

# HARBOURSIDE III

at Shelter Cove Harbour



Fall Issue | September 2015



## Welcome!



We would like to take this time to remind you about the roofing project. Harbourside III has been given the "Green Light" to begin and is expected to start fall 2015, and should be completed by spring 2016. This construction will be extremely heavy and may cause some inconveniences for a period of time. The Board has strongly recommended owners contact the office to check the status of their villa during this time.

All your questions will be addressed at the Annual Owner's Meeting, November 3rd. The minutes of the meeting will be available for those who cannot attend.

[For More Information Click Here!](#)

## Hilton Head Island Among Top 25 Places to Bike in the U.S.

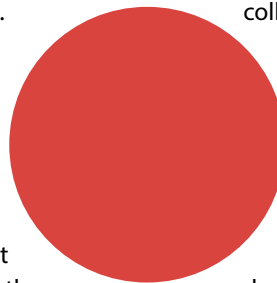
Hilton Head Island has been recognized as one of the top 25 bicycle-friendly communities in the United States and one of 21 to achieve "Gold-Level" status for its commitment to being a bicycle friendly community. The Bicycle Friendly Community Award was announced today by the League of American Bicyclists.

The Town of Hilton Head Island is the only Gold-Level community in the Southeast and only one of two on the East Coast, according to the League's list of award recipients.

The Gold-Level distinction recognizes Hilton Head Island's commitment to improving conditions for bicycling through its investment in bicycling promotion, education programs, infrastructure

and pro-bicycling policies. Only a handful of communities across the United States have earned such a distinction - placing Hilton Head Island in a select group of places dedicated to a more active, sustainable future.

Earning the award was a collaborative effort between the Town of Hilton Head Island, The Bicycle Advisory Committee and the Hilton Head Island-Bluffton Chamber of Commerce. Their effort had considerable volunteer support from the local cycling community groups and clubs who served as "bike ambassadors". The Town of Hilton Head Island has held "Silver-Level" status since 2011. The Gold-Level status will be valid from 2015-2019.



## Website Updated

### New Look & More!

We have recently updated the Harbourside III website! Check out the fresh new layout. The layout is bright and eye catching. Owners will soon have a new Owner's Trade Forum to post trades!

## Island Compass

### What to do next?

The Chamber of Commerce of Hilton Head has recently launched a new app!! This app has many different "To Dos" for the island! Never be left in the dark again! Download the app today available for Apple and Android users. Oh by the way its FREE!

## Important Documents

### Available Anytime!

To better serve you we have recently placed Important owner Documents on your website. To access these files simply go to the Harbourside III web page click the "Owner's" Tab, then "Owner's Login". Once logged into the website click the "Documents" tab and select the file you would like to view.

## Pool Season

### March 15th - October 15th

Please note that the pool season is coming to a close. The pool is maintained at 74 degrees until October 15th and will reopen March 15th. Feel free to use the Spa which is available year round. Just remember to replace the cover after use!



# Hilton Head Island Motoring Festival & Concours d'Elegance Presents 2015

## Pinnacle and Honored Collectors

Each year, the Hilton Head Island Motoring Festival & Concours d'Elegance features leading automotive collectors from around the world and the 14th annual edition of this celebration follows suit. Among the notable names visitors and enthusiasts will encounter at the 2015 event are Fred Guyton and William "Tom" Gerrard, selected respectively as this year's Pinnacle and Honored Collectors. The men and their award-winning collections will be featured in the Motoring Midway, Oct. 31 & Nov. 1, 2015 at the Port Royal Golf Club on Hilton Head Island.

"The Pinnacle and Honored Collector awards recognize individuals whose passion and devotion to preserving automotive heritage and history ensures the enjoyment of significant cars for generations to come," said Carolyn Vanagel, the Festival's president. "It is their commitment to showing these vehicles in public that makes events like ours possible. We are thrilled that Fred and Tom are bringing eight very special cars from their collections to share with the 20,000-plus automotive enthusiasts we are expecting this year."

## Local Farmers Markets



Savor the flavors of the Low country with a visit to any of the area's farmers markets. From fresh local produce, meats and seafood to prepared meals, unique vendors and live entertainment, you're sure

to find something to suit every taste. The Farm-to-Fork movement has gained popularity in recent years; even First Lady Michelle Obama has emphasized healthy, local food. Locally grown food has several

advantages over typical processed foods, including: security, proximity, self-reliance and sustainability. [Click here](#) to read more about the farm-to-fork movement and the advantages of fresh, local food!





## 2015-2016 Beach Renourishment

The town of Hilton Head Island has long recognized that its beaches are a vital asset to its residents and the island's economy. In an effort to maintain the island's beaches in the best possible condition, the town utilizes beach restoration as part of its long-term strategy. In late 2015, work is expected to start on the town's next beach restoration project. Town Council plans to fund this project, primarily by tourism via the local Beach Preservation Fee.

