

THE Anchor Journal

Shipyard's Community Connection
WINTER 2022

PHOTO COURTESY OF MARY ALICE TARTLER, SHIPYARD RESIDENT





FROM THE
**GM's
Desk**
MEREDITH ELMORE

For my first official quarterly report, I can honestly tell you that there has not been a dull moment. In fact, we have been working so hard on different ways to make Shipyard an even better community for you that Annual Meeting preparations snuck up on us. You should have received your meeting packet by now. You may have noticed that the agenda looks somewhat different than it has in the past, but there is a good reason as to why. In the process of restructuring the administrative team and assessing our progress to date, it was determined that we would like to share our findings with you as a team. Accordingly, you will hear "a year in review report" from me, followed by an operations update and a communications update from new team members. We have many exciting improvements, revisions, and new initiatives in the works that we cannot wait to share with you. Like last year, we will entertain questions prior to the meeting so that in-person and virtual attendees have the same opportunity to have their questions answered. Please reach out with your questions or comments prior to March 8th and we will get back to you as quickly as possible. Among our primary team goals are to improve on how we communicate with you, resolve issues, and maintain the property as quickly and effectively as we can. As many of the roles have changed, you will see that we have temporarily changed the format for the weekly *Owner Updates* to include quick links and brief descriptions for each employee so that you know who to direct your questions or comments to on the team. Hopefully this will be an efficient tool to get you to the right person so that you can receive timely responses.

The bottom line is that the POA ended the year in great shape financially, and is well postured to have a great 2022. All things considered, we are managing to get our "sea legs", and we hope that you will be pleased with the direction of the POA team. I'm looking forward to sharing more with you on March 8th.

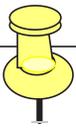
EMPLOYEE SPOTLIGHT

BRENT HARDENBURG

Brent joined the Security Team last summer, so he hit the ground running as it was one of the busiest seasons in recent history. He took on the challenge well, learning all that he could and being a great team player. Recently, I sat down with Brent to learn a little bit more about him. My first question was about where he was from, and he immediately said "nowhere really because I grew up a Navy

brat." However, he did mention that he spent many of his formative years in Virginia Beach and southern Maryland. Brent spent five years serving in the Army, and later moved to the Pooler, GA area with his wonderful wife, Jassica. He recently earned his private investigator (PI) license, and is very excited about this addition to his resume. During downtime, he and his wife enjoy trying new types of food and exploring in downtown Savannah. Brent also enjoys bowling, ice hockey, and working out. Admittedly a talker, Brent shared one of his favorite things about Shipyard is meeting people while patrolling in such a "welcoming and friendly" community. So if you see Brent around, say hello and perhaps congratulate him as well. Because he is so talented and such a good example for his peers, he was recently named the POA *Employee of the Quarter*. On behalf of the management team, good job Brent! We appreciate what you bring to the team and we wish you all the best in your bright future.





MARK YOUR CALENDERS

SHIPYARD PROPERTY OWNERS' ASSOCIATION

CALL TO ORDER OF 2022 ANNUAL MEETING

MARCH 8, 2022 AT 4:00 PM

ORDER OF BUSINESS

- ◆ Welcoming Remarks
 - ◆ Roll Call
- ◆ Approval of Prior Minutes
- ◆ Financial Report, President, Kevin McMahon
- ◆ General Manager's Report, Meredith Elmore
- ◆ Administrative Team Reports, Katelyn Coward & Anne Kropiewnicki
- ◆ Commercial Partner Updates
 - ◆ Adjournment

In efforts to comply with physical distancing standards set by the CDC, we are limiting the number of in-person attendees to 100 people. To allow all owners to attend the meeting, we plan on offering a live stream via our YouTube Channel, Shipyard POA. All you must do is login to the Shipyard POA website (www.shipyardhhi.com) at 4:00pm on March 8th to find the link or visit [youtube.com](https://www.youtube.com) and search "Shipyard POA." Like last year, all questions will be entertained prior to the meeting only. So please email any questions to communications@shipyardhhi.com (or via phone to 843-785-3310, ext. 1001) and we will get them answered before March 8th. In preparation for the meeting, we ask that you: (1) return your proxy via mail, email, or fax (instructions on proxy) **even if you intend on attending virtually**, (2) attend in person if possible, (3) visit www.shipyardhhi.com to join the meeting on 3/8 at 4:00pm, or (4) search Shipyard POA on YouTube to watch live. We will repost this information via Eblast and Owners Updates in the coming weeks. Thank you for your cooperation.

