

# *The Palmetto Hall* **REPORTER**



*Summer 2025*





# Palmetto Hall OWNERS' ASSOCIATION

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

## POA OFFICE

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**Operations Manager**  
**Staff**

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**Men's Golf Association**

Rick Criss

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Bobby Allen

**Men's Golf League SAT**

Joe Wiczorek

**Women's Golf Association**

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# Association Manager's REPORT

*by Courtney Struna*

Greetings All!

I hope your summer is off to a great start. Things have been humming in the office these past few months. The POA and Heritage Golf Group (HGG) maintenance personnel had an early test of the lagoon system with a record 10 inches of rain in the middle of May. Lagoons were drawn down to accommodate the deluge of rain. The lagoon system which is owned by Heritage is a cooperative project. The POA and HGG work with the Town of Hilton Head stormwater team to determine best practices for managing stormwater in Palmetto Hall. The goal being the protection of structures and roads. We continue to watch the weather and monitor lagoons in concert with HGG to manage stormwater. It is likely that you will see water levels lower than expected due to the action taken with the heavy rains in May. This additional capacity in lagoons is needed for anticipated upcoming summer rains.

The office completed Covenant ride arounds evaluating properties and sending letters. Thanks for your cooperation and feedback. Some of the most common citations were mailboxes, landscaping, stained siding, stucco or roofs. Our hot, humid environment creates conditions that require frequent attention. The intention for covenant ride arounds is to identify areas in need of attention and communicate with the property owner the need for correction. Some conditions are easy to fix... clean off the mailbox and borrow paint from the POA to paint the mailbox post. Other conditions require a longer time frame for completion such as repairs to cracked or heaving concrete in the driveway or scheduling a soft wash for a home or roof. We try to set workable deadlines for more significant covenant issues. The goal is to have consistent standards for all properties in Palmetto Hall.

Currently, work at the newly conceived Palmetto Hall Park in the Tucker Ridge area is going on. The only POA amenity space will be improved in phases over time. The first phase is a paved Fitness Trail. The next phase will be the addition of exercise stations and benches. Future plans will be developed with continued community input, while respecting the wishes of the residents of the surrounding area to have low impact improvements that will enhance the area.

It's an exciting time to be a member of Palmetto Hall with the news of the upcoming work on the clubhouse. The Caddie's Cabana is open for business now while the clubhouse is being renovated. We are looking forward to the new and improved dining room space this fall, just in time for the POA sponsored community event, The Fall Festival.

Have a safe and restful summer. I hope to see many of you for the 4th of July and around the community.



## Message from the P R E S I D E N T

by Tim Gibson

Happy Summer Palmetto Hall!

What a fantastic time to enjoy all that Hilton Head Island has to offer and to call Palmetto Hall home. Warm temperatures, sunshine, beaches and did I say warm temperatures!!

The Mission of the BOD is 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.' 2025 continues to be a strong year for Palmetto Hall. As you will see with Melinda's report, revenues are ahead of budget. New construction and resident projects, including pools, have added to the contractor decal sales and gate receipts. We have seen multiple homes sales which has increased the Capital Reserve Fees.

While the revenues remain strong and positive, we will continue to manage expenses closely. Several approved Capital Projects have been completed. These include the Swale improvement project on Ft Howell, Curbing, Road improvements including Patching, Crack Sealing and Reflectors. The Board was also very excited to move forward with the improvement of the recreation area in Tucker Ridge, now known as Palmetto Hall Park. On June 24th a community gathering was held at Palmetto Hall Park to celebrate completion of the Nature Trail. Our goal was to make this already beautiful area into a more functional amenity for all Palmetto Hall residents. We are planning further upgrades to include Fitness Stations and benches. Great job again by The Greenery and the

## 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.*

work they are doing as the landscaping in Palmetto Hall continues to look terrific.

The community is excited with the ongoing renovation of our Clubhouse. The Heritage Golf Group continues to show their support of our community with the project being in full swing. Rob Ciapanna and the Heritage Executive Team have created a vision that soon will become a reality for all Palmetto Hall residents to enjoy and embrace for years to come. Scott Weiss is providing more details in his article which I am sure will only add the excitement in the community.

