



The

PALMETTO
HALL *Reporter*

SUMMER 2026





Palmetto Hall
OWNERS' ASSOCIATION
P.O. BOX 23017
Hilton Head Island, SC 29925

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Operations Manager Bruce Massey
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BOARD OF DIRECTORS

President Tim Gibson
Vice President Scott Weiss
Treasurer Melinda Tunner
Secretary Marina Tiano
Members at Large Fred Goulet
Susan Snow
Bill Ballard

POA COMMITTEES

ARB
Finance
Maintenance/Infrastructure
Personnel Committee
Safety & Security

CHAIRPERSONS

Keith McCormack
Bob Totte
Frank Carollo
BOD
Walt Theiss

WOMEN'S CLUB

HERITAGE GOLF GROUP

General Manager Damon Aswad
Membership Coordinator Noah Hightower
Head Golf Pro Vaughan Abel

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 Michele Foote



Association Manager's REPORT

by Courtney Struna

Summer Greetings from the POA Office,

Forgive me for sounding repetitive... We are heading into the last two quarters of 2026 and there are some opportunities that are on the horizon for property owners in Palmetto Hall.

We will say goodbye to three Board of Directors members whose terms are complete. The Nominating Committee and the POA are working to find some community members who want to get involved in service to the POA. We held a "Board and Beverages" gathering in May to attract members of the community to learn more about opportunities to serve. We have a few who have expressed interest, but we want to make you aware of this opportunity. Please contact the POA office and let us know if you want to learn more about the Palmetto Hall Board of Directors.

Bruce Massey and I spent some time riding around the community evaluating the condition of each property as part of our role in Palmetto Hall. We evaluate both the front of all properties and back of most properties if they are accessible from the golf course. Thank you to all of you who strive to keep your properties well maintained. It is not easy! The growing season is long and hot, the humidity creates conditions that require frequent treatments to keep siding, mailboxes, roofs, decks and patios fresh and free of mildew.

We noticed that lawns are suffering from lack of rain, and landscape plantings might need to be replaced after the heavy ice and frosts two years in a row. Some portions of sod might also need to be replaced if the turf is too far gone. Substantial evergreen shrubbery anchors the foundation of the home. If you have foundation plantings that need to be removed, they must be replaced—please don't remove any foundation plantings without replacing them with another substantial evergreen shrub that will provide the same amount of foundation coverage. The Architectural Review

Board (ARB) standard is that at the foundation, 50% coverage is required on each elevation of the home (front, back and sides).

If you receive a letter regarding a condition that was noted, please address it in a timely manner. We send form letters and they are quite perfunctory. Don't take it personally. If you receive a letter and want to review a condition cited with a POA representative, please reach out. We are happy to schedule a site visit to discuss a condition that has been cited.

The community has welcomed many new property owners in the last five years, and we try to communicate the rules effectively at closing and throughout the year. One challenge we see is that owners proceeding with projects before requesting permission from the ARB. The POA office is here to field any questions. When in doubt, please call and ask before proceeding on a project.

On the horizon is the golf cart parade for the Fourth of July. We hope to see you out in your patriotically decorated golf cart or along the parade route visiting with your friends and neighbors to celebrate the 250th anniversary of the founding of the USA.

Have a great summer and Happy Fourth of July!





Message from the PRESIDENT

by *Tim Gibson*

The wonderful time of year has arrived where we share our beautiful island with all those summer visitors looking for something that we already know.....just how special this island really is and all the year-round benefits of the beaches, sunshine and fantastic food that we enjoy.

This is also a wonderful time of year for Palmetto Hall residents. Revenues remain positive. This has been helped by new construction and resident projects which continue to add to the decal sales and gate receipts. This has been a busy year as well for home sales which continues to add to the overall Capital Reserve Fees. These home sales continue to support what we already know; Palmetto Hall Community is a desirable place to call HOME.

Several Capital Projects have already been completed. They include the Curbing Projects, Outdoor Fitness Equipment at Palmetto Hall Park, replacing of the Hydraulic Gate in the Visitor Lane and replacing of a Radar Speed Sign. The Greenery continues to provide excellent service to our landscaping needs, as the Community once again looks terrific.

The Palmetto Hall Community continues to enjoy our well-established relationship with the Heritage Golf Group. The Heritage Executive Team led by Damon Aswad, Russell and Chef Derek have done a fantastic job of providing our residents a wonderful dining experience at the Terrapin Restaurant. Patrick and the team have the courses in fantastic condition in spite of the early year's lack of precipitation. The courses provide an exceptional golf experience for both members and public play. We are also engaged with Heritage regarding further investments into the Cart Paths, Pickle Ball Center, Swimming Pool area and Children's Playground. This area should always be the focal point and gem of our community. Scott Weiss will provide more details in his article

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.

building on how excited we are to strengthen our relationship with the Heritage Golf Group.

