarterly Update by your neighbor Karl Sneed

Shipyard continues to out perform last year in number of sales (+24%), number of days on the market and sales price (+8.75%).

The latest real estate buzz is that Fall will bring more inventory allowing for swift sales. To help secure your place in the market, and take advantage of the lower inventory and higher prices, consider putting your property on the market now. Call Karl

SHIPYARD PROPERTY STATISTICS

SHIPYARD PROPERTY STATISTICS				
HOMES				
Year	Total Sold	Total Dollars Sold	Median Sold Price	Average DOM
7/30/2018	6	\$2,694,500	\$448,500	85
7/30/2017	9	\$3,331,500	\$410,000	80
VILLAS				
7/30/2018	62	\$19,025,700	\$300,000	32
7/30/2017	44	\$12,838,275	\$285,000	154

Karl - #1 Agent in Shipyard with over 5 Million Listed and Sold for 2017!

86 Gloucester Road
5 Br. 4.5 Ba. | \$589,000



240 Evian Villas
3 Br. 3 Ba. | \$449,000



188 Beachwalk Villas
4 Br. 3.5 Ba. | \$415,000



198 The Greens Villas
3 Br. 3.5 Ba. | \$239,900



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

Thinking of buying or selling? Karl can assist you in a smooth transaction. 28 years of experience.