I started this letter reflecting on all this Island has to offer during the summer months. We are still very much aware of Mother Nature. We saw first-hand in early May the impact she can bring in a short period of time. In that regard, the Board recognizes how quickly our community and infrastructure can be impacted. We will continue to be vigilant regarding our lagoons and taking the necessary steps to ensure they operate in the most efficient manner. The 2022 Reserve Advisors Study continues to provide us with valuable information tied to future expenses, including roads and lagoon maintenance. I stated in the Spring issue and will reiterate again this Board's intention 'to focus on and prioritize projects that positively impact our Palmetto Hall residents while continuing to act in a fiscally responsible manner.'

Thank you, Palmetto Hall Community. Have a safe, enjoyable and fantastic summer

### Palmetto Hall POA Contact Information

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#### Membership Coordinator

#### Head Golf Professional

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Noah Hightower

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Parker Mulford

pmulford@heritagegolfgroup.com







## Treasurer's Report

*by Melinda Tunner*

I have very good news to report as your Treasurer – the revenues trends have been very strong over the last four months! This was an area of concern last year for gate receipts and decals.

Through April, our Revenues are over budget by almost \$83,000. Decal Sales collected through April of \$164,000 have already surpassed our year-end budget of \$150,000. Gate Receipts are also trending well and are \$24,000 over budget year-to-date. This is a reflection of all of the construction and renovation work going on in the community.

Expenses are under budget year-to-date by \$13,000. Some areas were over budget to include Ground Maintenance due to the storm clean-up, Association Management due to prior year expenses hitting this calendar year, and more hours in bookkeeping, and fence repairs on Alice Perry Road. Other areas offset these expenses which resulted in being under budget.

Our Net Income of \$927,716 is \$96,000 better than budget due to both revenues and expenses. As we collect most of our revenues in the first quarter from assessments, our net income will get smaller as our expenses will outpace our revenues during the remainder of the year.

Capital Reserve Fee collections are at \$19,500 year-to-date, which is under budget. Things may pick up as there is more inventory for sale this year, than last year.

Capital expenses have been focused on our approved projects to include curbing, drainage, and the recreation area. Total expenses through April are \$29,000.

In other news, we had our follow-up meeting with our new CPA firm, Carey & Company, so we will post the results of their audit soon.



## ARB NEWS

*by Keith McCormack*

When Anne and I built our home in 2021, one of the biggest decisions we made was choosing the paint colors of the exterior of the house. We knew it wasn't just about curb appeal—it's about fitting into the community, preserving its value and complementing the natural surroundings on the Island. With so many options available to us, the process felt a little overwhelming. But we did our due diligence to ensure we would select a palette that's both beautiful, lasting and classic, with room for personality. One of the best decisions we made was contacting a free professional paint consultant.

The consultant helped us get focused and zero in on what was best for us and the neighborhood. She recommended the following: First, we needed to start with what we can't change or what is a must. We knew we had to select a color that fit well within the community and we wanted a black roof, white trim and savanna brick accents. This led us to an acceptable color creating harmony and contrast. Second, understanding the architecture was important. Our home was a modern coastal build. This led us down the road of bold contrast. Third, we needed to choose a balanced color scheme. We tried to create balance between the roof, trim, body, and accent bricks on the exterior. We also made sure it was created within our landscape plan. Fourth, we had to consider the environment we were living in. We wanted the tones to compliment the natural setting around us. Although we wanted our paint colors to stand out, we still wanted to harmonize with the properties near ours and throughout the community. We also considered the lighting and orientation of our home. We knew the sun and shade would adjust the hues of the home and made sure it was acceptable and didn't capture the undertones that would be undesirable.

Finally, we tested the color prior to committing. We painted four poster boards and placed them on all sides of the house. Once they were in place, we made time to check them at different times of the day to ensure the sun and environment didn't put us into a hue that we would regret. In the end, our home has received many compliments from neighbors and brings Anne and I pride.

Bottom line, selecting an exterior paint color is a difficult decision for homeowners. However, if you think through the fixed elements, architecture, environment, and lighting, and by testing your options, you'll be well on your way to choosing a color that enhances your home, fits nicely in the neighborhood and brings you pride every time you pull into the driveway.

As an ARB, we review exterior paint schemes submitted. It is one of the toughest things we do, but the experience on the ARB and dedication to keep our community in harmony leads us to zero in on many of the elements above. We know it just isn't about curb appeal—it's a lot more.

