

THE Anchor

Shipyard's Community Connection SPRING 2019





GM's Desk SALLY WARREN

I reported at the Annual Meeting that weather related events were a common theme in the summary of the 2018 operations. The year was marked by a series of insurance claims including removal of debris from tropical storms, a freak hail storm that damaged the entire communication system in the Welcome Center and an even more bizarre incident when a patrol car caught on fire from the friction of pine straw trapped around the engine. But as much as these were a disruption of normal operations, Shipyard and Hilton Head were again spared the horrendous flooding caused by Hurricane Florence that devastated parts of the upper state and North Carolina.

In addition to the challenges of weather, the challenges of hiring and retaining personnel was another storm brewing for all island businesses last year. The trifecta of long commutes, sky rocketing rents costs, and plenty of work off island, made all businesses aware of the realities all of Hilton Head is facing with labor shortages.

Shipyard, with the support of the Board, has kept excellent benefits and above average wages to keep staff in place and familiar faces in the POA operations. Even with the transition of Chief Brian Pettersen's retirement and the relocation of longtime ARB Chairman Mike Wallis, Shipyard moved forward smoothly with the addition of resident Joe Strivieri as the new ARB Chair and Lawrence Alexander stepping up for the big shift change in Security as the new Chief.

Joe was later recognized by President Kevin McMahon as the Community Spirit Award winner for his extraordinary efforts in project work for construction and filling important shoes as the volunteer ARB Chairman.

The bottom line for our finances last year included a banner year in real estate sales, operations within budget, a less than 1% receivable and a thriving community that also gets to enjoy a south island location and the most prized amenity, the beach.

We are gearing up for another big year of operations and hopefully smooth sailing in 2019.

EMPLOYEE SPOTLIGHT

SALLY WARREN

Just last month, Meredith Elmore celebrated 22 years of working here at Shipyard. She always refers to Shipyard as her first "big girl job" right out of college and thinks of her coworkers as family. If you ask her about her favorite thing about working for the POA, she would say that she enjoys working to find solutions and considering ways to do things differently through innovation and emerging technology. But most of all, she appreciates the opportunity she has had to learn and watch Shipyard grow over the years for the better.



Meredith grew up in New Brunswick, NJ, and Savannah, GA. She completed her undergraduate studies at Bennett College in Greensboro, NC, earning a BA in English. She earned her MBA from Georgia Southern University and later went on to pursue additional masters-level concentrations in Human Capital Management and Organizational Theory from the University of Phoenix. Meredith is currently in the ABD (all but dissertation)/final phase of her Ph.D. program, having completed all course work and residencies this past November. She is working on the final chapter of her dissertation on the underrepresentation of women in senior-level positions and plans to officially earn her Ph.D. in Economics and Organizational Theory before the end of the year.

Meredith is the proud mother of a pre-nursing student (Noah), who attends Middle Georgia State University. Although she recently became an empty-nester, she still does not have too much free time yet. However, when opportunities arise, she is an avid reader and really enjoys traveling as much as possible. She is a self-proclaimed "techie," loves to dance, and finds it very fulfilling to participate in public service initiatives through Delta Sigma Theta Sorority Inc. and Junior League of Savannah. She is also a huge NFL fan and loves the Dallas Cowboys. So if you were wondering what Meredith does besides long commutes, you have "the rest of the story" as Paul Harvey would say.

