

The Palmetto Hall
REPORTER



Spring 2025



Palmetto Hall OWNERS' ASSOCIATION

P.O. BOX 23017
Hilton Head Island, SC 29925

POA OFFICE

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Operations Manager	Bruce Massey
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BOARD OF DIRECTORS

President	Tim Gibson
Vice President	Scott Slawson
Treasurer	Melinda Tunner
Secretary	Sandy Hoover
Members at Large	Scott Weiss
	Marina Tiano
	Fred Goulet

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Finance	Keith McCormack
Maintenance & Infrastructure	Bob Totte
Personnel Committee	Frank Carollo
Safety & Security	BOD
	Walt Theiss

WOMEN'S CLUB **Debbie Dusenberry**

HERITAGE GOLF GROUP

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Membership Coordinator	Noah Hightower
Head Golf Pro	Parker Mulford

PH CLUB COMMITTEES

Men's Golf Association	Rick Criss
Men's Golf League WED	Bobby Allen
Men's Golf League SAT	Joe Wiczorek
Women's Golf Association	Wendy Bowles

Cover Photo: **Linda O'Rourke**



Association Manager's REPORT

by Courtney Struna

Happy Spring!

We are approaching the end of February as I write my article, the POA and the BOD have been engaged in beginning of year actions to successfully kick off 2025. We had the BOD offsite meeting to plan the goals for the year in early February. Now we have some direction for the upcoming year!

We welcome our new BOD members and extend a sincere thanks to them and to our committee members who volunteer for the benefit of the community. Palmetto Hall is a better place to live because of the community involvement at the committee level of the POA as well as the property owners who provide feedback at BOD meetings, through the surveys and at the cocktail BOD mixers. The BOD plans events to provide property owners with opportunities to get involved. We have a BOD meeting planned for March 19th at 6:00 PM at the club. We encourage property owners to attend and participate. There is an agenda item at the beginning of the meeting for public comments. The BOD needs to hear your input. Before the BOD votes on an action at a BOD meeting there is another opportunity for public comment and BOD discussion. You will find the BOD meeting calendar published in this newsletter as well as in the weekly Flyer. Additionally, BOD minutes are posted on the website which is linked every week in the Flyer. Every property owner can see what is being proposed and approved in terms of capital expenditure. If you have questions, please reach out. Since our website is secure and parts are proprietary, please contact the office if you need your credentials to get into the website, www.palmettohallhhi.com

Thank you to those of you who took time to update the contact and vehicle information sheet that was enclosed with your annual assessment. We are updating the database in an effort to improve communication with each of you. I hope you are receiving the Friday Flyer. It is sent out to the community on Friday afternoons. In the Flyer, we include updates about everything going on in Palmetto Hall. Please notify the office if you have somehow fallen off our contact list.

As we move into the months with better weather, a word about Covenants... While a covenant letter pertaining to the condition of properties is never appreciated, nonetheless, we plan to have a ride around to evaluate properties in late April and early May. Please get ahead of the POA and address any areas that need attention. If you receive a letter, please accept it in the spirit in which it is intended. The goal is to have all properties well maintained for the benefit of residents. Below are some of the common issues we notice in the community after a long winter and messy spring season.

Since many homes are approaching the thirty year old mark (or more) it's possible that you might need to refresh landscaping, prune/remove diseased trees, redo your driveway or replace your mailbox. How do your mailbox and post look? Pollen and dirt should be removed from the box itself. If the mailbox post and communication box need to be rebuilt, please contact the office and we can provide contractors' names who can help you. If your post paint is faded, please stop by the office and borrow a can of the Palmetto Hall grey paint. We provide this so that all the posts are consistent in the community. There is no charge, we just ask that you use it and return it promptly.

Finally, can you please take a walk around your property and see if your roof, siding or stucco need to be soft washed. How is your lawn looking? Do you need to weed and define beds, add mulch or pine straw? Palmetto Hall is such a beautiful place to call home. The POA is striving towards consistency in the appearance of all homes in our community.