If you are looking to repaint the exterior of your home or select a color for a new home build, I hope this article will help you think through your decision. Moreover, if you are looking to take on any 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.



## Maintenance & Infrastructure PLANNING

*by Frank Carollo and Bruce Massey*



Maintenance and Infrastructure projects for 2025 are underway with a major one already completed. Seventeen new intersection curbs have been installed and five others repaired. There are approximately twenty-nine more curbs to be installed as part of this multiyear project. Curbing improves the lateral strength of the road and also reduces erosion of the road edge and adjacent grass.

The Nature Trail paving at the recreation area should be complete by end of May or early June, along with the installation of a shed roof over the drinking fountains at the picnic area.

In June, our road contractor will begin patching our roads and crack sealing road fissures that have appeared since we last did this in 2021. Missing center line reflectors will also be replaced.

The Greenery, who is our landscape contractor, recently laid new pine straw in many of the common areas and cul de sacs. Very soon they'll be replacing floral areas with summer plants.

While Hilton Head has not received a lot of rain this spring, hurricane season is fast approaching. All property owners should inspect their property for flood areas. It is especially important to inspect the swales in the front of your home and the culvert under the driveway if you have one. The culvert should be kept clear of dirt and other debris which can impede the flow of water to the nearest stormwater drain inlet. There are contractors that can clean the culverts and improve the swale along the road. If needed, the POA can provide some names.



## Heritage/POA Strategic Committee

*by Scott Weiss*

As our long, unpredictable winter fades into memory, we eagerly anticipate the warmth, sights, and sounds of summer. This season brings with it the long-awaited renovation of our clubhouse dining area. Located at the heart of our community, the Heritage Clubhouse has long stood as a symbol of tradition, camaraderie, and continuity. Over the years, it has hosted countless social gatherings, educational events, and celebrations.

The renovation began on May 8th and is expected to be completed by Labor Day. Anticipation is building as the initial renderings have surpassed many of our expectations. You will be able to stay connected and view the progress through updated pictures available in the Heritage newsletter.

The club will be renamed and completely rebranded, with plans for longer operating hours and additional seating – indoor bar seating for sixteen and outdoor bar seating for eight.

In addition, Caddies Cabana Bar and Grill, located adjacent to the existing clubhouse, has been established to serve beverages and snacks along with a limited menu during the build-out. Its initial success appears to be unprecedented, and we hope to see it become a mainstay within the club. Please note that food and beverage service will now be available at the pool, courtesy of waitstaff from the bar.

Thanks to rain and milder temperatures, conditions on the golf courses have improved. Patrick and his team continue to work diligently to enhance the quality of play. In May, a truckload of sod was installed in worn areas along the cart paths, with plans for another delivery in June and July to complete the process. Additionally, new designated natural areas have been established on Cupp #3, #4, and #14, as well as Hills #4, with the intent to restore the courses to their original design. Repair work on specific areas of the cart paths is also forthcoming.

We encourage everyone to take ownership of our courses by filling divots, fixing ball marks, and ensuring carts remain on the paths before entering and exiting the fairways. Let's take a moment to appreciate the natural beauty of the courses that surround us.

A truly great community is made up of much more than manicured greens. There is something for everyone socially at Palmetto Hall. Our experiences here evoke the spirit of gathering, weaving social connections into the fabric of our lifestyle. Come out and join the party!

## WELCOME NEW NEIGHBORS & PROPERTY OWNERS!

2 Stevens Court

Michael & Cynthia Sullivan

38 Sedge Fern Drive

Thomas & Deborah Haller

225 Fort Howell Drive

Herbert & Judith Kosstrin

3 Wildbird Lane

Amy Keen & David Dingler

# Safety & Security Committee

“It’s summer time and the living is easy.” Or so the saying goes. However, this year we have a number of distractions all around us, and it’s never been more important to stay alert when it comes to our children here in Palmetto Hall. Two of the most important topics are bicycle and scooter safety, and keeping tabs on children in or around water of any type — beach and pools included. Here are some tips to keep in mind:

