



THE Anchor

Shipyard's Community Connection

FALL 2022



FROM THE

GM's DESK

MEREDITH ELMORE

Oh my, how this year has flown by! As soon as our team got the chance to take somewhat of a breather, it was time to prepare to Mingle & Jingle with you all. Speaking of the Mingle & Jingle, there are quite a few changes this year. Your Board of Directors and management team made the decision to move the party to the Beach Club for a variety of reasons. Nevertheless, we are planning an exciting event and tickets are going fast. There are more details on page 7, and we strongly encourage you to get your tickets soon.

It is almost time to get your owner decals/hangtags validated for 2023. Since we will only be validating decals, you will not need to bring your registration or proof of insurance unless you intend to obtain a decal for a vehicle that you have not registered this past year. Other than that, just bring your state or federal ID with you for validation. This process will begin on Monday, December 5th at 8am. We encourage you to beat the rush, as the lines can get long in January even with the simplified validation process. As a friendly reminder, decals/hangtags cannot be validated via email or phone.

As we prepare to bring this year to a close, I have been reflecting on what we have accomplished as a team. It has certainly been a learning curve for me and the entire staff, but hopefully we have still provided you will the level of customer service to which you are accustomed. We sincerely hope you have enjoyed our increased communication and team approach to operations initiatives, as it is our goal to keep you in the loop as much as we can and as quickly as we can. To that end, we encourage you to give any feedback since there is always room for growth and improvement.

Finally, we are ready to put on our dancing shoes and Mingle & Jingle with you on December 7th. What a great way to celebrate the wonderful community of friends here! In the meantime, we will be working on ways to make 2023 the best it can be for Shipyard owners.

Thank you for trusting us to work for you. Cheers and happy holidays to you all!

SHIPYARD WELCOME CENTER

(843) 785 - 3310

MEREDITH ELMORE , General Manager	melmore@shipyardhhi.com	EXT 1008
LAWRENCE ALEXANDER , Director of Safety & Security	lalexander@shipyardhhi.com	EXT 1007
KATELYN COWARD , Administrative Operations Lead	operations@shipyardhhi.com	EXT 1006
JOE STRIVIERI , ARB Chairman	arb@shipyardhhi.com	EXT 1005
GREGORY BADER , Operations Officer	bader@shipyardhhi.com	EXT 1003
ANDREA MARTENSON , Membership Specialist	membership@shipyardhhi.com	EXT 1002
ANNE KROPIEWNICKI , Communications Coordinator	communications@shipyardhhi.com	EXT 1001
STACEY WIGGINS , Front Office Lead	passes@shipyardhhi.com	EXT 1000
THOMAS SHEVLIN , Dispatch Officer	dispatch@shipyardhhi.com	(843) 785 - 3161

EMPLOYEE SPOTLIGHTS

COURTESY OF SHIPYARD POA MANAGEMENT TEAM



Becky Prescott has been an invaluable member of our team since spring 2020, but she is definitely not new to the island. Prior to coming on board, she was a Beach Patrol Manager for Shore Beach Service and has worked in the food and beverage industry for many years. We are so lucky to have her with us now taking care of the Beach Club, as she clearly has a wealth of experience to keep it inviting and well maintained. But even more importantly, she is one of the most pleasant, resourceful, and upbeat people I have had the pleasure of knowing. Most of you are probably aware of the hot water heater failure in the Beach Club over the summer. During that time, Becky was very instrumental in ensuring timely and professional repairs to the facility. She

really went above and beyond to guarantee that attention to detail was a top priority, and we certainly appreciate it. For this reason and many more, Becky Prescott is our winter *Employee of the Quarter*. So if you see her around at the Beach Club, help us congratulate her on a job well done.

In other news, we are bringing back an honor that we used to bestow upon one employee each year who personifies the *Shipyards Ideal*. You may have read about **Brent Hardenburg**, one of our Patrol Shift Supervisors, in an *Employee Spotlight* earlier this year. Since then, he has continued to prove himself to be a leader and example for his team. We appreciate how he is always willing to pitch in, present new ideas for solving problems, diffuse situations, and maintain a level of professionalism that is second to none. To that end, Brent is our *Employee of the Year*.