Owner Updates

Important Reminders from the Welcome Center

MEREDITH ELMORE, DIRECTOR OF OPERATIONS



- **BEACH HANGTAG SEASON-** As traffic begins to pick-up at the beach, please be reminded that *beach hangtag* season is upon us. They will be required from Friday, May 24th through Monday, September 2nd. If you haven't already done so, please visit the Welcome Center to have yours validated soon. The beach cart program will also begin on May 24th, and will run daily from 8am-4pm weather permitting. Please note that the cart drivers take breaks in accordance with applicable federal and state laws. So we ask that you be patient when waiting for pick-up near the beach access or in the overflow parking areas.
- **FOR YOUR RENTERS-** If you have short-term renters (less than 6 months), please remember to leave your personal beach hangtag for them to use or arrange for a temporary one via the short-term rental program. Also please note that the Dispatch/Visitor's Lane will be staffed from 8am to 5pm Monday through Friday (noon until 6 or 7pm on the weekends) beginning on May 25th. The Welcome Center will be open on weekends from 8am until noon. Please direct your guests to the Dispatch/Visitor's Lane during those hours to reduce wait times for owners trying to access the property via the gate lanes. It would also be helpful if you would encourage your guests to bring as few vehicles as possible.
- **A WORD ABOUT SAFETY-** Are you heading out of town for a spring/summer trip? Please consider submitting a *property check request form* which is available at the Welcome Center or online at www.shipyardhhi.com. By using this complimentary service, our security team will be alerted to check your property on a daily basis while you are away and inform you in the event of any unusual activity. We have also had great response to the recently launched *N-Touch Program*, and we encourage you to sign-up if you (or a neighbor of yours) are in need of this service. In case you need more information, *N-Touch* is a program designed for our staff to maintain frequent contact with you during an illness or if you live alone.

Thanks so much for helping us ensure that everyone has an awesome experience in the community during the busiest season.

Hilton Head Mayor Shares Workforce Concerns

DAVE HUMPHREY,
CONTRIBUTING WRITER

When John McCann bought a timeshare in Shipyard 35 years ago, little did he know he would be speaking at the Shipyard Property Owners' Association annual meeting as the Mayor of Hilton Head Island. On the job less than six months, Mayor McCann provided an overview on workforce development and housing, transportation and volunteerism.

The Mayor said one of his top priorities is "getting employees and keeping employees."

Referencing earlier remarks by General Manager Sally Warren, the Mayor agreed that long travel times for commuting employees and rising rent costs have been major challenges for Hilton Head employers, like Shipyard.

"Transportation is my number one priority and we are starting a study on how to improve this key component that impacts Hilton Head's quality lifestyle. We have to be able to move people on and off the Island in an orderly way."

The Mayor also addressed workforce housing noting that 44% of commercial property on Hilton Head is vacant. He said some of those vacant buildings could be converted to buildings that house workers whose current roundtrip commute is two and

three hours a day. While he said no Town funds would be used for construction, the Town would help facilitate developers' planning, zoning and permitting.

According to Shipyard management, the longest commute for one staff member is 58 miles – a one hour 20 minute drive one-way with an even longer drive in the summer. The average one-way commute for most Shipyard employees is just short of an hour.

In closing Mayor McCann said, "the number one asset on the Island is volunteerism – not the beaches or golf courses." The Mayor urged owners, if they don't already, to consider joining the many volunteers who make Hilton Head a great place to live, work and play.

SOCIAL SCENE

MEREDITH ELMORE, DIRECTOR OF OPERATIONS

What a great turnout for our first stab at a seasonal/special Nibble & Nip program! As you may be aware, the Communications Committee and the management team revised the Nibble & Nip schedule to a quarterly schedule after reviewing owner feedback on the *Tell Us What You Think* survey last year (via Survey Monkey). An overwhelming number of respondents wanted less Nibble & Nips and more seasonal parties, such as a Cinco de Mayo or a Mardi Gras party. So after checking the Beach Club schedule, the special Mardi Gras Nibble & Nip was planned and ultimately held on Tuesday, March 5th. It was a fantastic party, with over 100 owners and their guests. There was good music (courtesy of the Simpson Brothers), festive Mardi Gras hats and beads, delectable appetizers and desserts prepared by all attendees, and a tasty hurricane punch. Honestly, it could have only been better if we were actually in New Orleans that day. Just look at all of the smiling faces! Because there was such a great turnout, there are plans in the works for the next special/quarterly Nibble & Nip to be held on June 28th from 6-9 pm. Preliminary plans include a DJ with line dancing and drinks on the deck. Sound fun? Well we will get more information out to you soon, but save this date, June 28th, in the meantime. We hope you will plan to come and dance the night away.

HILTON HEAD CALENDAR OF EVENTS

**May 25- Shelter Cove Harbour
Arts Festival**

**May 29- Osprey Watch at
Honey Horn**

June 5- Forts of Port Royal

**June 11- August 3-
Summer Jams-
Every Tuesday plus July 4
(Festival with Fireworks)
at Shelter Cove 5-9pm**

**July 4- HH Firecracker 5000
5k Run at Shelter Cove**



Beach Club Events

Be sure to check out the community events happening this season!