We are looking forward to this year and making smart improvements to the community that will add to the enjoyment for all residents in Palmetto Hall. Stay tuned for more information. Enjoy the much anticipated beautiful Spring days ahead!



Message from the PRESIDENT

by *Tim Gibson*

Happy Spring Palmetto Hall.

Wow, does time fly?! It wasn't that long ago that Mother Nature showed her sense of humor by giving us a real taste of winter. Jen and I enjoyed the moment by building an architectural masterpiece of a snowman in our front lawn.....in Hilton Head! Never thought I would be writing on such a monumental moment here on the Island.

The POA & its BOD are excited for 2025. We have welcomed Marina Tiano and Fred Goulet to the team. Marina is now the ARB Liaison, as well as working with the Nominating Committee. Fred will be working with the Recreation Committee. Some other changes to the BOD include Sandy Hoover taking on the role of Secretary, Communications and Marketing Liaison. We are fortunate to have her knowledge and expertise in this role. Scott Weiss, Member at Large with the Safety and Security Committee, will also be the Liaison for the POA Heritage Strategic Team. We would also like to say thank you again to John Caverno and Gary Finchum who completed their three-year terms at the end of 2024. Thank you both for your efforts and contributions to the Palmetto Hall Community.

The Palmetto Hall BOD is off and running in 2025. We have recently approved several key capital projects for the upcoming year. They include the continuation of Curbing Intersections and Cul de Sacs in the community and widening the Asphalt Road at the end of Clyde and the Upper End of Tucker Ridge. This will improve parking and the ability to turn around. We have also approved camera installations for the Heritage Guest parking lot and our front entrance/Beach City side. The Swale improvement project on Ft Howell was completed earlier this year.

Another key Capital project approved for 2025 involves the recreation area in Tucker Ridge. In 2024 the BOD received substantial feedback from the community regarding their thoughts on how the area can be improved. We are pleased to announce that a Nature Trail with an Asphalt path through the wooded area at the site was approved. We are excited to initiate this project with a vision in the future to possibly include Fitness Stations and benches in designated areas. We feel strongly this asset of Palmetto Hall should be symbolic of our community. With that in mind, we will be referring to this area going forward as **Palmetto Hall Park**. The Board is excited in updating this beautiful area into a more functional amenity to the community and its residents. Look for further communications and updates on the schedule and status of Palmetto Hall Park.

Our Mission

To continuously improve Palmetto Hall as a premier residential community by enhancing property values for all owners and the quality of life for all residents.

The Board also recognizes and values the information provided in the 2022 Reserve Advisors Study. The most significant expense will be that of replacing the roads within the next (10) years. We will continue to focus on projects that positively impact the community and our residents while at the same time acting in a fiscally responsible manner.

We continue to strengthen our relationship with the Heritage Golf Group. We are extremely excited about the 2025 Clubhouse renovation. Rob Ciapanna and the Heritage Executive team will be communicating the timeline on the start/finish dates. The information provided thus far will reflect a fantastic renovation of the existing clubhouse that will be a focal point for the neighborhood for years to come. The Cupp and Hills Courses are in fantastic shape. Special thanks to Patrick and his staff for the tender loving care reflected on both courses. Scott Weiss, the Heritage Team Liaison, will continue to provide updates in the near future regarding the progress of this exciting renovation project.

Please continue to review the weekly blasts for a schedule of planned events such as Community Clean Up Days. Stay safe, enjoy your Spring and the many blessings this Island life affords.





Maintenance & Infrastructure PLANNING

by Frank Carollo and Bruce Massey



In last Fall's newsletter, drainage problems in Palmetto Hall were highlighted, particularly the flooding near 200 – 206 Fort Howell. Further review of the causes of this flooding resulted in Palmetto Hall employing contractors to flush drainage pipes and storm drain inlets between the lagoons on Hills 10 and 18, and to improve and reshape the swales along the road.