So congrats, Becky and Brent! We appreciate you and we consider ourselves lucky to have you on Team Shipyards!

THE SAFETY SECTION

LAWRENCE ALEXANDER, DIRECTOR OF SAFETY & SECURITY

Here are our two favorite driving safety tips to practice during your holiday travels:

Focus on driving

- Keep 100% of your attention on driving at all times.
- Don't use your cell phone while driving.
- Slow down. Speeding gives you less time to react and can increase the severity of an accident.

Drive defensively

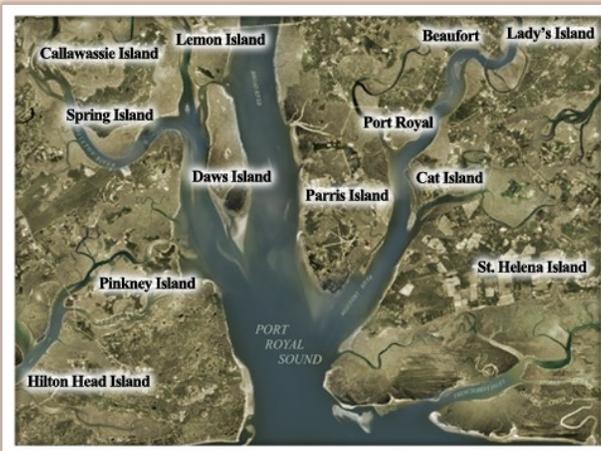
- Be aware of what other drivers around you are doing and expect the unexpected.
- Assume all motorists will do something crazy and always be prepared to avoid it.
- Keep at least a two second cushion between you and the car in front of you.
- Increase the distance to four seconds if the weather is bad.

Have a safe and happy holiday season!



Nature Notes

JOANNE VOULELIS, LOWCOUNTRY MASTER NATURALIST



Port Royal Sound, an inlet of the Atlantic Ocean, is located in Beaufort County. It is the estuary of several rivers, the largest of which is Broad River. The Lowcountry Institute describes PRS as, “a marriage of ocean and land, created by the combination of rising sea level, exceptionally high tides and unique geology.” It is a marine habitat that extends inland for 20 miles. Half of Beaufort County is actually under marine waters.

What Makes Port Royal Sound So Unique?

No real rivers are present. It does not receive freshwater from a river that originates from mountain or coastal plains. The Broad, Colleton, and May Rivers are salt water tidal waterways. Only a small runoff of fresh water flows into PRS from the New and Coosawatchie Rivers. There is then no sediment deposited on the

bottom of the channels, so the depth of PRS can reach 60 feet.

Rising sea level created a flooded landscape. 13,000 years ago, our coastline was 60 miles off our current coast. Sand deposited by ocean currents transformed former valleys into deep tidal creeks and hilltops into sea islands surrounded by salt marsh.

Extreme high tides create the wide expanses of salt marsh. PRS has the highest tides along the Atlantic coast south of Maine. These are created because of the concave curvature of the coastline (the South Atlantic Bight). Gravity pulls up a “bulge” of water that pushes up against the coastline, causing water into the mouth of the PRS. These high tides are responsible for Beaufort County boasting 50% of the state's marshes.



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SAFETY TIPS

CINDA SEAMON, FIRE & LIFE SAFETY EDUCATOR

Be sure to take some safety precautions while decorating this season! If using a **live tree**, check to make sure the needles are fresh and green. Do not place it near any heat source like a fireplace, and water your tree daily. Make sure all real **candles** are on a sturdy base. Trim wicks before use. Long wicks can cause uneven burning, dripping or flaring. Never leave candles unattended. Don't keep **any lights** with frayed or cracked cords or damaged sockets. As a general rule never connect more than 3 strands of lights together. Don't overload your outlets or run extension cords under carpets. Are your lights approved for outdoor use? Indoor lights can catch fire if used outside. Make sure all exterior lights are plugged into a ground fault interrupter circuit. Test all your lights before you get up on the roof. It's easier to replace bulbs on the ground! Make sure your ladder is on stable even ground before you use it. Keep in mind that decorative lights are made for temporary use so be sure to take them down within 90 days to prevent them being damaged by the weather.