This is also the time of year where the Island is very much aware of Mother Nature and the impact she can bring to Hilton Head. The POA and the Board remain vigilant regarding our lagoons and taking the necessary steps to ensure they are operating efficiently. We recently competed a Bathymetry study on all lagoons to better understand and identify any capacity related issues. The weather stations added last year by the Town of Hilton Head will also assist in this regard as we proactively work to identify and address any concerns within the lagoon system.

Finally, this Board will continue to "focus on and prioritize projects that positively impact our Palmetto Hall residents while continuing to act in a fiscally responsible manner". Hilton Head Island is a wonderful location filled with so many things to experience all year round. Palmetto Hall remains our 'little slice of paradise' that I am blessed to call home.

Thank you, Palmetto Hall Community. We wish you a fantastic and safe Summer season here on the Island.



IN MEMORIAM

Eugene Sherman 4/26

Palmetto Hall POA

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Heritage Golf Group

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MEMBERSHIP COORDINATOR

Noah Hightower 843-681-2006

HEAD GOLF PRO

Vaughan Abel 843-681-2053





Treasurer's REPORT

by Melinda Turner

It's hard to believe that we are almost in June, at the time I am writing this. From a Finance perspective we have closed the books for April, and are doing a little better in Net Income than we had budgeted.

Total Revenues through April were almost \$8,000 under our budget due to Decal and Gate Receipts. This is an area that we continue to monitor and watch as it is the driver to our revenue. We made an extra \$45,000 contribution to our Capital Reserve Fund due to better-than-budgeted Net Income last year. Excluding this impact, Total Expenses through April were \$17,000 under budget. Home sales are better than budgeted, and we have collected \$20,400 in Capital Reserve Fees. Capital Expenses through April are \$93,000 and within our budget.

Focus areas over the next few months will be to finalize our Strategic Plan Worksheet outlining our financial future, close out our capital projects, and renew our Line of Credit.



ARB NEWS

by Keith McCormack

Henry Ford stated, "coming together is a beginning, staying together is progress, and working together is success". No, this article isn't about making automobiles, but it is about working together with the Architectural Review Board (ARB) to keep our community beautiful.

I have written on numerous occasions what I believe makes our community beautiful and such a wonderful place to live. I am convinced it is the overall pride homeowners take in their properties, the investments they make in their homes, and how focused the ARB is to help homeowner's visions and plans come to fruition.

There's an old saying: "An ounce of prevention is worth a pound of cure." This timeless advice applies perfectly to exterior home improvement projects, where obtaining ARB approval before the project begins can save significant time, expense, and frustration later.

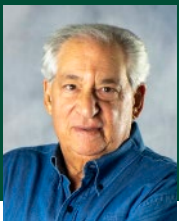
The Architectural Review Board is charged with assisting homeowners, not creating obstacles. The review process, which takes place on the 1st and 3rd Monday of the month, helps ensure that improvements are consistent with community standards and protects the appearance and property values that benefit the entire community. In most cases, submitting plans and obtaining approval beforehand is quick and straight forward. So, before beginning any exterior project, it is important to obtain ARB approval before investments are made and work starts.

Unfortunately, some projects begin without prior approval. When this occurs, homeowners may be required to submit plans after the fact, make modifications, or, in some cases, remove the non-compliant improvement. These situations can often be avoided through a quick heads-up to the POA and working with the ARB.

Please contact the POA office and get ARB approval, if needed, before starting any exterior project, large or small.

By working together and following the review process, we can continue to be successful in keeping our community beautiful and home values high for years to come.

On behalf of the dedicated members of the ARB, thank you for working with us in advance and your dedication to keeping our community beautiful. We are successful together!



Maintenance & INFRASTRUCTURE

by Frank Carollo & Bruce Massey



As I write this article, the spring showers, although brief, have already had a beneficial impact on the landscaping in Palmetto Hall. The grass areas which suffered during the prolonged drought have started to green up. This is coupled with the fresh flower rotation in some of