As of this writing, the drainage pipes and storm drain inlets have been cleaned of accumulated muck and other foreign debris. Swale improvements along the road and cleaning of driveway culverts are complete. The objective of this project is to direct rainwater into the roadside storm drain inlets where water will flow to the nearest lagoon. Ultimately the excess water in lagoons flows downstream from lagoon to lagoon and eventually into the Port Royal Sound. Note: many of our residents in Palmetto Hall have culverts under their driveways that over time can become blocked with dirt, tree roots and other debris.

It is the homeowner's responsibility to clean the culverts and maintain the flow of rainwater across their swales. There are contractors that can assist you with that and the POA can provide some contacts for this work.

On other matters:

The curbing of intersections will continue this year, starting in late March or April. This will be the third year of the multiyear project, with the objective of having every corner curbed. The curbing provides lateral strength to the roads and lessens the road edge damage caused by vehicles cutting corners.

In February, the resident gate controller and arm were replaced due to wear and tear of the hydraulic pumps. The new controller is a magnetic type and should have less maintenance. In case you are wondering, the residential lane gate arm opens and closes over 25,000 times per month. It is quite a workhorse. Lastly, some of the road reflectors on Fort Howell and Sedge Fern have become dislodged. They will be replaced in March.

After the cold weather, and even some snow, we are looking forward to warmer weather and the spring growing season.



Safety & Security Committee REPORT

by Walt Theiss



We'd like to thank the residents for contributing to the Security Holiday Fund in 2024. We had almost \$12,000 in contributions which slightly exceeded the total collected in 2023. The officers are very appreciative! The contribution amounts vary for each officer based on the hours they worked last year. The reason we have a hard cut-off date for contributions is because it takes more time than you'd think to tally the checks (less than 10% is collected in cash), notify the bank of the cash needed then distribute the money and put into the cards and envelopes. We distribute a lot of \$100 bills. It takes the bank two weeks to order money and make sure they have enough of the needed denomination on hand. Then it takes the better part of one week to distribute the envelopes to each officer during their shift. At the cut-off date the process begins and once in motion, we can't go back and add money as everything is calculated precisely at that point. We will continue to remind the residents on why it is important to get those contributions in by the designated cut-off date at the end of 2025.

A shout out to PSI for maintaining their staff over the years. This enables the officers to get to know and serve the residents and the

community as a whole. For those residents who didn't live here before PSI took over, our security operation runs much smoother and is far more effective now than it was back when we had a security contract with a corporate regional company. We are fortunate to have PSI in Palmetto Hall!

You've probably noticed the new gate arm when entering PHP from the resident lane. Bruce Massey has written about it in the PHP Friday Newsletter Flyer. To reiterate what Bruce has written, the resident gate hydraulic controller and arm were replaced with a magnetic controller. The replacement was needed due to excessive wear and tear. A magnetic controller was recommended as it is more reliable and requires less maintenance. We hope to have less gate strikes. The current speed sign has been changed to 5 MPH.

Please see the BOD's article in the newsletter on safety in the community. This is a top concern for the Safety and Security Committee (see page 9), and we wholeheartedly support the effort to communicate this important message.



Treasurer's Report

by Melinda Turner

This is the time of year when we close out last year and start fresh with the New Year. The Finance Committee has been busy on both fronts!

Our year-end results are final, and our Net Income of \$204,081 was better than our budget of \$175,325. Although Revenues were slightly under budget (-\$6,761), the key driver to our Net Income being better was being under budget in our Expenses (-\$35,517).

Our Capital Reserve Fee collections and interest for the year ended at \$73,504 which was well below our budget of \$90,000 and is a reflection of the limited inventory for sale within the community.

Capital investments in the community totaled \$75,124 and included roadway, curbing, gate arms, and drainage projects which maintain and improve our community.

The financial audit has been completed by our new accounting firm and is being reviewed by the Finance Committee. And of course, taxes will need to be completed soon.

