

PHOTO COURTESY OF MARY ALICE TARTLER, SHIPYARD RESIDENT

WINTER 2024



THE ANCHOR



FROM THE

GM's DESK

MEREDITH ELMORE

Greetings! I'm sure that most of you already received your Annual Meeting notice. If not, please contact our office so that we can get the information to you quickly. Also, the details are in this edition. Much like last year, I will share a "year in review report." There will also be some additional updates from staff members, and we will have a guest speaker on the infrastructure of the lagoon system in Shipyard. We will also have some exciting news to share about projects and initiatives for this year.

We are trying something new in conjunction with the Annual Meeting this year. Commercial owners (Sonesta, Heritage Golf, and Hilton Head Health) will be sponsoring special events and offering discounts throughout that week. They really are great neighbors in this community, and they worked really hard to put together some great things that I am confident you will enjoy. We have sent this information out via Eblast, and will do so again soon. We also have limited printed copies in the Welcome Center. We are truly looking forward to seeing you all soon for the Annual Meeting and other events around that time.

In the meantime, I just wanted to say a quick word about the coffees we have had over the past year or more. As you may know, we host Coffee with Meredith every other month. We also hold New Owner Coffee and Conversations quarterly. Through both of these, our team learns a great deal from you. Of course, we use both as a time to share the latest news on what's going on from an operational standpoint. It's also a great way for newer owners to become acclimated with Shipyard living. But I will tell you that your feedback is invaluable, and we always try to use it to make improvements and consider other perspectives whenever we can. We had a great turnout for the last Coffee with Meredith, and we hope to have the same next time. So please mark your calendars for the next one on April 5 if you would like to attend. A notice will go out by mid March, and we ask that you please RSVP so that we can be best prepared to accommodate everyone. As far as the New Owner Coffee and Conversation, I do believe the next one will be in May but the date has not been set yet. We will keep you posted.

Finally, I would like to let you know ahead of time that the POA ended 2023 in great shape. We wound up with far more enhancement income than anticipated, and there was considerably more income in rental access. We will share more at the meeting. But all things considered, 2024 is off to a promising start from my perspective. We hope that you are optimistic as well. Looking forward to sharing more on March 12.

**COFFEE
WITH MEREDITH**

A COMMUNITY CONNECTION EVENT

4.05.24 • 10-11AM

Shipyard Beach Club

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Beach Club HHI

MARK YOUR CALENDERS



SHIPYARD PROPERTY OWNERS' ASSOCIATION

CALL TO ORDER OF 2023 ANNUAL MEETING

MARCH 12, 2024 AT 4:00 PM

ORDER OF BUSINESS

- ♦ Roll Call
- ♦ Welcoming Remarks
- ♦ Approval of Prior Minutes
- ♦ Financial Report
- ♦ General Manager's Report - Meredith Elmore
- ♦ Administrative Reports - Katelyn Coward & Anne Kropiewnicki
- ♦ Special Guest Speakers
- ♦ Adjournment

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 12th 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 membership@shipyardhhi.com (or via phone at 843-785-3310, ext. 1001) and we will get them answered before March 12th.

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 3/12 at 4:00pm, or
4. search Shipyard POA on YouTube to watch live

Thank you for your cooperation.

THE SAFETY SECTION

LAWRENCE ALEXANDER
DIRECTOR OF SAFETY & SECURITY

Safety of our residents and guests are our top priority. On Hilton Head, there has been a slight increase in criminal activity reported. Luckily there has been no suspicious activity in Shipyard, but the Security Committee always recommends the following:

- Always lock your vehicles and do not leave valuables in the vehicle or within plain site.
- Should you see suspicious persons or hear suspicious noises don't confront them. Instead, report it immediately to the Beaufort County Sheriff's office and Shipyard Security.
- Consider having a key fob within reach of you so if you hear or see suspicious activity at night, you can activate the car alarm and then contact security.

Please help us keep Shipyard safe by securing your property every night. #ShipyardSafe #9PMRoutine

Immediately report any suspicious activity to Shipyard Security at 843-785-4776.

ELECTRIC BIKES

Any owners who have an e-bike must bring them to the Welcome Center, 10 Shipyard Drive, to be registered.

There is no charge for the registration.

Please note that e-bikes must be ridden in manual/pedal only mode while in the Shipyard community.



Renters and visitors cannot have e-bikes on property.