Happy and safe decorating!

UPCOMING

Beach Club Events



December

5th	Owners Only	4-8PM
7th	Mingle & Jingle	
12th	Men's Club	6-9PM
13th	Women's Club	10AM-1PM
19th	Owners Only	4-8PM
20th	Women's Club	6-9PM
26th	Men's Club	6-9PM

January

2nd	Owners Only	4-8PM
9th	Men's Club	6-9PM
10th	Women's Club	10AM-1PM
16th	Owners Only	4-8PM
23rd	Men's Club	6-9PM
24th	Women's Club	6-9PM



February

5th	Chili & Chowder Cook-Off	
6th	Owners Only	4-8PM
13th	Men's Club	6-9PM
14th	Women's Club	10AM-1PM
16th	Open Deck Day	12-8PM
20th	Owners Only	4-8PM
27th	Men's Club	6-9PM
28th	Women's Club	6-9PM



DEEP WELL PROJECT - As the holiday season approaches, it is the perfect time to help the less fortunate on Hilton Head Island. This year, there will be donation boxes in the Welcome Center until **December 8th**. Any canned goods, nonperishable food items, children's books, stuffed animals, or board games, etc. are appreciated. Thank you in advance for your consideration and generosity.



2.3.23 Coffee & Conversation

- We invite Shipyard's new owners to meet with SPOA staff and the General Manager each quarter.
- Coffee and light snacks will be provided.
- The meeting will include a brief presentation about all the benefits and responsibilities of living in Shipyard.
- It will end with the opportunity to ask any questions you have.

To RSVP contact
membership@shipyardhhi.com

LOCKER RENTERS

If you are currently renting a Beach Locker, you should've received an invoice for 2023 via mail in mid-November.

Payments are due by December 15, 2022 if you intend on continuing your rental.

If you intend to not renew, please give us a call at (843) 785 - 3310 ext. 1000 or let us know as soon as possible. Your contents must be removed by December 31st.

****Keep in mind beach lockers are nontransferable. This means if you were to sell your Shipyard property, the new owner would not be entitled to your current locker. They must enter the waitlist.****

If we do not receive word whether you would like to continue your locker rental or not, Shipyard POA will remove your lock and contents mid-January.

LOCKER WAITLIST

If you are patiently waiting on the beach locker waitlist, you should receive a letter in the mail with an updated status by mid-January 2023.

If you do not receive a letter call us at (843) 785 - 3310 ext. 1000.

We appreciate your patience.

The Shipyard POA Team will contact you via phone if a locker becomes available and you are next in line.

At this point you will be expected to pay the annual rate and will be issued a locker.

Please provide your own beach supplies and lock.



OWNER UPDATES

ANDREA MARTENSON, MEMBERSHIP SPECIALIST



- **SHIPYARD MEN'S & WOMEN'S CLUBS** - If you want to get involved and make some new friends within Shipyard, the Men's and Women's Clubs are the places to be! Each group offers welcoming and friendly faces. Feel free to reach out for more information:

Women's Club shwccscc@gmail.com
 Men's Club abbate15@gmail.com



- **N-TOUCH PROGRAM** - We wanted to remind you about our N-Touch Program. This program was designed to ensure that there is a constant circle of communication within Shipyard. So if you are ill, live alone, or are recovering from an illness; we can help make sure that we stay N-Touch with you. You can enroll in the N-Touch program on an ongoing basis or just for a limited time. This is a complimentary service and we will ensure that any information you provide will be kept confidential and used for the sole purpose of confirming your safety and well-being. You can download a form from our website, or stop by the Welcome Center and pick one up. Either drop it off or email it to membership@shipyardhhi.com.