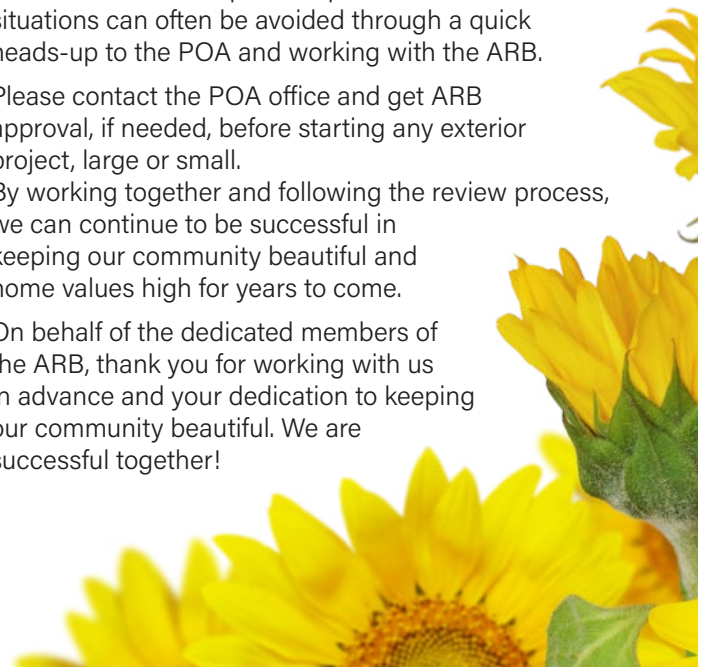
the common areas have also spruced up our landscaping.

Several other community improvements have also been completed: the final curbing of the remaining intersections and crack sealing on the major roads. Crack sealing, while not very attractive, is doing what it is supposed to do. A recent independent engineering inspection of the roads concluded that our roads are in good condition for their age and they should not need any major repaving until the middle of the next decade.

This summer, The Greenery will be improving several roundabouts at the end cul de sacs with new shrubbery. The age of the shrubs coupled with the recent drought has taken its toll.

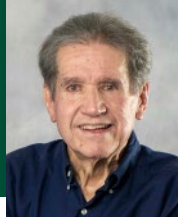
Don't forget to visit the community park and take a pleasant walk through the woods (not quite like Bill Bryson's *A Walk in The Woods*—just a shorter version). Also, while out there try strengthening your muscles on the fitness equipment.

Enjoy your summer in Palmetto Hall!



Safety & Security REPORT

by Walt Theiss



Heritage/POA COMMITTEE

by Scott Weiss



I hope everyone is enjoying their summer here in Palmetto Hall. The season brings out more walkers, bikers and golf carts than usual on our streets. If you're a walker or biker, please be aware of cars passing you and be prepared to step off the street as cars pass. It makes it easier for cars to pass without having to drift too far into an oncoming lane. As a driver, please give walkers and bikers as much room as possible when you pass. We all wish we had sidewalks for biking/walking, but it is what it is. This is a major safety concern for enforcing the 25mph speed limit.

Residents can also help with drivers adhering to the speed limit by reminding their guests and contractors of the speed limit. Also remind your contractors that drivers entering Palmetto Hall must have a valid drivers license. Often a contractor will enter and purchase a pass with a valid license but then exit Palmetto Hall. Soon afterwards a different vehicle will attempt to enter with the previously purchase pass and not have a valid driver's license. They will be denied entry. The resident will be disappointed that the contractor won't be allowed to come in and perform services. Reminding contractors of our policy can alleviate disappointment later when a contractor is turned away.

There has been some reorganizing of the officer duties at the guardhouse. Eric Fronczak is now Director of Security. We have listed all the officers with their photos on the Palmetto Hall POA website. To see the photos go to the website (<https://palmettohallhi.com>), click on the Welcome Owners tab on the far right. A dropdown menu will appear. Click on the Safety and Security section and it will take you to their photos. It can be difficult to match a face with the name on the guard on duty sign as you pass through the resident lane. We hope the photos will help residents to get to know the officers better.

I want to remind everyone of the lock box program we've implemented in the community. This is something some other neighborhoods have as well. I initiated this program in response to a personal emergency situation of mine last year. We'll be posting reminders about the program periodically in the Palmetto Hall Flyer, the property owners online newsletter emailed every Friday.

The summer countdown has officially begun. Thank you to everyone for a wonderful spring season. As we move into the summer months the Heritage team remains focused on providing a great club experience for all. To ensure continued success, they will be making several improvement initiatives around the club, including refreshed bathrooms at the pool and the courses. Additionally look for improvements to the playground area. The bridge replacement on the Cupp course has been postponed until the first quarter of next year, but a better short-term repair solution is in the works to provide a new surface.

Our spring golf season has been nothing short of sensational thanks to the efforts of Patrick Wake and his staff as well with the entire Heritage Golf Group team. With spring aerification now behind us you will continue to note turf recovery and irrigation adjustments due to Mother Nature's lack of rain along with additional tree pruning, lagoon maintenance, and continued cart path enhancements in needed areas. Additionally, take note of new tee markers and trash receptacles being installed on both courses. In an effort to continue to protect course conditions, we appreciate everyone's help in respecting the roped off areas along the fairways and practicing proper cart management while driving along the paths and approaching the greens as well as replacing divots.