The entire project construction is expected to last approximately 4 to 5 months. Because the project is extremely large, construction operations will proceed around the clock. On average, the filling process should move along the shoreline at a rate of about 200 to 300 feet per day. Because the active work area may spread out at least 1,000 feet or more along the beach, several days of work activity will occur seaward of any one piece of

oceanfront property. Although the only noise typifying the construction process is that of the bulldozers shaping the sand as it is deposited, adjacent property owners, or renters, may experience short-term minor inconveniences. The construction activity effect to any one location on the island generally lasts for three or four days at a time as the renourishment operation moves past each property within the project limits. Similarly, as the fill placement progresses, thousand-foot sections of the beach are closed temporarily to pedestrian access. Once placed and rough-graded, however, the new beach is immediately reopened to the public.

If you have questions regarding the 2015-2016 Beach Renourishment Project please contact Scott Liggett, Director of Public Projects & Facilities email icon at 843-341-4776.

### FaceBook

#### Checkout Harbourside III on FaceBook

Search for Harbourside III on FaceBook and give us a "Like"! We post events going on along the harbour and on Hilton Head Island throughout the year. Check out the page and help us spread the word!

### Gate Remotes

#### Don't Get Stopped Again!

Stop by the office on your next trip and inquire about the Gate Remotes. These are available only to Harbourside III Owners. For each remote you request there is a \$20 charge. The remote or remotes can be charged to your card on file or paid for in the office.

### Hickory Tavern

#### Coming Soon!!

Starting early next year, there will be another Hilton Head Island restaurant for you to get your burger-and-brew fix. Hickory Tavern, a Hickory, N.C.-based restaurant featuring American food and at least 100 types of beer, will occupy a 7,300-square foot building at 32 Shelter Cove Lane in the former Fuddruggers, which closed in 2012. The restaurant is expected to open within six months, according to Hickory Tavern chief marketing officer Thom Perez. Design plans, which include an outdoor patio, are under review by the town.

### Photos

#### Looking for Quality Photos

The office is looking for any High Resolution photos that our owners may have to share. We do our best to capture Harbourside III to share with New Guests and New Owners

## Checkout the Brand New BBQ Area!



Jim has been hard at work for months, planning and researching for our newest amenity. Next time you are enjoying your time here at

Harbourside III, stop by the brand new BBQ area located where the old grills were. Jim has installed 2 Kitchen Aid Grills which are

a whopping 36" each! The counter top is a beautiful piece of Granite! Be sure to let Jim know how much you like the new BBQ area!

# Sales Report

By: Heather Gardner

Guess what? Now that summer is unofficially over, inventory is not replacing itself as it usually does. Baby boomers are rushing into their retirement after sitting on the fence through the recession! Now end users, rather than investors or rental folk, they want properties near the beach - just not full time! Quartershares allow them to be warm and wet and as close to the ocean as their money will get them. Quartershares also offer them a lock and go lifestyle on Hilton Head Island that allows them to travel with ease. It's all about location and timing.

Let's shift our focus to the statistics.

Island wide quartershare listings and sales  
January 2015 to-date

1BR quartershares

Active-

1 Harbourside III Villa \$28,000

Sold-

2 Harbourside III Villas average \$22,000

2BR quartershares:

Active-

8 Harbourside III Villas \$33,900 to \$49,900  
(average \$42,267)

1 Southwind Villa (Shipyard) \$17,900- 13  
consecutive weeks in October, November &  
December

12 Brigantine Quarters Villas (Shipyard)  
\$27,000 to \$49,000 (average \$36,475)

Some of these rotate just as our quarters do,  
others are in blocks of 4 to 8 weeks totaling 13.

Sold-

10 Harbourside III Villas \$22,000 to \$48,000.

One was a foreclosure and one was for a split  
fraction. (The adjusted average is \$32,150)

1 Southwind Villa (Shipyard) in January for  
\$17,000

6 Brigantine Quarters (Shipyard) \$24,000 to  
\$31,900 (average \$28,258)

3BR quartershares:

Active-

5 Harbourside III Villas \$79,000-\$135,000  
depending on floorplan

4 Brigantine Quarters Villas \$58,000- \$85,000

Sold-

2 Southwind Villas (Shipyard) \$21,000 &  
\$25,000

1 Ocean Palms Villa (Port Royal) \$39,000



That's a total of 22 quartershare sales! Remarkably, the same period of time last year yielded only 7 sales, all 2BR quartershares. As one was a foreclosure, the adjusted average sales price was \$26,483. Surprisingly, the greatest number of sales for either year was in January!!

Summer Rental Wrap-Up

H3 rentals variance is neck and neck with that of the 2014 beach season.

Fourth quarter rentals, however, may be impacted by commencement of the roofing project.

If you've ever wondered why it is so important for us to charge and report the accommodations taxes for every rental through the Harbourside III office, please consider the area without them. Hilton Head Island wouldn't be our beautiful vacation destination nor the place we know and love to call our home away from home. Take a look at some of those tax dollars at work.

[Beach Renourishment 2015-2016](#)

[Bicycle Friendly Community Gold Level](#)

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