FOLLOW
US!



Shipyard HHI



shipyardhhi.com



Beach Club



Staying in Touch with the Welcome Center Team

Main Telephone #: (843) 785-3310

Meredith Elmore ext. 1008	melmore@shipyardhhi.com
Lawrence Alexander ext. 1007	lalexander@shipyardhhi.com
Katelyn Coward ext. 1006	operations@shipyardhhi.com
Joe Strivieri ext. 1005	arb@shipyardhhi.com
Andrea Martenson ext. 1002	membership@shipyardhhi.com
Anne Kropiewnicki ext. 1001	communications@shipyardhhi.com
Stacey Wiggins ext. 1000	passes@shipyardhhi.com
Dispatch Officer	(843) 785 - 4776



Locker waiting list letters were recently mailed. The next round of letters will be sent in early April 2022. If you are on the waitlist list and did not receive a letter, please email passes@shipyardhhi.com. To be placed on the waitlist, stop by the Welcome Center at 10 Shipyard Drive

Owner Updates

Important Reminders from the Welcome Center

KATELYN COWARD, ADMINISTRATIVE OPERATIONS LEAD



- **Special Notice About Annual Assessments** - Annual assessments payments were due on January 31st. If you have not already remitted payment, please do so immediately. If you did not receive an invoice or have questions about your account, please email andrea@atlanticstatesmanagement.com or call (843) 785-3278. Late fees will not be assessed until March 1st. Thank you for your compliance.
- **Owner Decals & Beach Hangtags** - Take a moment to apply for the new owner decal and beach hangtags. There is a **form** to complete, located at the Welcome Center. Be sure to bring the vehicle registrations for each vehicle and a state-issued ID.
- **Locker Renters** - With warmer weather ahead, please do your part in helping us keep the locker area safe and enjoyable for everyone. Keep aisles clear, do not leave items unattended and remember to keep your locker secure at all times. Also, please note that lockers are not transferable should you choose to sell your property.
- **Speeding within Shipyard** - Please observe the speed limits within Shipyard. Driving at a safer reduced speed can be the difference between life and death on our local roads. Slower speeds save lives. No one will admit to being a terrible driver, but we've all, at one point or another, tried multitasking/ speeding while driving behind the wheel on the road. It is essential to keep your head up and make safe decisions. Please be patient, observe the speed limit, do not tailgate, and use your turn signals. Our neighborhoods are full of homeowners and visitors who use the streets, sidewalks, and crosswalks. Neighborhoods can be full of surprises and drivers must be constantly vigilant to avoid them. Just one safe driver on the road can make a huge difference.

The Safety Corner



LAWRENCE ALEXANDER, CHIEF OF SAFETY & SECURITY

Shipyard Alligators: With spring right around the corner, now is a perfect time to talk about the local wildlife. Alligators are common neighbors to us who live and work in Shipyard. They perform necessary services like providing fresh water for other wildlife to drink during droughts and they help control the numbers of the species they eat. Alligators are protected by both State and Federal law but still need our help. Protect our alligators by avoiding close interaction with them. Don't harass an alligator or swim in the waters (or let your pets swim in water) known to be an alligator habitat. All our lagoons should be treated as an alligator's home and **NEVER** feed an alligator. Alligators fed by humans come to expect food with each human encounter, and if they don't get it, may become "hangry." Any alligators deemed aggressive are put to rest rather than relocated. If you see anyone feeding or harassing an alligator, please call Security immediately at 843-785-4776.



There are over 350 turtle trackers on Hilton Head, many who are here in

Shipyard. This chapter is actually in its fifth year. The Turtle Trackers are a non-profit organization protecting the sea turtles. There are many ways to volunteer. Email Kay Crawford at kaycrawford46@gmail.com

Visitor Passes - We strongly recommend property owners and residents use our "online" pass request system, which can be accessed from our website www.shipyardhhi.com. This process allows officers at Dispatch to focus on high priority calls, such as medical calls and other emergencies. If you are in a hurry and absolutely need to call in a pass, call (843) 785 - 4776. Remember, vendors need to purchase a pass on a daily or yearly basis. Calling in a visitor pass for a vendor is against the POA Rules and Regulations and will provoke a fine to the property owner.



