

WINDMILL HARBOUR

PROPERTY OWNERS ASSOCIATION



NEWSLETTER FOR THE PROPERTY OWNERS ASSOCIATION (POA) OF WINDMILL HARBOUR

Vol. XIII, No. 3

May - June 2010

POA President's Message

Dear Neighbors,

The POA board is very committed to improving day to day management of Windmill Harbour and we are working very hard with IMC's support to achieve that goal. The fees you pay are not taken for granted and we believe that you are entitled to know that your money is well spent. We are watching our budget carefully as we navigate rough economic times and have had to deal with the difficult reality of a few foreclosures and short sales like all the other plantations. Payroll is our biggest expense and we are monitoring that expense regularly while also trying to maintain quality employees. Our security staff now has health benefits and that gives us the ability to compete for and retain capable employees. We will be raising contractor gate fees as recent analysis indicates our fees are much lower than other plantations. Raising these fees will make us consistent with other plantations and will improve 2010 revenue. Contractor gate fees are an important factor as we consider road improvements that are needed.

Work continues on a long range plan and the board recently selected a bid from one of three Civil Engineers. You will see him out on the property assessing road, lagoon and storm drain conditions. Having a qualified Civil

Engineer document the status of our existing infrastructure ensures a thorough evaluation and a clear bid document that will be given to vendors this summer. Contractors are looking for work and it is an excellent time to get competitive bids. Work also continues on the land plan with a focus on our front entrance. We are refining design work to get costs as low as possible so that enhancements like our front entrance are affordable and can be done in stages.

Our State Senator Tom Davis was recently in Windmill Harbour for one of his "Talk to Tom" sessions which was very enlightening. He has agreed to assist us in our quest for a traffic light and we are very appreciative of his support and will keep you posted on our progress.

I know many will be leaving for wonderful vacations and family reunions this summer and I wish you safe travel and fair weather.

- Barbara Lindblad

**Visit the Windmill Harbour
POA website at
www.windmillharbour.org**

Windmill Harbour Board

President

Barbara Lindblad
barbdlind@gmail.com
342-5238

Vice President

Nancy Bachelder
yardladyhhi@hargray.com
689-3300

Secretary

Margaret McManus
margaretmcm@roadrunner.com
681-1884

Treasurer

Don Buchanan
caroldonab@aol.com
689-2829

Board Members

Vaughan Smith
vsmith@maptechpacking.com
681-9444

Dave Cappellari
dave.c@cappshomebuildingcenter.com
342-2878

Walt Warneck
wwarneckjr@sysconn.com
686-3665

Wyndham Kidd
cwyndhamkiddjr@aol.com
681-1813

Warren Baunach
warren.baunach@dukece.com
342-6876

EDITOR'S NOTE:

Please contact Margaret McManus at margaretmcm@roadrunner.com or 681-1884 if you have any news for the community.

Road Improvements

Our plans for infrastructure improvements are in the engineering stage at this point. The POA has contracted with Ward/Edwards, a local civil engineering firm with offices in Bluffton, Port Royal and Pooler, Ga., to do a comprehensive study of our drainage system, lagoons and roads. This study will assess the maintenance requirements we have and then prioritize the findings so that the most pressing needs are addressed first. Ward/Edwards will provide costs estimates of the work recommended as well. The study is expected to take 60 days. The board would like to thank Steve Bassett for the volunteer time and effort he gave to work with IMC and several engineering firms to get this contract in place.

New Decals

In order to maintain security and better control entry into the community and our facilities, Windmill Harbour security will be changing out our decals. There will be three types of decals. (1) Homeowners and Slip Owners (2) Renters and (3) Non POA South Carolina Yacht Club (SCYC) members. The new decals will be issued to non POA SCYC members in July (expires 2013); Renters (homes or slips) in September (expires 2011), and POA/MOA members in December (expires 2012). The decals will have an individual number for identification. When you receive your new decal you will be issued a PIN number which you will need calling in passes for all guests. SCYC members will need to call in their guests as well, both for dining and sports activities, using this PIN number. Those with existing PIN numbers will continue to use the same number they are using presently. All vehicles and golf carts will receive a decal once the application form is filled out and returned to the security office. Each group will be notified by letter when it is time for them to get their new decal and given instructions on how to do so. Forms will be available from the gatehouse security officers at that time.

New Gate Pass Fees

The board voted to increase our contractor gate fees after our security committee did a study of other gated communities and discovered that our fees were considerably less than other plantations. These gate fees are a major part of our annual budget, and the estimated revenue contribution in 2010 is \$175,000. So even though the gate fee increase is small, it will be a boost to our budget. The only way Windmill Harbour POA brings revenue into the community is through member dues and gate fees so these dollars are extremely important.

We would ask that if you are in the habit of calling in a pass for the contractors and workmen you use to please consider this. The board is working hard to keep costs under control so that POA dues are reasonable. When residents deny the collection of these fees you are denying money that would help keep down your dues. It really hurts us all. The new fee structure is below.