June:

- 6/3 Owners Only 4-8pm
- 6/10 Men's Club 6:30-9pm
- 6/17 Owners Only 4-8 pm
- 6/24 Men's Club 6:30-8pm
- 6/28 Quarterly Nibble & Nip 6-9pm

July:

- 7/1 Owners Only 4-8pm
- 7/8 Men's Club 6:30-9pm
- 7/15 Owners Only 4-8pm
- 7/22 Men's Club 630-9pm

August:

- 8/5 Owners Only 4-8pm
- 8/12 Men's Club 6:30-9pm
- 8/19 Owners Only 4-8pm
- 8/26 Men's Club 6:30-9pm

**PLEASE NOTE THAT THERE ARE NO WOMEN'S CLUB MEETINGS
DURING THE SUMMER MONTHS. THEY WILL PICK BACK UP IN
SEPTEMBER!**

WATER SAFETY

CINDA SEAMON: FIRE & LIFE SAFETY EDUCATOR,
HILTON HEAD ISLAND FIRE RESCUE

Swimming is one of the most popular summer activities in the Lowcountry. The best thing you can do is make sure everyone in your family learns how to swim and be cautious around natural bodies of water.

SWIMMERS! Since most drowning victims had no intention of being in the water and most people drown within 10-30 feet of safety. Be aware of the following; never rely on float toys to stay afloat. Swim only in designated areas and never swim alone. No one can anticipate changing ocean currents, riptides, sudden storms or other hidden dangers.

WHAT'S A RIPTIDE? A rip current happens as water that's built up on shore returns to the ocean. Rip currents are often found near fixed objects. If you swim into a rip current (you'll feel it

pulling you out to sea), don't panic. Swim parallel to shore until you feel the pull stop. You can then swim back to shore.

DIVERS! Be careful about diving. Teens are more likely than any other age group to suffer diving injuries. Only dive in areas that are known to be safe for diving, such as the deep end of a supervised pool. A "no diving" sign means that the water isn't safe for a head-first entry.

WATCH CHILDREN! Each year about 200 children drown and several thousand others are treated in hospitals for submersion accidents. Remember, it only takes a few seconds for a small child to wander away.

COLD WATER SURVIVAL! Hypothermia is a condition in which the body loses heat faster than it can produce it.

Violent shivering develops which may give way to confusion and a loss of body movement. It's important to remember:

- Don't discard clothing. Clothing layers provide some warmth.
- Wear your life jacket!

NO ALCOHOL! Unfortunately, many people ignore this warning and each year about 3000 of them are wrong. More than half of all people that drown had consumed alcohol prior to their accident. Just one beer will impair your balance, vision, judgment and reaction time.



2019 Hurricane Season

LAWRENCE ALEXANDER, CHIEF OF SECURITY

The six-month Atlantic Hurricane season officially begins June 1st and runs through November 30th. We should all be prepared to act to lessen a storm's impact. Some of the actions you should take are making sure that your emergency kit is fully stocked, make a plan and know your evacuation routes, take a first aid/CPR course if you can, identify what routes you want to take when you do evacuate and the most important action to take is to evacuate when we are ordered to do so.

We cannot judge the severity of any upcoming hurricane or its path just because Hurricane Matthew wasn't as powerful as predicted or Tropical Storm Irma changed course at the last second. I urge each of you to follow the directives of our local officials this upcoming hurricane season.

The latest and greatest technology has allowed us the ability to forecast and make more accurate judgment calls than ever before. However, what happens when a dangerous storm turns toward us in the final hour? Our Lowcountry area is not a booming metropolis of a major city; but with only one way on and off the island, we need to be mindful that evacuations take considerable time. Imagine if you can traffic leaving the island, times ten, if you are evacuating at the last minute.

As a homeowner in the area myself, I understand the urge to stay back and do your best to mitigate and prevent property damage and loss. But moving forward into 2019 hurricane season, please keep in mind that it is Beaufort County your POA's goal to be as proactive as possible in efforts to ensure your safety during a weather event or natural disaster.

