



This newsletter is created and distributed by the combined efforts of the Board of Directors and Management of The Hammocks Association, Inc. for the benefit of our property owners.

Manager's Report

Autumn is my favorite time of year on Bald Head Island. The weather is beautiful and the sunsets are gorgeous. It seems as though the very heartbeat of the Island slows down, making way for that leisurely bike ride or relaxing walk along the beach. But, here at The Hammocks during the “off season,” our attention turns to the steady hum of maintenance and refurbishment. During this season, your management team and I remain focused on owner satisfaction, working diligently to provide you with the best in quality service and efficient operation. A few gentle reminders will help us in that endeavor.

Be Considerate of Others

Some owners have expressed concern about the care and condition of their cottages. It is understandable that one would try to squeeze every minute from their stay on the Island, but it is important to be mindful of the next occupants as we vacate the premises. Please take the time to make sure all utensils, dishes, pots and pans have been properly cleaned and stored, the dishwasher is turned on and the trash is emptied before jumping on the tram. These simple courtesies will help ensure the cleaning crew has time to provide a clean and welcoming cottage for the next owner.

It is easy for The Hammocks to begin “collection creep.” The family in residence often must reorganize closets or clean out garage space just to find room for their weekly belongings. A common-sense approach is needed. For instance, books, movies, puzzles and board games would be best donated to the lending library located on the second floor of the

Clubhouse. Kitchen condiments should be stored in airtight containers. Resist the urge to add supplementary household items to your already amply furnished home. Though leaving small items that can be used by all owners is acceptable, it should be kept to a bare minimum.

The designated lockers located in the garages are perfect for storing personal items. If something is too large to fit in the locker, please take it home with you when you leave. Items should not be left on top of lockers, or in totes stored in the attic, closets or garage.

In early Spring of 2018, we will declutter the cottages and garages. Any personal items not properly stored will be removed and donated to charity. The Association reserves the right to remove any personal items left by owners. The Association is not responsible for any lost, stolen or damaged items.

The refurbished cottages are beautiful, and we hope you will take great pride in helping us keep them in top notch condition. Though it is inevitable that accidents will occur, a microfiber cloth dampened with water should take care of most spills on our new upholstery fabrics and carpets. DO NOT ATTEMPT to clean with other stain treatment products; these will often leave a bleached ring. The best course of action is to: 1) blot up the spill, 2) clean the spot with a water dampened cloth, and 3) notify the staff as soon as possible.

Let's Conserve Energy on the Island!

As you leave, check to make sure all lights and ceiling fans are turned off, and thermostats are set on heat at 62 degrees during the winter months.

Maintenance and Courtesy Calls

Don't keep quiet if something is not up to your standards. We want to respond quickly and correct any problems you might be experiencing while on Island.

Conversion to Spectrum

Great news! The Hammocks conversion to Spectrum's advanced TV, Internet and Voice services is projected for October 31, with access to Spectrum's Select Channel Lineup, which includes more options than our current channel guide.

Building and Grounds Update

Refurbishment of the Summer Mews (“Phase II”) Cottages began after Labor Day. Osprey Cottage (49), Sanderling Cottage (51), Salt Air Cottage (53) and Sunbonnet Cottage (55) are scheduled for completion by Memorial Day 2018. Beginning in 2018, we will slow the pace of the project to three cottages per year.

Windows are currently being cleaned. This project will run through November.

Landscape trimming will occur after the first of the year. This next year will see less trimming, mulching and seasonal planting activity than last year due to budgetary considerations.

Pool replacement has been delayed a year for the winter of 2018-2019, because the BHI Club pool is closed this year.

The Earl of Craven right-of-way will be repaved during the island-wide paving project (likely Spring 2018). The Association intends to dedicate the right-of-way to the Village.

New Office Hours

Beginning in November, the Clubhouse will not be staffed on Sundays.



The Hammocks Association, Inc. Newsletter

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Adverse Weather Plan

In the event of a voluntary evacuation, Hammocks owners and guests will be required to evacuate. It is essential for Bald Head Island Transportation and the Emergency Operations Team to have an accurate count of people in each home to adequately plan the evacuation of the island. Please notify the onsite staff of the number of people staying in your Hammocks Unit.

