

# Queens Grant V NEWS

June 2011

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## NOTES FROM OUR MANAGEMENT TEAM

By Trish Elliot, Property Manager, IMC Resort Service

### >> GABLE ENDS AND EXTERIOR PAINTING

The replacement work on the gable ends in Georgetown has been progressing well and will be completed in September. The work was stopped for the summer due to parking considerations with more owners and guests using the villas. The work was done by a new contractor and we think you will be pleased with the results. He did an excellent job.

Now that the gable work is well underway, painting the exterior of the villas will be the next step in our maintenance program. The painting will be completed over a period of time. The villas that will be painted first will be the ones that have just had the gable ends replaced.

Also the contractor and I will be re-analyzing the wood rot condition of the villas and reporting back to the QGV board which will then formulate a path forward with this ongoing project.

### >>ANNUAL MEETING SET FOR OCTOBER 15

Please mark your calendars for our next annual meeting of homeowners at Queens Grant V. The date is SATURDAY, OCTOBER 15, 2011, 10 AM. Please COME and participate in the governance of YOUR community. The location for the meeting will be at the Hilton Head Public Service District Community Room, 21 Oak Park Drive. Directions will be sent with your Annual Meeting package in September.

This year there will be one (1) board seat up for election. If you are interested in serving for a three year term on the board, please go to [www.IMCResortServices.com](http://www.IMCResortServices.com); click on Hilton Head Properties (on the drop down list under Properties at the top of the page). Then click on the link to Queens Grant V and look for the Board Member Application under Downloads. All applications must be received by August 11, 2011.

There will be a social get-together for all QGV owners and their families later in the afternoon on October 15<sup>th</sup>. More information about this event will also be in the package you receive in September. Please come and enjoy a casual meal and meet your neighbors!!

## >>POOL REPAIRS

The Queens Grant V pool has officially reopened for the season. Though delayed because of a pipe leak and some re-plastering work, the pool is now in great shape and will benefit Queens Grant V HPR for years to come.

## >>RECYCLING BEGAN ON HILTON HEAD APRIL 1

The Town of Hilton Head approved a recycling program for the island that began on April 1. At the time the decision was made, the town contracted with only ONE vendor for the entire island. We will be able to maintain our current trash contractor for another fifteen (15) months and have chosen to do so. Our current vendor WILL provide recycling once a week to our regime AT NO ADDITIONAL COST. Each OWNER will need to provide a container for the items being recycled. The container should be clearly marked with your unit number.

## ***GOING AWAY FOR A WHILE? GET YOUR PROPERTY CHECKED***

By Wes Warren, Past President of PDPOA

P D Security will do inspections of your property each day that you are away. This service is provided to all owners, whether you have a house, a condo or a villa. As this is a regular service provided by our Security, there is no additional cost. In other words IT IS FREE to all property owners.

Security will check to see that your doors and windows stay locked and that there have been no unauthorized visitors to your property. Just go to the website, [www.pdpoa.org](http://www.pdpoa.org), sign in as an owner, click Resources, click On-Line Forms, and scroll down to Security Property Checks or you can

go to the Security Department's new web site ([www.pdso.us](http://www.pdso.us)), click on Services and you will find the form listed there. Either way, just fill out the form and click Submit. If you have trouble with either procedure, call Kiley Fusco at the PDPOA office at 843-785-1109 and she will help you with the process.

Don't like using computers? Then just pick up a form at the Security Office or either guard house, fill it out, and turn it in to Security.

Have some peace of mind the next time you are away from your PD property.

## **A CAUTIONARY TALE**

By Carol Kudless, editor

It is important for you to know that anyone from outside Palmetto Dunes who will be visiting you, renting from you, or cleaning your villa will need to have a security pass visible in their car or risk getting a \$75.00 ticket by Security. My husband and I recently discovered that the person who cleans our villa received a ticket by Palmetto Dunes Security. Also, there were instances during the winter when the cars of personal guests of one of the QGV owners who had gathered for a social afternoon were also ticketed. Since Queens Grant is not located behind the security gates, we were not aware that these occasional daily visitors would need a pass. They do! And you will need to follow up on this to avoid similar problems.

For personal guests, this can easily be avoided by requesting a pass for all daily non-Palmetto Dunes visitors to your property. There is a website so this can be done online. Simply go to the PDPOA website ([www.pdpoa.org](http://www.pdpoa.org)), click on the Security and Pass Office and then on the link [www.pdso.us](http://www.pdso.us) on that page.