Nature Notes

JOANNE VOULELIS, LOWCOUNTRY MASTER, NATURALIST, COASTAL DISCOVERY MUSEUM



North Atlantic Right Whale | Weight: up to 140,000 lbs. | Length: 52 + ft

In December 2020, the Island Packet wrote an article about a local fisherman who spotted a "massive North Atlantic right whale and her calf" about 4 miles off the

coast of HHI. It was the first he'd seen a calf in our waters, although he typically sees one to two adults each winter. According to NOAA, "it's one of the world's most endangered large whale species"; only about 400 now live in the Atlantic. Considered the "right whale" for hunting, these animals were harvested for oil and blubber as far back as the 10th century. It wasn't until the Endangered Species Act of 1973 that safeguards were enacted to protect these amazing creatures. Entanglement in fishing gear and boat strikes are now major threats to their survival. In the early winter months, they will travel from their northeastern feeding grounds to the coastal waters for calving. Sadly, not only are there fewer births, but an increase in the years between births (from 3-5 years to 6-10 years), has caused the population to plummet. Scientists continue to research reasons for this, but suspect habitat changes due to warming ocean temperatures may be a contributing factor. Fun Facts about right whales:

- Their head can measure up to 1/3 of their body
- Their scientific name, "Eubalaena glacialis" means "true whale of ice"
- They can eat 2500 pounds of food a day
- If protected, they can live up to 70 years
- Their paired blowholes makes a "V" shaped spout when they breathe.



Beach Club Events

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

March

7th Owners Only 4-8PM
 8th Women's Club 10AM-1PM
 11th Nibble & Nip 5-8PM
 14th Men's Club 6:30-9PM
 20th Chili/Chowder Cook-off
 21st Owners Only 4-8PM
 22nd Women's Club 5:30-9PM
 28th Men's Club 6:30-9PM

April

4th Owners Only 4-8PM
 7th Open Deck 12PM-9PM
 11th Men's Club 6:30-9PM
 12th Women's Club 10AM-1PM
 18th Owners Only 4-8PM
 21st Game Night N&N 6-9PM
 25th Men's Club 6:30-9PM
 26th Women's Club 5:30-9PM

May

2nd Owners Only 4-8PM
 9th Men's Club 6:30-9PM
 10th Women's Club 10AM-1PM
 16th Owners Only 4-8PM
 20th Nibble & Nip 6-9PM
 23rd Men's Club 6:30-9PM
 24th Women's Club 5:30-9PM

CHILI/CHOWDER COOK OFF



Prepare to be judged on your best Chili or Chowder recipe!

The cook off will be on 3/20 at 2:00pm located at the Beach Club.

To enter email communications@shipyardhhi.com

Rules:

1. Arrive between 1:30-1:45pm to set up your station
2. Portion cups, spoons, & extension cords will be provided
3. Votes will be anonymous
4. Prizes for 1st place, 2nd place, and Chef's Choice

If you are not entering, please bring a dish to share with everyone

Our monthly **Food Truck Friday** has been a huge hit with our Shipyard Owners. We are excited to continue the new tradition with the following:

- February 18th - Naked Pig Tacos
- March 25th - Mother Smokin' Good
- April 8th - TBD



Keep an eye out for an email containing their menu as the day gets closer! As always, any food truck suggestions or comments in general, please email communications@shipyardhhi.com.

We hope you come out to enjoy some food!!