SHIPYARD SECURITY CODES

Owner Code - these start with a "7" and are used by the POA and Security team to verify Shipyard owners. These codes are intended to be private and allow the owner to request guest passes at no charge, alter any information in their owner profile, and more.

Occupant Code - this code starts with an "8" and can be used by owners, long-term renters, or family members.

The POA team keeps track of the use of all codes to ensure codes are used honestly.

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HHI STRP PROGRAM

While Shipyard POA (SPOA) has their own Short-Term Rental Program (STRP), the Town of Hilton Head has created one as well. Each owner who rents their property must register with the Town of Hilton Head in addition to Shipyard.

If you have any questions or comments please contact the Town Council Member:

Mr. David Ames
davida@hiltonheadislandsc.gov
843.686.3810

UPCOMING

Beach Club Events

MARCH

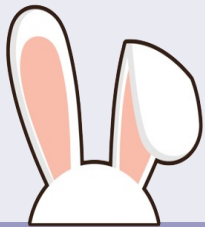
4th	Owners Only	4-8PM
11th	Men's Club	6:30-9PM
12th	Women's Club	10AM-1PM
14th	Nibble & Nip	5-8PM
18th	Owners Only	4-8PM
25th	Men's Club	6:30-9PM
26th	Women's Club	5:30-8PM

1st	Owners Only	4-8PM
8th	Men's Club	6:30-9PM
9th	Women's Club	10AM-1PM
15th	Owners Only	4-8PM
22nd	Men's Club	6:30-9PM
23rd	Women's Club	5:30-8PM
25th	Owners Only	4-8PM
27th	Charity Beach Walk*	10AM

APRIL

MAY

6th	Owners Only	4-8PM
13th	Men's Club	6:30-9PM
14th	Women's Club	10AM-1PM
16th	Owners Only	4-8PM
20th	Owners Only	4-8PM
28th	Women's Club	5:30-8PM



The Welcome Center will be **CLOSED** on 3/31 in observance of the Easter holiday.

CLOSED

2024 ST. PATRICK'S DAY

The Hilton Head Island St. Patrick's Day Parade will be on Sunday, March 17th at 2:00pm.

The celebration will begin on Pope Avenue, 44 Pope Ave. More information can be found at www.hiltonheadireland.org.

NOTICE: The Pope Avenue Gate will close at 1:00pm

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Tierra Schaffer

Realtor[®] & Shipyard Resident
843.422.3610
tierra@danielravenelsir.com

Daniel Ravenel



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SHIPYARD MARKET REPORT – 2023

Shipyard Homes

- ↑ 25 Closed Sales
- ↑ \$845,571 Average Sales Price
- ↑ 97.6% Percent of List Price Received
- ↑ \$21,139,281 Total 2023 Shipyard Sales Volume

Shipyard Villas

- ↑ 56 Closed Sales
- ↑ \$588,257 Average Sales Price
- ↑ 97.4% Percent of List Price Received
- ↑ \$32,942,402 Total 2023 Shipyard Sales Volume



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2024 Annual Fee

\$1,120.00

PAST DUE!

Please make your payment ASAP to avoid any late fees. Pay via cash, check, money order, or cashier's check at the Welcome Center or mail it to 10 Shipyard Drive, HHI, SC 29928.

You can also pay online:

- Go to <https://www.townsq.io/>
- Log-In or Register
- Enter your new Account Number "1xx-xxxx-xxxx"

If you already have an account:

- Log-In
- Click on your profile in the upper right corner
- Select "Accounts"
- Select "Add Account"

*Please note that TownSquare does charges a processing fee for online payments.

Shipyard Welcome Center

Tel: (843) 785 - 3310

Hours: Sunday - Saturday 8:00 AM - 4:00 PM

P.O.A. Staff

General Manager: Meredith Elmore
melmore@shipyardhhi.com EXT 1008

Director of Safety & Security: Lawrence Alexander
lalexander@shipyardhhi.com EXT 1007

Administrative Operations Lead: Katelyn Coward
operations@shipyardhhi.com EXT 1006

ARB Chairman: Joe Strivieri
arb@shipyardhhi.com EXT 1005

Dispatch: Thomas Shevlin/Noah Lloyd
dispatch@shipyardhhi.com EXT 1004

Office Assistant: Micaela Carreno
adminsupport@shipyardhhi.com EXT 1002

Membership Specialist: Anne Kropiewnicki
membership@shipyardhhi.com EXT 1001

Front Office Lead: Stacey Wiggins
passes@shipyardhhi.com EXT 1000



Welcome Dr. Callejo!

