



Sand Scripts

February 2008 ♦ A newsletter from the Hammock Dunes® Owners' Association (HDOA)

PCPM Now SSMG

Palm Coast Property Management – the management company for the Hammock Dunes Owners' Association – is now known as Southern States Management Group. Its address and phone number are unchanged (7 Florida Park Drive, Suite C, Palm Coast, FL 32137; 386-446-6333).

HDOA Board Members, with Communities Elected By and Term Expiration Dates

George Bagnall, *President*; Granada Estates; March 2009.

Kelli Jebbia, *Vice President and Treasurer*, Villas (*di Capri, del Mar, Monterrey, Marbella, Montilla, and La Costa*); March 2010.

Cosmo DiPerna, *Secretary and liaison to the Design Review Committee*; Oceanfront (*Cambria and Tuscany*); March 2010.

David Eckert, *Chair, Maintenance Committee*; Ocean Estates (*Grand Mer, Carino la Mer, and Playa del Sur*); March 2009.

Jay Furbay, *Chair, Social Committee*; La Grande Provence; March 2009.

Fred Gronbacher, *Chair, Long-Range Planning Committee*; Beachfront (*Portofino, Savona, and Le Jardin*); March 2008.

Janet Krolicki, *Chair, Community Relations and Communications Committee*; Duneview (*Viscaya, Casa Bella, and the Hammock Dunes Club*); March 2010.

Bruce Aiello; Board appointee to fill Island Estates vacancy; March 2008.

Timothy Byal; Waterfront (*eventual condos south of Tuscany*); March 2008.

Sterling Colee; HD Associates appointee.

Terry Pendleton; HD Associates appointee.

Harry Gudenberg; Non-voting member appointed by the Hammock Dunes Club Board

Maintenance Committee Report

- Beach trash cans have been installed under the Granada Estates, comfort station, and clicker beach dune walkovers. Signage and dog stations will be added on the three walkovers to remind residents to keep our beach clean.
- A new filtration pump and motor have been installed in the main circle fountain.
- Vines and invasive plants along the Lake Monterrey bank have been removed and new landscaping added. Also, three benches will be installed.
- Lake bank clearing has been done at the southern intersection of Camino del Rey and Camino del Sol between Camino del Rey and Valencia Court.
- Invasive vegetation surrounding the southwest corner of the south gate will be trimmed back to provide an open vista for residents crossing A1A.
- The landscape bed in front of the Hammock Dunes main entry sign has been lowered in an effort to prevent the flowers from blocking the sign.
- Dune walkovers in Playa del Sur have been repaired.
- The problem of sinking pavers around the main circle fountain is being examined.
- The broken sewer cap on Avenue de la Mer between La Grande and Cambria will be repaired.
- The main and south gatehouses will undergo extensive renovation.
- New gate arms have been installed at the south, clicker beach, and Island Estates gates.
- New breakaway gate arms have been installed at the main gate.
- Stop sign replacement has occurred as needed throughout the community.

- A new monument sign directional light has been added in front of the Playa del Sur Neighborhood sign.

Maintenance Committee members are HDOA Board members David Eckert and Jay Furbay, resident George DeGovanni, and Southern States Management Group

representative Travis Houk. All maintenance-related questions should be directed to Travis at 446-6333.

Renaissance at HD Project

Renaissance at Hammock Dunes is a proposed residential development of the area behind the sales office and to the left of the third fairway, property that is not currently part of the Hammock Dunes community. The developer of this project asked the HDOA Board at its January 21 meeting to allow this property to become part of Hammock Dunes, with an entrance off Camino del Mar a short distance inside the main gate.

Following a discussion of various concerns, the Board agreed that it was not prepared to vote on this request without more detailed information and firm commitments from the developer. The Board then passed the following motion:

- A few Board members will meet with the developer to present the Board's concerns in more detail, and then
- The full Board will consider the request again – with updated documentation from the developer addressing these concerns – at its February 18 meeting.