Nature Notes

JOANNE VOULELIS, LOWCOUNTRY MASTER
NATURALIST, COASTAL DISCOVERY MUSEUM

(Live Lettered Olive on Shipyard Beach -
The Official State Seashell of South Carolina)



CRITTERS YOU MAY MEET ON THE BEACH: Part I - Gastropods

Seashells are made by *mollusks*. Shells are the external skeleton which protects the marine animal. It is also where muscles are attached. The two main groups of mollusks are *gastropods* (snail-like animals) and *bivalves* (invertebrate animals like clams with 2 hinged shells).

Lettered olives (pictured above) are a frequent sight on Hilton Head beaches. The shells have gorgeous reddish-brown coloring and are smooth and shiny when alive. The zigzag designs are said to resemble script writing - thus its name. The animal inside is a gastropod. They live in sandy bottom areas and are often found during low tides. Olives are carnivores and prey mostly on bivalves or carrion (dead animal flesh).

Another common gastropod is the *Atlantic moon snail* or *shark eye* (so named because of its eyeball shape). It is an aggressive predator, primarily attacking bivalves with its *radula*, a tongue-like apparatus with teeth that drills a tiny hole through another's shell. Concomitantly, it secretes an acidic substance to soften the shell and paralyze its prey's muscles. The snail can then suck the flesh out the shell. When you see empty shells that have a tiny, pin sized hole, it is likely it was eaten by a moon snail who, sadly, will also eat one of its own.

Whelks are big salt water snails. They are often confused with *Conchs* who typically live in more tropical areas. *Conchs* are herbivores, while *whelks* are carnivores, feeding mainly on bivalves. *Whelks* crawl in the wet sand using their muscular foot while *conchs* lurch and drag themselves through the sand. Fully grown, shells of *whelks* can reach 12 inches. The most common *whelks* found in SC are the *knobbed*, *channeled* and *lightning*.

If you find an empty gastropod shell on the beach, before you take it home for a souvenir, better check first to see if a live hermit crab is using it as its condo!!

Be sure to read the next issue of the Anchor when Part II of "Critters You May Meet on the Beach" will highlight bivalves.

FOR THE PROTECTION OF OUR SEA TURTLES



Never disturb a sea turtle nest, a nesting sea turtle or a hatchling.

LEAVE ONLY YOUR FOOTPRINTS ON THE BEACH

To report light violations please contact Town of Hilton Head Island Code Enforcement Officers weekdays: Wendy Conant 843-341-4643

To report dead, injured or harassed turtles contact the South Carolina Department of Natural Resources hotline at 1-800-922-5431, day or night and weekends.

LIGHTS OUT SEA TURTLES DIG THE DARK

- If your building is visible from the beach, turn off your outside lights at 10 p.m. from 1 May - 31 October
- If any of your interior lights are visible from the beach or cast light on the beach, close blinds or drapes at 10 p.m. or turn them off.
- Never leave beach umbrellas, chairs, or any other beach accessories on the beach overnight.
- If you are digging holes in the beach or building sand castles, please return the sand to its undisturbed state before leaving the beach.
- Place all trash and recyclables in the appropriate receptacles.

BREAKFAST. LUNCH. HAPPY HOUR. DAILY.



Kick Back and Enjoy the View!

BRICKYARD PUB

Enjoy indoor or outdoor seating and satisfy your appetite
with southern pub creations along with a pint of beer!

(843) 681-1530



Need to contact us?

Shipyard Security
(24 hours a day)

Parkway Gate/Patrol
(843) 785-4776

Pope Gate
(843) 785-3776

Shipyard POA Welcome Center
10 Shipyard Drive
HHI, SC 29928
7:45am – 4:15pm M-F
8am – 12pm on weekends

Please dial (843) 785-3310 and then extension:

1000 – Pass Desk
passes@shipyardhhi.com

1001– Communications/New Owner Info/Short Term Rental Program
communications@shipyardhhi.com

1003 – Patrol Desk
(during normal business hours)

1004 – Kyle Tavino,
Operations Officer

1005 – ARB Office
arb@shipyardhhi.com

1006 – Lawrence Alexander,
Chief of Security
lalexander@shipyardhhi.com

1007 – Meredith Elmore,
Director of Operations
msimmons@shipyardhhi.com

1008 – Sally Warren,
General Manager
shipyard02@aol.com

There is always a supervisor on duty, so please feel free to call the Parkway Gate after office hours for a referral if needed.