Thank you all again for your continued support of Terrapins. There is something for everyone on a social level at Palmetto Hall. Our experiences here evoke the spirit of gathering where social connections are weaved through the fabric of lifestyle. As we continue to grow, we look forward to yet another fantastic season. As a community, together we have accomplished a lot, but we are nowhere near the finish line

Stay safe, enjoy and we will see you out there!

Palmetto Hall WOMEN'S CLUB

Enriching the Lives of Our Neighbors



Happy Summer!

With June upon us, we begin another new year for the Palmetto Hall Women's Club. I am delighted to introduce our new Executive Board, along with the many talented women who have stepped forward to lead our committees in the year ahead. You'll also notice our refreshed PHWC logo—I hope you love it as much as I do.

I would like to extend a warm invitation for you to join, or re-join, the Palmetto Hall Women's Club. If you are already a member, you know the many benefits that come with being a part of this wonderful group.

We offer an array of outings and events—Salty Dog boat cruises, nature walks, garden tours, six different book clubs, Bunco, wine tastings, bingo, Ladies Who Lunch, Early Bird & Banter, CPR classes, and our Spring and Holiday Luncheons—just to name a few.

PHWC is also deeply committed to serving our community. Each year we support local outreach efforts including the Thanksgiving Deep Well Food Drive, the Holiday Toy Drive, the February Diaper Drive, the School Supply Drive, and volunteer support for Pedal HHI.

In addition, a meaningful portion of our member dues is donated to local charities. This past year, contributions were made to the ALS SC Chapter in honor of Mike Dusenberry, Meals on Wheels, Memory Matters, and Hopeful Horizons.

One of the greatest gifts of PHWC membership is the meaningful relationships you will build. I can tell you firsthand that you will have the opportunity to form lasting friendships with incredible women right here in our beautiful community. Our motto, "To Enrich the Lives of Our Neighbors," continues to guide everything we do.



Our membership drive is now underway—and be on the lookout for an invitation to our annual end-of-summer gathering. We have something special planned and we are saving a spot for you!

Warmly,
Berna Gaul
President, PHWC

2026-2027 EXECUTIVE BOARD

President	Berna Gaul
Vice President	Meredith Stone
Secretary	Shirley Schneider
Treasurer	Joyce Maguire
Past President	Debbie Dusenberry

COMMITTEES

Early Bird & Banter/ Ladies Who Lunch	Nancy Sigmund
Flyer Designer	Caroline McCormick
Membership	Maggie Deutsch Peggy Brennan
Mix and Mingle	Pasha Luber Kathy Firenze
Name Tags	Mary Scott
Outreach	Paula Cusick Judy Guillem
Programs	Brenda Snelling
Reservationist	Mary Butler Eileen Cooper
Southern Comfort	Michele Foote Sandy Engle
Sunshine	Jean Seinhert

Photos from our Art In Bloom Spring Luncheon & Art Exhibition



If you are new to the neighborhood, please check out our website at <https://www.palmettohallhhi.com/index.php/womens-club> call me at 630-738-0747 or email me at phwcreervations@gmail.com to discuss how you can get involved in PHWC.



HURRICANE SEASON

June 1–November 30

The 2026 Hurricane season is here and it runs from June 1 to November 30. Hopefully, we will not have any need for this preparation, however it is very important to be prepared.

The most important thing to do is to create your family's emergency plan. You should consider evacuation routes, local emergency management contacts, and a disaster supply kit. It is also recommended 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, including a secondary contact in case you cannot be reached.

Any trees that may be a hazard to your home should be addressed as soon as possible by a professional arborist. If a tree is recommended for removal, please coordinate approval with the POA office.

Know where your household is planning to go before disaster strikes—your destination may be a hotel, a shelter, or with family or friends in another city. If evacuating with pets, you should review the pet policies of the hotel or shelter—not all 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 by scanning the above QR code with a smart phone camera or visiting https://www.hiltonheadislandsc.gov/public_safety/hurricane/index.php.

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/video, 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

WELCOME NEW NEIGHBORS & PROPERTY OWNERS!

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 3 Club Manor
 1 Timber Marsh Lane
 14 Lenox Lane
 239 Fort Howell Drive
 355 Fort Howell Drive
 245 Fort Howell Drive
 37 Madison Lane

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 Michael & Kirstin Powers
 Scott & Joanne Rosa
 John & Susan McKnight
 Bradley & Lucinda Norris
 James & Marcia Altobell
 James & Annette Scarpone
 Mark & Jennifer Disney
 Gregory & Eva Sheres





4th of July Cookout

SATURDAY, JULY 4

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