Mailboxes

Many mailboxes in Hammock Dunes do not meet acceptable appearance standards for our community. Here is some helpful information if yours is one that needs to be refurbished or replaced:

- For a nominal fee, Eric Jones, HDOA maintenance engineer, offers services such as mailbox repainting and post straightening. Contact information for Eric is available from Southern States Management Group (446-6333).
- For information regarding new mailboxes, contact Southern States Management Group for a list of approved companies, models, and color selections for your particular neighborhood. Mailboxes not on this list cannot be installed without pre-installation approval from the Design Review Committee.



Design Review Manual Revisions

The Design Review Committee (DRC) is presently updating the Design Review Manuals for the following neighborhoods in the Hammock Dunes community: Island Estates, Grand Mer, Carino la Mer,

Playa del Sur, the Villas, and Granada Estates. The latter applies to all the homes in Hammock Dunes not covered by the other manuals. The manuals have been prepared by the DRC as guidelines for builders and homeowners in designing homes and other buildings in the community.



The updating will include consistent language across all the manuals, revised administrative and fee schedules, home completion timing, and new building requirements. The new manuals will also address home renovation issues, which will become more necessary as the community housing stock ages. The drafts will be provided to the HDOA Board members representing the various Hammock Dunes communities for review and approval. The target for completion of this project is May 2008.

What Are HCCC and Scenic A1A PRIDE?

The Hammock Community Conservation Corporation (HCCC) and Scenic A1A PRIDE are two local organizations that monitor and address various Hammock issues and concerns (the "Hammock" is the unincorporated area of our barrier island bounded on the north by Marineland and on the south by Beverly Beach). Here, for your information, are brief descriptions of each:

HCCC (www.hammockccc.org) is a volunteer organization whose objectives include alerting and educating residents of the Hammock about proposed changes in the community that affect its unique quality of life, encouraging and mobilizing residents to make their voices heard by decision makers, and sponsoring community projects like beach cleanups. HCCC normally meets on the first Tuesday of each month at 7:30 p.m. at the Hammock Community Center on Malacompra Road, which runs off A1A toward the beach across from Bings Landing. Meetings cover a variety of topics and usually include invited speakers. Dues are five dollars per year per household, and you can join prior to any of the monthly meetings.

Scenic A1A PRIDE is an official Florida Department of Transportation advisory committee ("PRIDE" stands for "Promoting Rational Integration of Development and the Environment.") The organization's purpose is to preserve and protect the scenic, environmental, and historic resources on State Road A1A in the Hammock. It does so in a number of ways, including raising funds for en-



hancements to the A1A corridor and by improving development practices in the corridor.

Organizations similar to PRIDE focus on other segments of A1A from the Duval/St. Johns county line to the Flagler/Volusia county line. This 72-mile-long section of A1A has been designated a National Scenic Byway.

Membership in Scenic A1A PRIDE is open to the general public. PRIDE volunteers work with the civic community, the development community, and the governmental community in a partnership to produce the best design for the scenic byway for both public and private projects.



PRIDE plays a formal role in this process in that all developments needing plat or site plan approval from the Flagler County Planning Board or County Commission must be reviewed by PRIDE.

PRIDE meetings are open to the public and are normally held on the fourth Friday of each month at 9 a.m. at the Hammock Community Center. Meeting times, locations, and agendas can be found at the County's Web site (www.flaglercounty.org). For further information, contact PRIDE board members Anne Wilson (445-2399) or George Harnden (446-4186).

Tailgating Troubles

There have been several incidents recently where the main gate entry arm has come down on a vehicle that followed too closely behind another. To prevent this from happening, you should

- Stop your vehicle in front of the SmartPass reader and wait for a vehicle in front of you to pass through the gate,
- Observe the gate arm begin to come down and then start to rise again in response to your SmartPass, and finally,
- Slowly proceed through the gate.