To start the new year, the board had an offsite meeting to discuss and align

on our key priorities for 2025. One of the activities we completed to prepare for that session was a tutorial on the Strategic Plan Worksheet given by Kim Carpenter of the Finance Team. It is a proprietary workbook that is used during the budget process to provide guidance on the level of annual assessments needed to cover all of our expenses both in the short and long term.

This tool projects the revenues, operating and capital costs, and fund balances for the community for 30 years. The reason this is important is that the community is responsible for our roads, and they need to be remilled and repaved about every 15 years. This is a large expense, and we want to make sure we are saving enough money each year so that we can complete these road project without having to assess our owners.

The board spent about 1.5 hours learning about how the model works, the rigor of the process, the revenues, operational and capital expenditures, and fund balances planned over the next 30 years.

I would like to thank Kim Carpenter for his support and leadership in keeping the Strategic Plan Worksheet a part of our financial process.



ARB NEWS

by Keith McCormack

During our 27 years traveling the world and serving our nation in the United States Air Force, Anne and I lived in three communities with an established Homeowner's Association (HOA). We actively sought homes within HOAs, because of the established standards within each community. After purchasing our homes, our families would always ask, "why would you buy into a place where there are restrictions and standards to what you can and can't do to your own home?" Our answer always circled back to the simple answer of "community standards are important to us."

Community standards are important for many reasons, but we believe two reasons are at the top of the list. First, they ensure new homes or major changes to existing homes are in harmony with the overall aesthetic or cultural identity of the areas we live in. They help create a cohesive and visually appealing environment for residents and visitors within the community. Second, enforced standards can help maintain or even increase property values within communities. Well-designed and aesthetically pleasing homes contribute to the overall appeal of a neighborhood, making it attractive to potential buyers.

Today, I am immensely proud to serve on the ARB within Palmetto Hall and elated to collaborate with other committed volunteers who have

taken on the role of ensuring the aesthetics of our community appeal to others and our community standards are enforced throughout to ensure our property values are protected. The ARB members are Keith McCormack (Chairperson), Chris Coseo, Ann Waters, Charles Fauer, Jerry Timiraos, Joe D' Arezzo, Art Malen, Tom Crews (ARB consultant), Marina Tiano (BOD liaison), Courtney Struna (ARB administrator), and Bruce Massey (ARB Inspector).

In 2024, our ARB issued 128 permits. The permits ranged from new exterior paint, roofing, hardscapes, pools, additions, and other exterior modifications. We approved and monitored the construction projects of thirteen new homes. As of right now, Palmetto Hall has 492 completed homes, seven homes in construction and twenty-four unimproved lots. Therefore, 94.07% of our community is complete, 1.13% is under construction, and 4.58% is unimproved.

If you are looking to take on a project involving the exterior of your home, be sure to review our ARB standards and guidelines before starting your project or call the POA office to be advised of any procedures required prior to submission. The committee meets on the 1st and 3rd Monday of each month to review and make decisions on projects submitted.



VOLUNTEER OF THE YEAR



Congratulations to Marina Tiano who was also awarded the 2024 Palmetto Hall Volunteer of the Year! Marina served as ARB Chair from August of 2018 until April of 2024. She was a very hardworking and attentive ARB chair. Marina has been a willing helper at the POA office when called upon in other capacities as well!

Pictured below are Marina, holding her Volunteer of the Year plaque and BOD ARB Liaison Sandy Hoover who presented Marina the award on behalf of the POA.

WELCOME NEW NEIGHBORS & PROPERTY OWNERS!