- **COMMERCIAL PASSES** - Commercial vendors (deliveries, estimates, landscaping, etc.) need to purchase a pass on a daily or yearly basis. It is between you and the company who and how the pass is paid for. ****Calling in a visitor pass for a vendor is against the POA Rules and Regulations and can provoke a fine to the property owner.****
- **LAST MINUTE GUEST PASSES** - For last minute holiday guest arrivals, the fastest & easiest way to provide them with a pass is to call the gate directly, otherwise please use our online pass request form.

Parkway/Main: (843) 785-4776

Pope: (843) 785-3776

DECAL VALIDATION

Decal validation for 2023 starts on Monday, December 5th.

- If you do not wish to register any new vehicles, you do not need to bring anything besides your photo ID.
- If you intend to register a new vehicle, bring the applicable vehicle registration with you.

DO NOT DISCARD YOUR CURRENT BEACH HANGTAG OR VEHICLE DECAL

- There is a fee of \$25.00 for vehicle decal transfers or replacements.

If you have questions about the process, call (843) 785 - 3310 ext. 1000 or email passes@shipyardhhi.com.

CHILI & CHOWDER COOK OFF

BRING ON THE HEAT!

Save the Date
February 5th at 2PM at the Beach Club.

If you would like to enter please email membership@shipyardhhi.com.

More details to come.

Don't want to enter? We also need as many tasters as we can get. We have some great prizes planned, and we'd love to see you.

More details to come via E-blast soon.



We will have cornbread and plenty of Tums!

ABCs OF THE ARB

All exterior work or alterations require ARB approval. This includes, but is not limited to, tree/branch removal, exterior painting, additions, pool installations, paving, and mailboxes. The complete list can be found on our website, shipyardhi.com.

Building or work permits must be displayed in an easily viewed location. Work cannot start until the permit is issued and picked-up. All of the forms and guidelines can be found online or at the Welcome Center.

Company vehicles must have a commercial decal or day pass to enter Shipyard. Company vehicles include any estimates, landscapers, painters, deliveries, handymen, etc. There is a charge for the day pass/decal so please mention it to the company beforehand.

ARB Chairman: Joe Strivieri



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December 7 | 6pm

Mingle & Jingle

Owner Holiday Party

You are invited to attend the annual Shipyard POA Owner Holiday Party. Come enjoy music, food, and holiday cheer with friends, family, and Shipyard neighbors. Tickets will be on sale at the Welcome Center starting on November 7th.

TICKETS
\$30

SHIPYARD
BEACH CLUB

DOORS
OPEN AT 6PM

To guarantee a table together, purchase your tickets at the same time, otherwise a seat will be assigned to you. There will be a maximum of 8 per table.



SHIPYARD POA
 10 SHIPYARD DR
 HHI, SC 29928

The Welcome Center will be **closed** on the following days:

- 11/23 at 12:00pm for Thanksgiving
- 11/24 & 11/25 for Thanksgiving
- 12/24, 12/25, & 12/26 for Christmas
- 12/31 at 12:00pm for New Year's Eve



UPDATE YOUR INFORMATION

If you've changed your mailing address, phone number, or email in the past year, and have not updated that information please contact the Welcome Center. We are reachable in person or via email at membership@shipyardhhi.com

FOLLOW US!



Shipyard HHI



shipyardhhi.com



Beach Club HHI

SHIPYARD REAL ESTATE QUARTERLY UPDATE BY YOUR NEIGHBOR KARL SNEED

On and off island real estate has transitioned to what is indicative to the national market. On the average, Inventory is slowly building. Properties are slowly coming on the market. With the back log of buyers, properties are selling, but buyers are now more discerning with their choice. 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

SHIPYARD PROPERTY STATISTICS				
HOMES				
Year	Total Sold	Total Dollars Sold	Median Sold Price	Average DOM
11/1/2022	15	\$11,668,005	\$777,867	20
11/1/2021	12	\$8,136,000	\$678,000	15
VILLAS				
11/1/2022	75	\$44,511,375	\$593,485	13
11/1/2021	94	\$41,941,390	\$446,185	14
LOTS				
11/1/2022	0	\$0	\$0	0
11/1/2021	3	\$793,000	\$264,333	31



Karl W. Sneed Broker/Agent
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