Also, if you need to make a Beach Club reservation, or have any questions regarding the Beach Club, please call 843-842-3507.

Thanks so much!

Hilton Head Island- Rich in History

PREVIOUSLY WRITTEN BY HELEN XENAKIS,
CONTRIBUTING WRITER, **PART II**

The island was quiet and peaceful until the advent of the Civil War. In December 1860, South Carolina was the first state to secede from the Union. In April 1861, the first shots were fired at Ft. Sumter in Charleston, SC. During this time, the North was planning to establish a strategic area in the South to become the North's "Department of the South." Hilton Head Island was the location of choice.

On November 7, 1861, seventy-seven ships sailed down the Atlantic Ocean from the north. Seventeen of those ships established a stronghold in Port Royal Sound. Their strategy was to place the ships in a circle and fire upon Ft. Walker on Hilton Head (currently Port Royal Plantation) and then fire upon Fort Beauregard on Eddings Island. The battle began at approximately 8:30am and the North was victorious by 1:30 in the afternoon.

The Union's Captain of the ship Pocahontas was Percival Drayton. The Confederate General of Ft. Walker was Thomas Drayton - brother against brother! The North came on the Island with 13,000 enlisted men, officers, support troops, and medical personnel- an island that had less than 500 inhabitants. During the course of the war from 1861 to 1866, the island was identified as Port Royal and had a peak population of 40,000 persons (current full-time population of Hilton Head is 40,000!)

During the Civil War, the islands' slaves, "contrabands of war," were freedmen. Their owners had left them behind as they escaped the island. Union General Ormsby Mitchel lent his name to the establishment of Mitchelville, the first freedmen's village in the country. Freed slaves from other parts of the country came to the island to join Mitchelville, a village governed by freed slaves who had thriving businesses, churches, and mandatory education for all. The town of Mitchelville was located down current Beach City Road. With nothing remaining, it is identified today only by historic markers.

Stay tuned to the next issue of *The Anchor* for the final edition of Hilton Head Island - Rich in History.

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HAVE FEEDBACK YOU'D LIKE TO SHARE?

We'd like to hear it!
For story ideas, comments and suggestions, please call (843) 785-3310 ext.1007 or send an email to msimmons@shipyardhhi.com



QUARTERLY NIBBLE & NIP

Preliminary plans for our next quarterly Nibble & Nip on June 28 and will be a line dancing event with a DJ for entertainment!



We will be hosting a few classes to teach the line dances so that you can participate! Be on the lookout for the schedule over the next few weeks. We hope to see you there! If you have any questions please contact us at communications @shipyardhhi.com or call 843-785-3310 ext. 1001.

SHIPYARD REAL ESTATE QUARTERLY UPDATE BY YOUR NEIGHBOR KARL SNEED

Sales continue to show Shipyard is a very desirable place to live. Not only do we offer the perfect setting to live, but Shipyard is also a great place to invest for the future. Home sales have picked up nicely. Under contract and sold properties are outperforming last year. With the lower inventory of villas we are slightly off, but as new listing come on the market they sell fast. If you are buying or selling call a professional with 30 years' experience in sales and property management. Call Karl

SHIPYARD PROPERTY STATISTICS				
HOMES				
Year	Total Sold	Total Dollars Sold	Median Sold Price	Average DOM
4/30/2019	4	\$1,958,000	\$480,250	158
4/30/2018	3	\$1,797,500	\$453,750	85
VILLAS				
4/30/2019	19	\$5,900,000	\$312,000	43
4/30/2018	28	\$8,612,000	\$296,000	25
LOTS				
4/30/2019	0	\$0	\$0	0
4/30/2018	1	\$0	\$0	0

**86 Gloucester Road
3 Br. 3.5 Ba. | \$540,000**



**9 Cottages Villas
2 Br. 2.5 Ba. | \$269,999**



**105 Townhouse Tennis
3 Br. 3 Ba. | \$415,000**



**Karl W. Sneed Broker/Agent
843-686-8800
www.RealEstateFromHiltonHead.com
Karl@CharterOneRealty.com**



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

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