Then click on 'Resident Information' on the left side of the page. All the information you need will be there – phone numbers to the Security and Pass Office and a Quick Link to 'Request a Pass' on the right side of the page. It is the same website you use for requesting a pass for overnight guests or renters.

For someone cleaning your home, the situation is different. They will be required to purchase either an annual decal or a daily pass at the Pass Office on Queens Folly Road. A business license may be required.

## **LANDSCAPING UPDATE**

By Betty Stockmal, QGV Board Member

Our flower beds at the corner where we turn towards our villas and near the lagoon are in bloom and look beautiful. We have received many compliments on how nice they look. The landscaper has just finished spreading a heavy application of pine needle mulch in front and in back of the villas, and it just looks great!

We have decided to do hydroseeding instead of planting grass seed to cover the bare spots and to thicken the grass that is already there. Hydroseeding is becoming a popular means of

planting grass due to its relative ease of use and effectiveness. Hydroseeding is a process in which seed, water, fertilizer, and fiber mulch are blended together in a tank and sprayed onto a prepared lawn area. Once sprayed, the wet fiber mulch will help create a bond to the soil and provide the seeds with a water retaining 'blanket' while protecting it from sunlight, wind, and erosion. As the grass seeds begin to germinate, the fiber mulch will slowly decompose adding nutrients to the soil.

## **MAJOR STORM CLEANUP**

By Jim Gant, Past President of PDPOA

Just as it's important to have a personal evacuation strategy for hurricanes, it's important for Property Owners Associations to have a recovery plan. Recognizing this, PDPOA owners approved a covenant change for storm cleanup assessment in 2004, with the objective of building a \$2 million fund. To date, this fund has accumulated \$1.8 million which is invested in secure financial instruments. This fund coupled with a bank line of credit will provide Palmetto Dunes with the ability to recover should a hurricane ever strike our community, enabling owners to move back in, or to resume rentals as soon as possible.

Should recovery be required, PDPOA would need funds to repair infrastructure such as roads and bridges, rebuild leisure paths and beach access, signage, drainage, lighting etc. Analysis of costs of cleanup for Hurricane Hugo in the Charleston area teach us that approximately 40% of costs would be infrastructure repair and replacement, 10-15% replacement of landscaping and 45% debris pickup.

The Town of Hilton Head passed a Town Disaster Recovery Policy that provides for the removal of storm debris from many areas and roads on the island including roadways within gated communities. It had not been clear whether or not this policy would apply to the access ways within the condo regimes since they are not officially named roads. The PDPOA Board initiated discussion with the Town to determine if this coverage would be provided. I am happy to report that it will be provided to condo regimes. *(Please see The President's Corner in this newsletter for additional information on this.)*

We hope it will be another calm hurricane season in Palmetto Dunes but encourage all owners and residents to have appropriate evacuation plans and to listen for official advisories as they are issued.

## **THE PRESIDENT'S CORNER**

By Sue Peck, President of Queens Grant V Regime

With summer around the corner there are a couple of topics to update you on briefly. I attended a meeting for all regime presidents in PD with Jim Gant who was a past PD board president as chair. Jim and Bob Sharp reported that the town of Hilton Head will now remove debris after hurricanes inside villa complexes. Previously, we would have needed to have that debris removed at our expense. The purpose of this is to gain access to villas by emergency vehicles and to allow anyone who is trapped to leave. Our main road into Queens Grant would be cleared, but it will remain to be seen how much, if any, of the parking lots would be cleared. Jim felt it would depend on the circumstances, which could vary greatly. We will still need to arrange for clean-up of other areas.

The other item discussed was security. PD will install two cameras at the main PD entrance in the next 30 days. At the end of the year a review will determine if more cameras along Queens Folly will be installed. Chief Jim Griner discussed some break-ins in Queens Grant this year, and of 6 reported incidents, only 1 involved forcible entry and involved stealing electronics. Several others involved doors left unlocked and missing cash from wallets. Chief Griner said that during the summer months most of the reported incidents involve items stolen from unlocked cars. This is still an increase over last year, and

as a result he has increased patrols, including foot patrols, bikes, and stand-up scooters. An unmanned patrol car will be moved around randomly along all properties along Queens Folly. I have already seen that car parked across from our entrance and in our overflow parking lot. Several residents have remarked that they can see much more of a presence. He has also asked the Sheriff's Dept. to become more of a presence and they have agreed.