We can't wait for you to meet Annette Callejo, DDS, a graduate of The Ohio State College of Dentistry. Her warm and welcoming nature, combined with her experience and talent, make her a wonderful addition to our team. Her arrival enables us to better serve our patients and contribute more to our Lowcountry community.



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OWNER UPDATES

ANNE KROPIEWNICKI, MEMBERSHIP SPECIALIST



- **VISITOR PASSES** - We strongly recommend owners to use our online pass request system for friends and family guest passes, accessed from our website www.shipyardhhi.com. If you need the pass within 24 hours, call (843) 785 - 4776. Remember, commercial vendors (deliveries, estimates, landscaping, etc.) 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 can provoke a fine to the property owner.
- **PET ETIQUETTE** - Friendly reminder to please pick up after your pet!! We have noticed bags being placed and tossed on the sides of walkways, on top of signs, etc. No one wants to see or smell pet waste as they are taking a winter stroll through Shipyard.
- **MAILBOX CLEANING** - Please take a few minutes to clean up your mailbox before the busy summer season. Some soap and water can go a long way! If you need a new mailbox or post, contact us at the office: 843 - 785 - 3310 ext. 1001 or membership@shipyardhhi.com
- **ALLIGATORS & WILDLIFE** - Please be mindful of the alligator and wildlife population. If you suspect and can identify an alligator or other wildlife animal that is demonstrating aggression towards humans, please report it to Shipyard Security so they can investigate and decide if the animal is indeed aggressive. **Do not feed or harass the wildlife.** We do not want any wildlife to associate humans with a food supply.
- **TURTLE TRACKERS 2024** - The Shipyard Turtle Trackers would welcome your participation in helping keep our beach clean, flat, and dark for nesting Sea Turtles and their hatchlings. The 2024 Sea Turtle Nesting Season will run from May 1st until October 31st. If you would be interested in joining us, please contact Kay Crawford at kaycrawford46@gmail.com or visit the website at www.turtletrackershhi.org.
- **OWNER DECALS & BEACH HANGTAG** - It is almost beach hangtag season (Memorial Day to Labor Day). Make sure you have the new 2024 beach hangtag. They must be properly displayed when going to the beach.

**SHIPYARD POA
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SHIPYARD MEN'S CLUB

An exclusive club for ALL Shipyard men. To join or for more information email davidbar2fb2@gmail.com.

Join at any time to gain access to golf outings, social nights, and themed dinners/celebrations!

SPOA NIBBLE & NIIP EVENT

Join us on **March 14th** at **5pm** for our quarterly Nibble & Nip Event. This event is free for all Shipyard Owners. All you need to do is bring a dish to share with neighbors and enjoy the beach view.
No RSVP's required.

SHIPYARD WOMEN'S CLUB

Open to ALL Shipyard women who reside here either full or part-time! Find out more at www.shipyardwomensclub.org.

All meetings are held at the Shipyard Beach Club and you can join at any time!

SHIPYARD REAL ESTATE QUARTERLY UPDATE BY YOUR NEIGHBOR, KARL SNEED

As of this printing, there are 2 Homes/Fee Simple Villas, 0 Lots, and 20 Villas for sale. Shipyard inventory is slowly building, prices are adjusting downward, and on average properties spend more days on the market. Three bedroom villas and homes are still very desirable since there are fewer to choose from and we still have demand.

If you are buying or selling, call Karl, your Shipyard expert. With 16 years of experience in Shipyard rentals and management, combined with 19 years of selling and over 42 million in Shipyard sales, Karl can offer valuable real estate assistance!



SHIPYARD PROPERTY STATISTICS

	YEAR	TOTAL SOLD	TOTAL DOLLARS SOLD	MEDIAN SOLD PRICE	Average DOM
HOMES	2/5/2024	3	\$2,701,000	\$900,333	75
	2/5/2023	3	\$2,200,000	\$733,333	51
VILLAS	2/5/2024	2	\$1,116,500	\$558,250	12
	2/5/2023	4	\$2,392,500	\$598,125	29
LOTS	2/5/2024	0	\$0	\$0	0
	2/5/2023	1	\$475,000	\$475,000	2

This is not a solicitation of properties already listed with a Realtor. This information is based on data provided by Resides MLS. Resides MLS does not guarantee and is not in any way responsible for its accuracy. Data provided by Resides MLS may not reflect all real estate activity in the market.



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