Committee Updates

Finance and Long Range Planning

Caroline Durham, Committee Chair

Members: Davon Brown, Harold Burton, Gary Hamilton, Derek Miller and Bill Staton.

Activity: Recently participated in the 2018 Budget Workshop with the Board of Directors. A copy of the Board Approved 2018 Budget will be mailed to the owners in early November.

Refurbishment Committee

Harold Burton, Committee Chair

Members: Susan Carr, Sharon Fallon, Mary Hamilton, Andrew Jiranek, Susan Park and Mary Staton.

Activity: Working with the Board and Management on property-wide projects such as the pool replacement and repaving of Earl of Craven Court.

Bylaw Committee

Susan Park, Committee Chair

Mary Hamilton

Activity: Working with the Board and legal counsel to propose cohesive rewritten governing documents to the members for a vote.

Board of Directors Update

Special Assessment:

In the Spring, owners will receive an analysis on the expenditure of the special assessment collected in 2017.

Rentals in Wynn Rose Cottage (40): An analysis of the rental activity, and

expenses versus income for Wynn Rose Cottage will also be available for owners once the 2017 end-of-year financials are finalized. If you are interested in renting Wynn Rose Cottage, call 1-888-874-8770.

Club Memberships:

Hammocks owners have year-round access to the Bald Head Island and Shoals Clubs, regardless of whether in residence or not, and have the same privileges as Equity Lifestyle members with, the exception of individual voting privileges. The Board of Directors casts all votes on behalf of the Association.

Prior to the Bald Head Island Club Annual Meeting, The Hammocks Board of Directors met with Robert Norton, General Manager, regarding the proposed Facilities Improvement Plan. The Board cast The Hammocks votes in favor of the proposed Facilities Improvement Plan. The proposed plan passed with an overwhelming 93% affirmative vote. To view the Facilities Improvement Plan visit www.bhiclub.net. If you do not already receive the Club's emails, be sure to sign up to receive them. It is the primary source of communication other than the website.

Since the pool and Peli complex will be undergoing renovations throughout the winter, the Peli and pool are officially closed. The new casual dining restaurant and pool complex is scheduled to open Memorial Day, 2018. The Club is currently serving breakfast, lunch and dinner in the Palms with a menu that has several Peli favorites...including pizza!

The Shoals Club is open Thursday-Saturday the month of November, closing November 26th and reopening April 1st for the season.

Welcome to The Hammocks Family!

Join us in welcoming our new owners: Dale and Charlotte Hundley (47G), Clift and Melanie Dempsey (32B), Magie

Fishburne (53D), Charles and Christie Garrison (50H), Bridget Chisholm (51L), Jeffrey and Victoria Gaffney (49F), Ruth Monnig (28J), Ferdous and Farah Zaman (49K), Julie Randall (30L), Randall and Misty Jones (45D), Michael and Linda Smith (47E), Steven and Linda Pickett (52A), Richard and Marie Andrascik (52E), Patricia Young (52L), James and Georgianne Brown (52G), Thomas and Anne Geyer (52B), Brian and Kelly Jacoby (52M), Zack and Lauran Matheny (52H), Justin and Dawn Marie Exner (52J), Brian and Jill McConnell (41M), Sean and Courtney Callihan (43K), Jonathan and Kristie Burns (52D), John and Carol Ballard (52K), Peter and Grace Fasolino (48H), and Jackie and Mary Cummings (52I).

Save the Date

The Annual Meeting of Members will be held Wednesday, December 6th at the Bald Head Island Club. The official Meeting Notice will be mailed in early November.

Call for Nominations

Election

During the Annual Meeting of Members there will be an election to fill two positions on the Board of Directors.

Please email Cindy Capps if you are interested in running for a position on the Board or participating on a committee.

Contact Us

To help ensure all items of concern are addressed in a timely manner, please send all requests (maintenance concerns, tram reservations, payment inquiries, insurance certification, maintenance concerns) to OwnerServices@HammocksClub.org or call the Clubhouse at (910) 457-3767.

Please send requests and concerns to be addressed by the Board of Directors to Cindy@HammocksClub.org. All items will be addressed at the next Board meeting.