It is easy to be lulled into a sense of safety because we live in a private gated community, but we all need to take the same precautions we would anywhere else. I am guilty of leaving my door unlocked when walking around the complex, and I know many who have left cars unlocked. Most of these thefts are crimes of opportunity, and we all need to be careful not to provide easy opportunities. If you rent your villa, it would be good to let your renters know that they need to keep car and villa doors locked, and bikes chained and locked. If a crime does occur, it should be reported even if it seems unimportant and unsolvable, so that they can keep records and get a good idea of the patterns.

On a lighter note, I hope everyone has a wonderful summer wherever your travels may take you.

## **QUEENS FOLLY CIRCLE FLAGPOLE**

Reprinted from PDPOA website

The re-landscaping of the Queen's Folly circle and median has been discussed for the past two years by the Land Planning Steering Committee, the Design and Image Subcommittee, and the Board of Directors of PDPOA. Last year, the decision was made to proceed with decisive planning for re-

landscaping to begin at the Queens Folly circle and conclude at the front entrance sign. The first phase of this plan has now been completed with the exception of the flagpoles.

The old flagpoles were removed to perform the landscaping work on the median and circle with the plan that they would be reinstalled upon completion. However, due to their extremely poor condition, they could not be reused. After much discussion, these committees felt that the more appropriate placement for the new poles would be the circle, mainly due to visibility. The new center pole of 30' will display the American flag which will be flanked on either side by the South Carolina and Palmetto Dunes flags on 20' poles. All three poles will be lighted and the area where they are placed will be surrounded by seasonal flowers. As you approach the circle from the inbound side of Queens Folly, you will be greeted with the three flags both during daylight and nighttime hours. *(It is expected that this work will be completed by the 4<sup>th</sup> of July. - editor)*

## **FRONT GATE UPDATE**

By Wes Warren, Past President of PDPOA

As you may be aware, the front gate concept is still alive. Most of the work has been temporarily suspended until the fire station purchase is resolved. Obviously the conversion of the fire station to administrative, security and pass offices will impact the location, size and operation of any front gate. While all parties are encouraged about the fire station prospects, it is not yet a finalized deal. We hope that it will be a firm commitment by the time you receive this issue. In any event, as soon as we have an unconditional contract, then my committee will go back to work on the front gate.

Not that we have been idle. There have been discussions of various options. If the fire

station is acquired, then any new front gate will not need to be as large as previously planned. And we will not need as many lanes of traffic because the pass office will be located on the present fire station property.

Several past members of this committee have rotated off, so there is room to add volunteers. Since the front gate will primarily impact Saint Andrews and Queens Grant, I would encourage residents there (especially if you have not been previously involved with any committee, as some fresh thinking is wanted) to step forward to help. You can contact me at [WWarren23@aol.com](mailto:WWarren23@aol.com) or 843-785-8887.

## **HARBORFEST**

Reprinted from the PDPOA website

Ready for some local summertime entertainment? Now through Labor Day, Shelter Cove Harbour features live entertainment 7 nights a week! Fireworks are every Tuesday night from June 14-August 9 with a special show

on Monday, July 4. There are tons of fun activities for the whole family including Cappy the Clown, Shannon Tanner, bouncy houses, face painting, and lots more fun for kids and grown-ups.

## **NEWSLETTER GOES GREEN**

Thank you to those of you who have given IMC Resort Services your email address. We now have email addresses for more than 60% of the homeowners. If you haven't already given your email address to IMC, please consider doing so. We are trying to send the Newsletter out to all members via email to

save our regime the expense of additional paper and postage. Our goal is to publish at least three newsletters a year.

Here's the way to get your email address to IMC: please email Lesley at [Lesley@IMCResortServices.com](mailto:Lesley@IMCResortServices.com). **Please be assured that individual email addresses will NOT be displayed in the mailing so your information will remain private.** In addition to receiving the newsletter via email, you will also be able to receive up-to-the-minute information (when available) about other issues pertaining to Queens Grant V.

## OWNER DISCOUNTS AVAILABLE

Palmetto Dunes property owners can obtain discounts on various services and food at the Hilton Head Marriott Hotel in Palmetto Dunes through the *PD Marriott Neighbors Program*. Owners may contact the PDPOA office at 843-785-1109 to pick up their membership card.

Also be sure to pick up your "Friends & Family Discount Card" at The Dunes House which entitles the bearer to receive 20% off food, beverages and merchandise purchases at the Dunes House.

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