	<u>Now</u>	<u>Effective 7/1/10</u>	<u>Other Plantations</u>
Daily Pass (4Wheel)	\$8	\$10	\$10
Daily Pass (6,8,10+W)	\$15/20/30	\$20/25/35	\$20/30/35
Monthly	\$40	\$50	\$30-\$50
	<u>Now</u>	<u>Effective 7/1/10</u>	<u>Other Plantations</u>
Annual (4W)	\$120	\$150	\$150
Annual (6W)	\$250	\$300	\$300
Annual (8+W)	\$300	\$350	\$350

IMC records the money collected from gate house passes and fees and deposits that money every week. Strict records are being maintained on all gatehouse accounts.

Late POA Member Fees

These are difficult economic times and all gated communities are having some problems collecting member dues. The POA has a

responsibility to the community to do all that we can to collect fees in a timely manner so that the condition of the plantation and real estate values can be maintained. The board has established a policy on the collection of late fees that is equitable to our members and helps our property owners who are facing financial difficulty. The policy is as follows: Members are sent late notices and late fees are applied at 30, 60 and 90 day intervals. After 90 days the owner is mailed a notice stating payment is due within 10 days. If payment is not received by that date the account is turned over to the association's attorney and the member will incur those legal and administrative fees as well. Further, non-payment will result in the filing of a lien against the property for the unpaid assessments. The account continues to incur monthly late fees until the account is paid in full. At this point amenities, such as guest passes and swimming pool privileges, may be restricted. The POA is willing to consider entering into a payment plan with homeowners at any point and we encourage our members to do so if they are having financial problems. The owner must contact IMC Resorts Services to request consideration of a proposed payment plan. Additionally, the association's current bank, SmartStreet (a division of RBC Bank), has multiple on-line payment options for owners to bring their accounts current.

Yard "Sail" a Success

After re-scheduling due to rain, the Windmill Harbour Second Annual Yard "sail" was a big success. Many thanks to Debbie Hengemuhle and Claire Morda, and all the committee members, for their hard work. It was a fun time for sellers and buyers –and the hot dogs were excellent.

**Annual Meeting of the WH POA
November 13, 2010 at the Westin Hotel
Mark your calendars**

Sprinkler Systems and Watering

Our landscaping crews are always looking for sprinkler systems that may be broken and need repair. If you see a sprinkler that is not working properly or spraying the street and not the intended target, please call Jaime at IMC on 785-4775 ext. 110. We do not want to waste water. The best time to water plants is when the dew is on them; in other words, early morning. We applaud our homeowners' efforts to control the use of water in their yards.

Hurricane Preparedness

Hurricane season is upon us and we encourage you to develop a personal evacuation plan now so that you are prepared for a hurricane if necessary. Please take a moment to review the WINDMILL HARBOUR HURRICANE EVACUATION booklet on our website and download it to have in the event of an emergency. The date on the information will say 2007 but the information is still current.

IMC Resort Services
2 Corpus Christie Place, Ste. 302
Hilton Head Island, SC 29928
Main phone 843-785-4775
Email www.imcresortservices.com

Jaime Fenstermaker

Jaime@IMCResortServices.com

Jaime is the contact manager for Windmill Harbour. Please contact her with your questions and concerns.

Staci Jacobs

Staci@IMCResortServices.com

Staci has on site hours at the SC Yacht Club every Wednesday 8:30 to 10 AM.

Melissa Fenstermaker

Melissa@IMCResortServices.com

Melissa maintains email addresses for emergency and other contact purposes. Please call Melissa to verify that we have your current email address and telephone number so that if there is an emergency we can contact you.

Security Office - 843-681-6405

Security Chief Willis Latham

Nominating and Elections Committee

Nominating and Elections Committee Chairman Jack Lee is seeking candidates to serve on the POA board. If you are interested in serving the community as a board member, or serving in any volunteer capacity, please contact him (682-4207).

July 4th Parade in Windmill Harbour

Plan now for the annual 4th of July parade! The parade will be held on Sunday, July 4th at 3 pm, and will begin at the Harbourmaster's Circle and end at the Sports Center. All residents are invited to join in this annual activity. Decorated golf carts and bicycles, marching groups and noisemakers are encouraged to participate. It's fun to just watch, too, so plan now to enjoy this fun community activity.

Departure Information - If you leave WH for an extended period, you should fill out a form which is available at the security office with depart and return dates.

For Your Information:

Yard Debris - Bagged homeowner yard debris is collected at your curb the 2nd and 4th Wednesday of the month. Please use paper bags as the landscape landfill will not accept plastic bags and don't put yard debris out more than three days prior to pick up. This service is for homeowners only - landscapers must remove debris from the plantation.

Newcomers to Windmill Harbour - Contact Debbie Hengemuhle who chairs the Welcoming Committee at 843-689-2476 so that she can welcome you to WH and provide you with information about our community and HHI.

Dog Owners - Please use our dog waste receptacles placed throughout the plantation! All dogs must be leashed when you are walking them.