The POA is hosting a

Trivia Night

Nibble & Nip Style



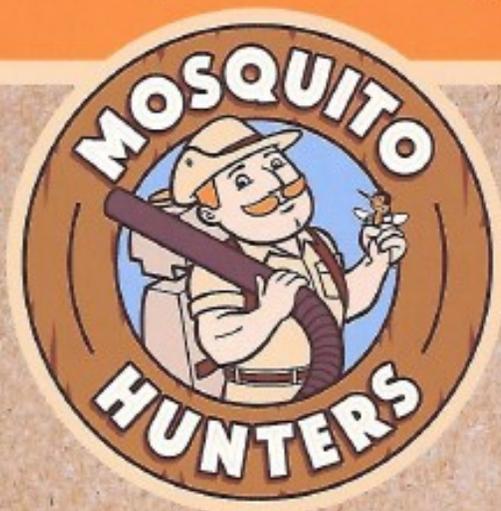
Wednesday, February 23rd from 6:30pm-7:30pm at the Beach Club

- This event will be a modified Nibble & Nip style. Instead of sharing with everyone, plan to bring enough to share among your team.
- To sign-up: email to communications@shipyardhhi.com. Up to 8 per team! We are only set-up to have a maximum of 10 tables, so don't delay!
- Doors will open at 4pm for Owners Only and the game will begin at 6:30pm.



TAKE BACK YOUR YARD

from mosquitoes, ticks and fleas!



SPECIAL INTRODUCTORY PRICING

\$39

LESS THAN A HALF ACRE PROPERTY

\$59

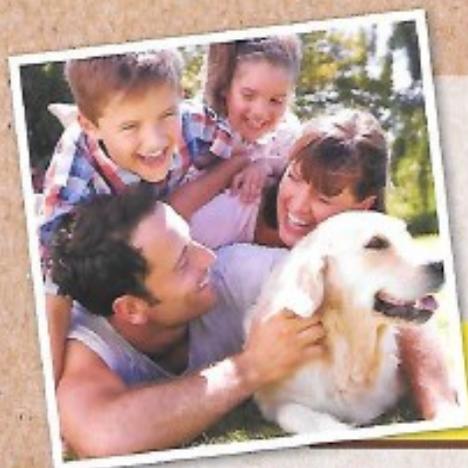
HALF ACRE UP TO 1 ACRE PROPERTY

\$79

1 ACRE TO 2 ACRE PROPERTY

FIRST TREATMENT ONLY. ASK ABOUT OUR AUTO PAY PLAN!

- Treatments last 21 days
- Our treatments reduce mosquitoes substantially
- We are properly licensed and trained, working under strict rules and regulations



Happiness Promise

If ever you're not happy, just call us within the 21 days post-treatment and we'll re-treat your property. FOR ANY REASON. PERIOD.



CHECK OUR ONLINE REVIEWS

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Admiral Pool
Bill Rihn, Owner, Shipyard Resident

"All services for your pool"
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Repairs
Heaters
House Checking

(843) 816 - 5034
ChiefRihn@aol.com
1 Quincy Lane
Hilton Head, SC 29928

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**The Anchor is a quarterly newsletter
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Property Owners' Association.**

**Contact
communications@shipyardhhi.com
or call (843) 785 -3310 ext. 1001**

SHIPYARD REAL ESTATE QUARTERLY UPDATE BY YOUR NEIGHBOR KARL SNEED

Now that 2021 is behind us, 2022 is starting out to be another fantastic year in Real estate. Shipyard is no exception. With the number of sales, we still have an unprecedented low inventory. As the below stats show, Shipyard is very desirable. As properties come on the market, they are under contract within 16 days. If you are a buyer, call me. My knowledge and connections can get you one step ahead of finding your perfect property. Owners... If you have been on the fence about whether to sell or not, now is the perfect time! Buyers are online looking for the right property, and it may be yours! Call Karl Now! I have Ready, Willing and Able clients ready to buy! I can sell your property at top dollar with a smooth transaction, all the way to the closing table. With 32 years of Shipyard rental and sale experience, call me, a Shipyard expert.

SHIPYARD PROPERTY STATISTICS				
HOMES				
Year	Total Sold	Total Dollars Sold	Median Sold Price	Average DOM
2/1/2022	2	\$1,505,000	\$752,500	8
2/1/2021	1	\$481,000	\$481,000	12
VILLAS				
2/1/2022	7	\$3,619,000	\$517,000	11
2/1/2021	5	\$2,044,400	\$408,480	6
LOTS				
2/1/2022	0	\$0	\$0	0
2/1/2021	0	\$0	\$0	0



Karl W. Sneed Broker/Agent
843-422-3744
www.RealEstateFromHiltonHead.com
Karl@CharterOneRealty.com



*** 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. 30 Years of experience.