9 Timber Marsh Lane	David & Raquel Aussieker	382 Fort Howell Drive	Douglas Whitlow
21 Wildbird Lane	Charles Pope & Hope Montag	21 Madison Lane	Clark & Sherry Taylor
16 Madison Lane	Dan & Jeanne Duncan	23 Oglethorpe Lane	Roberto & Jennifer Beltramini
232 Fort Howell Drive	Gregory Law & Malena Badman		

Palmetto Hall POA Contact Information

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Office: 843-682-4182
Email: phpoa@palmettohallhhi.com

SECURITY
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Patrol Cell: 843-247-7542

Palmetto Hall POA Staff Information

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Jennifer Kelly, Front Desk
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Gwen Perrine, Bookkeeper
bookkeeper@palmettohallhhi.com
And Communications
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Heritage Golf Group Contact Information

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Noah Hightower	Membership Coordinator	nhightower@heritagegolfgroup.com
Parker Mulford	Head Golf Pro	pmulford@heritagegolfgroup.com



Palmetto Hall WOMEN'S CLUB

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2024-2025 EXECUTIVE BOARD

Debbie Dusenberry	President
Berna Gaul	Vice President
Sharon Weiss	Treasurer
Beth Yarnold	Secretary



by Debbie Dusenberry,
Women's Club President

To continue with the theme from my Fall 2024 Palmetto Hall Reporter, about why you might want to consider joining Palmetto Hall Woman's Club, I would like to share with you a posting from one of our special members, Barb Likos, entitled "What a difference a year makes..." (originally posted on PH Facebook Page)

"This time last year I attended my first Palmetto Hall Women's Club Christmas Party. I was lucky enough to sit next to my friend Vanessa who made it great, but I will admit I didn't feel like I belonged there just yet.

Fast forward a year and I co-chaired the party planning with a friend who has fast become a part of my heart and a real support for me here, my dear Sylvia, and had the help of so many beautiful friends to pull this off, especially with all I had going on.

The theme of today's party was Whoville and celebrating the joy of living in a community where Grinches are few and far between. And if you are a Grinch every now and then (because who doesn't have their little moments), the Whoville community will be there with love, support and help.

I was so grateful to my Palmetto Hall community for allowing us to showcase the other huge part of my heart, Pockets Full Of Sunshine <https://www.pocketsfullofsun.org/> And boy did the ladies turn out and support! While Carter (my son) has found so much at Pockets, I have also been given the most wonderful partners in crime in Cat and Carol. Our little table made my heart grow 3 times today!

It was a beautiful, special day!! Thank you again to everyone who has embraced our family here. We are beyond blessed. Photo credits to the fabulous Connie Caverno.

If you have been sitting on the fence about joining PHWC you may want to check us out at our upcoming Spring Brunch scheduled for May 16th to see for yourself the love, support and generosity the PHWC offers to the women of our community. I think you will be impressed." If you have any questions, please feel free to contact me at 843-415-8803 or send a note to PHWCreservations.com.

Hugs, Debbie Dusenberry, President, PHWC

Following are a few pictures from our wonderful Holiday Whoville Brunch.



If you are new to the neighborhood, please check out our website at <https://www.palmettohallhi.com/index.php/womens-club> or call me at 843-415-8803 to discuss how you can get involved in PHWC.

BLUEBIRD COMMITTEE

Spring is around the corner, and we will be monitoring the Bluebird Boxes on the Hills and Cupp Courses once again. For a little background we have between the 2 courses 44 bluebird boxes and 6 duck boxes that we maintain and monitor from March through August. It is quite interesting to watch as the birds build their nests, hatch their young, feed them and prepare them for life outside the nest.

For the 2024 season our houses fledged 334 Eastern Bluebirds, 45 Ducks and a couple of Screech Owls (we have a momma screech owl that has taken a liking to one of our duck boxes).

We have a little group of members here in Palmetto Hall that join us once a week in the maintenance and monitoring of the nests. If you might be interested in checking out what we do, please contact me at: lindylor@gmail.com



PHP ROAD SAFETY & SECURITY COMMITTEE

Dear Palmetto Hall Residents:

At the 2025 POA Board Off-Site Retreat, the board discussed a topic that continues to concern us as well as the Safety and Security Committee and many Palmetto Hall residents. That topic is road safety. As the weather improves and the days get longer, we are concerned about the safety of pedestrians and cyclists on our roads. Last December we published some important safety precautions, and we believe they bear repeating.