## Bicycle and Electric Scooter Safety

Riding a bicycle or a scooter is one of the most enjoyable summer activities for children. The complicating factor in Palmetto Hall is the roadway — we are all on the roads: golf carts, golf maintenance vehicles, and motor vehicles of all sizes and types, including large trucks. A child on a bike is dangerously close to roadway traffic, so making sure our young riders are prepared and keeping alert at all times is paramount:

- **Wear a Properly Fitted Bicycle Helmet.** Protect your brain, save your life.
- **Adjust Your Bicycle to Fit.** Stand over your child’s bicycle. The seat should be level front to back. The seat and handlebar height should be adjusted to fit the child.
- **Check Your Equipment.** Before riding, inflate tires properly and check that the brakes work.
- **See and Be Seen.** The bike rider needs to be seen by others. Bright colors work best when riding day or night.
- **Control Your Bicycle or Scooter.** The rider should have at least one hand on the handlebars. Books and other items should be carried in a bicycle carrier or backpack.
- **Watch for and Avoid Road Hazards.** Teach your young rider to constantly be on the lookout for hazards such as potholes, broken glass, gravel, puddles, leaves, and dogs. All these hazards can cause a crash.
- **Be Alert Near Sunset and Avoid Riding at Night.** It is far more dangerous to ride at sunset or sunrise due to sun glare, and periods of low light such as dusk or nighttime than during the day.

Many bicycle-related crashes resulting in injury or death are associated with the bicyclist’s behavior, including such things as not wearing a bicycle helmet, riding into a street without stopping, turning left or swerving into traffic that is coming from behind, running a stop sign, and riding the wrong way in traffic. To maximize bicycle safety, make sure your young rider always wears a helmet AND follows the rules of the road.



## Water Safety

Water safety is crucial as children are usually excited to be playing and may or may not realize the danger in and around water. Parent or guardian awareness of the child’s location every moment is paramount. Adults — it’s a good idea to put the cell phone away after you’ve taken your pictures, as water emergencies happen fast, and that email or text can wait.

While drowning deaths peak among one and two-year olds, drownings continue to be the second leading cause of preventable death through age 15 according to National Safety Council data.

Parents and guardians are cautioned all the time about water safety, but drownings still occur. Always be aware and be in the present moment with your children. Following are a few water safety precautions:

- **Listen.** We need to face the water and listen for sounds of distress of children and others in the water — leave the earbuds/earphones off
- **Eyes on your Child.** Never leave your child alone; if you have to leave, take your child with you
- **Learn to Swim.** Find age-appropriate swim lessons for your child, but keep in mind that lessons do not make your child “drown-proof”
- **Not just the Lifeguard.** Lifeguards aren’t babysitters; always keep your eyes on your child
- **Be aware of Hazards in the Water.** Don’t let children play around drains and suction fittings of pools, or jetties and pipes in open water
- **Be Ready.** Always have a first aid kit and emergency contacts handy
- **Call/Push/Shock.** Get training in CPR and always know where the nearest Defibrillator is located — even at the Pool or Beach.
- **Check the Water.** If a child is missing, check the water first. Drowning is the silent killer.

Every beach, pool, every lake and every warm summer day holds the possibility of new, fun summer experiences. All you need to add is your undivided attention.





## Palmetto Hall WOMEN'S CLUB

~ enriching the lives of our neighbors ~

**CONTACT:** [phwcreservations@gmail.com](mailto:phwcreservations@gmail.com)

Hello Summer!

Spring has sprung and summer is creeping in right behind it. Summer 2025 also brings great changes for PHWC. We have a new Executive Board to introduce as well as new Committee & Interest Group Leads that I know will do an amazing job in 2025-2026. I have said many times that it takes a village to pull off the power of PHWC. This year we have 24 powerful ladies that have stepped up to help lead this amazing organization. I am so happy to introduce these incredibly talented ladies to you.

I would be remiss if I didn't share a few pics of our "Birds of a Feather Flock Together" Spring Brunch.