Beach Party Volunteers Needed

The Social Committee of HDOA is seeking volunteers to organize its summer 2008 beach parties. The responsibilities of the organizers include:

- Choosing dates (based on tide schedules) for five monthly parties (May through September), and
- At each party, setting up and taking down tables and providing supplies such as napkins and paper plates (paid for by the HDOA). There is no responsibility for food or drink since party attendees bring their own.



If you are interested in volunteering, please contact Jay Furbay, Social Committee Chair, at jayfurbay@juno.com or 446-0286.

HDOA Annual Meeting

Mark your calendar for the Hammock Dunes Owners' Association's annual meeting that will be held on Monday, March 31, 2008 at 10 a.m. at the Hammock Dunes Club. This meeting is open to all Hammock Dunes property owners. You will receive official notice of this meeting soon, along with election materials for those of you who live in communities holding a Board member election this year (see term expiration dates in the list of Board members shown on the first page).



Miscellany

- An ad hoc committee has been formed to explore the possibility of the Dunes Community Development District incorporating to become a municipality. (The District comprises Hammock Dunes, Ocean Hammock/Hammock Beach, and Harbor Village Marina). All committee members are either Hammock Dunes or Ocean Hammock residents, with the members from Hammock Dunes being Fred Gronbacher (committee chairman), George Bagnall, Harry Gudenberg, and Jack Leckie.
- If you are interested in being a volunteer to watch for right whales along our coastline, contact Paul Keck at pmkeck@aol.com or 445-5137. To report a confirmed sighting, call 888-979-4253.
- "The Doors of Montilla" was the theme for the Montilla neighborhood December holiday celebration. All residents were encouraged to decorate their front doors and mailboxes. Chuck and Jan Heiden began the celebration by serving Sangria and sweets at their home. Residents then strolled through the neighborhood singing Christmas songs before stopping at Bill and Julie Cooks' home for hot apple cider and sweets.

Do We Have Your E-mail Address?

The HDOA has an e-mail service used to disseminate Association and local community news to our residents. If you are not currently a subscriber to this service and would like to be, please send your name and e-mail address to subscribe@hdoa.123mail.org. You can submit more than one name and e-mail address for your household if you wish.

Hammock Dunes Owners' Association
P.O. Box 353338
Palm Coast, FL 32135

**Hammock Dunes[®] Phone
Numbers**

<i>Southern States Management Group</i>	386-446-6333
<i>(formerly Palm Coast Property Management)</i>	
<i>Hammock Dunes Owners' Association</i>	386-446-6333
<i>Design Review Committee</i>	386-446-6333
<i>Hammock Dunes Main Gate</i>	386-446-6234
<i>Island Estates Gate</i>	386-445-0768
<i>Porto Mar Office</i>	386-246-5383
<i>Cambria Office</i>	386-447-2292
<i>La Grande Provence Office</i>	386-446-5574
<i>Preferred Management Services</i>	386-439-0134
<i>Hammock Dunes Club</i>	386-445-0747
<i>Hammock Dunes Sales Center</i>	386-446-6200
<i>Dunes Community Development District (Water)</i>	386-445-9045
<i>Hammock Dunes Bridge</i>	386-446-5593

**Other Useful
Numbers**

<i>AT&T (BellSouth)</i>	888-764-2500
<i>Waste Pro of Florida, Inc. (trash, recycling)</i>	386-586-0800
<i>Florida Power and Light</i>	800-226-3545
<i>Vehicle Tag Office</i>	386-313-4160
<i>Driver License Office</i>	386-517-2080
<i>Palm Coast Public Library</i>	386-446-6763
<i>Supervisor of Elections</i>	386-313-4170
<i>Flagler County Sheriff's Office</i>	386-437-4116

Florida Hospital - Flagler..... 386-586-2000
Poison Control Hotline..... 800-222-1222