- The speed limit in Palmetto Hall is 25 miles per hour. We encourage all drivers to remain a safe distance from other drivers (no tailgating), and do not exceed the posted speed limit.

- There are many delivery vehicles in the neighborhood throughout the day and into the evening even in total darkness! UPS, FedEx, and Amazon Prime vehicles when making deliveries are making frequent stops and are often seen crossing streets such as Fort Howell while pushing dollies of stacked boxes. Please be extra cautious when passing these stopped vehicles, as the drivers are often difficult to see.

- Many of our neighborhood children ride electric scooters, e-bikes, and other toys that bring them out on our roads. As these e-vehicles become more and more common, it is urgent that parents encourage their children to wear helmets and teach them to be cautious on the roads. A serious concern that has been reported is when an e-bike or electric scooter approaches a driveway after a driver has looked both ways and is proceeding to pull out not knowing there is a scooter or e-bike behind the vehicle.

- E-bikes are also required to adhere to the 25-mph speed limit. Ebikes being ridden at night should be equipped with a light on the front that is visible 500 feet away and a rear reflector or light visible from 300 feet away.

- We encourage all drivers to exercise extra caution while driving and be prepared for the unanticipated appearance of e-bikes and scooters. We don't have sidewalks in Palmetto Hall, so it is more important than ever to share the road and exercise caution.

- As a reminder, walkers (including dog walkers) should walk AGAINST the traffic, and cyclists should ride WITH the traffic.

- ALWAYS wear bright colors, better yet reflective clothing, when walking or cycling on the roads. We have received reports of walkers, joggers, and cyclists wearing dark clothing. They are difficult to see due to the shadows from the many large and beautiful trees that line our winding roads and medians in Palmetto Hall.

- The POA strongly encourages that these guidelines be followed. Parents are responsible for making sure your children understand safe practices, too.

Please SLOW DOWN when driving. "Please communicate with your children the importance to safely follow the rules of the road when riding their bikes, e-bikes, and scooters. It is difficult in the darkness of winter or in the waning sunlight of spring and summer to see pedestrians and cyclists in the road. Nobody wants to see an accident, and unfortunately it is a concern of many residents who have reached out to the POA with concerns. Let's ALL do our part to keep Palmetto Hall a safe and accident-free community.

Sincerely,

Your Palmetto Hall POA Board and Staff





IN MEMORIAM



Timothy Chmura ~ 2/4/25

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2025 BOD CALENDAR

DATE	MEETING	TIME AND LOCATION *
March 19, 2025	Monthly Meeting	6:00 PM - Club Banquet Room
April 11, 2025	Monthly Meeting	8:00 AM - TBD
May 16, 2025	Monthly Meeting	8:00 AM - TBD
June 18, 2025	Monthly Meeting	6:00 PM - TBD
July 18, 2025	Monthly Meeting	8:00 AM - TBD
August 15, 2025	Monthly Meeting	8:00 AM - Club Banquet Room
September 17, 2025	Monthly Meeting	6:00 PM - Club Banquet Room
October 17, 2025	Monthly Meeting	8:00 AM - Club Banquet Room
October 24, 2025	Community Event - Fall Festival	Clubhouse Time - TBD
November 14, 2025	Monthly Meeting	8:00 AM - Club Banquet Room
December 4, 2025	Annual Meeting	7:15 AM - Club Banquet Room
December 12, 2025	Monthly Meeting	8:00 AM - Club Banquet Room
December 12, 2025	2025 Organizational Meeting	9:00 AM - Club Banquet Room

* location is subject to change based on club renovation schedule

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Pictured above: Dr. Tristan Lunsford, Detroit Mercy University Dental School, Dr. Robyn May, University of Louisville School of Dentistry, Dr. Matthew Mastrorocco, Owner & Founder, University of Pittsburgh School of Dental Medicine, Dr. Annette Callejo, The Ohio State University College of Dentistry, Dr. Jordan Haire, University of Louisville School of Dentistry.



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