*by Debbie Dusenberry*



### 2025-2026 EXECUTIVE BOARD

President	Berna Gaul
Vice President	Jen Gibson
Secretary	Shirley Schneider
Treasurer	Sharon Weiss
Past President	Debbie Dusenberry

### COMMITTEES

Ladies Who Lunch/ Early Bird & Banter Membership	Nancy Sigmund Laurie Hagerty Laura Thompson
Mix and Mingle	Kathy Firenze Pasha Luber
Programs	Barb Likos Silva James
Outreach	Paula Cusick Judy Guillem
Southern Comfort	Michele Foote Sandy Engle
Sunshine	Linda Fein Sue Siegel

### BOOK CLUBS

Books and Beyond	Linda Fein Sue Siegel
Book Mates	Debbie Dusenberry
Chapters & Chat	Nancy Sigmund
Cover to Cover	Bonnie Saunders
Monday Afternoon Readers	Sue Fischer
Night Owls	Barb Likos

### CREATIVE & COMMUNITY SUPPORT

Flyer Designer	Maureen Yates
Name Tags	Mary Scott
Pedal HHI Coordinator	Sue Siegel
Reservationist	Mary Beth Schmitt Mary Scott
	Meredith Stone
Volunteer Coordinator	Sue Siegel

If you've been sitting on the fence thinking about joining PHWC now is your chance. Our membership drive for 2025-2026 is currently in progress. Membership is only \$25.00 which covers the costs of "enriching the lives of our neighbors" while giving back to the community each year. I promise you won't be disappointed.

I am proud to have served as PHWC President for the past two years. It has been a very fun and rewarding experience. Thank you so much for all your support.

Hugs - Debbie

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



# *4th of July Cookout*

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# 2024 Fourth of July Golf Cart Parade

Shown below are some pictures of last year's 4th of July Golf Cart parade.  
Plan to decorate your carts this year and ride along!





# HURRICANE SEASON PREPARATIONS

The 2025 Hurricane season is here! It runs from June 1 to November 30. Hopefully we will not have any need for this preparation.

The first important thing to do is to create your family's emergency plan. You will want to consider evacuation routes, local emergency management contacts, and a disaster supply kit. It is also a good idea to review your homeowner's insurance coverage.

Communication is always important during a storm so please ensure the POA office has the most up to date contact info for your household, which should include a secondary contact with the office in case you cannot be reached. Any trees that may be a hazard to your home should be addressed now by a professional arborist. If a tree is recommended for removal, please coordinate that approval with the POA office.

Know where your household is planning to go before disaster strikes. Your destination may be a hotel, another city, or a shelter. Pet needs should be considered as not all shelters or hotels accept animals.

Once a hurricane or potential disaster has been identified, stay up-to-date on current conditions. Please familiarize yourself with the Town of Hilton Head's Hurricane Info at <https://www.hiltonheadislandsc.gov/publicsafety/hurricane>. If a mandatory evacuation is put into effect, both the POA office and Security will NOT be staffed. Your readiness now is the best way to keep safe during and after a storm.

**It is recommended that your disaster supply kit contain the following items:**

- Water - at least 1 gallon daily per person for 3 to 7 days
- Food - at least enough for 3 to 7 days
  - non-perishable packaged or canned food / juices
  - foods for infants or the elderly
  - snack foods
  - non-electric can opener
  - cooking tools / fuel
  - paper plates / plastic utensils
- Blankets / Pillows, etc.
- Clothing - seasonal / rain gear/ sturdy shoes
- First Aid Kit / Medicines / Prescription Drugs
- Special Items - for babies and the elderly
- Toiletries - hygiene items
- Moisture wipes
- Flashlight / Batteries
- Radio - Battery operated and NOAA weather radio
- Cash - Banks and ATMs may not be open or available for extended periods.
- Keys
- Toys, Books and Games
- Important documents - in a waterproof container
  - insurance, medical records, bank account numbers
  - Social Security card, etc.
  - document all valuables with photo/videotape, if possible
- Tools - keep a set with you during the storm
- Vehicle fuel tanks filled up
- Pet care items
  - proper identification / immunization records
  - ample supply of food and water
  - a carrier or cage
  - medications
  - muzzle and leash







## IN MEMORIAM



Wesley Murdaugh ~ 4/26/25

## In A Perfect World



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## CONSIDERING A “RIGHT SIZE” MOVE?

While Palmetto Hall experiences slightly more inventory, home prices continue to rise. I have helped many clients find the “right size.” Allow me to advise on your next move!

## LET'S WORK TOGETHER!

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20+ Years in Real Estate



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**ROBERT DENCKHOFF**

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**Palmetto Hall**  
OWNERS' ASSOCIATION  
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