

## KPMA Architectural Standards Committee Char DeWalt, Chairwoman

By now most of you are aware that the House & Grounds Committee has changed its name to the Architectural Standards Committee (ASC) to bring the committee into compliance with what is stated in the KPMA Declaration and By-Laws. The function of the committee has not changed, and submissions for any external work done by the Sub-Regimes will still require approval from the ASC.

The application process is quite simple. The necessary forms that need to be submitted along with the appropriate deposit are on the KPMA website. Please be advised that approval needs to be given by the ASC prior to any contract being signed or commencement of any work. If you have any questions either Carla or Leah in the Ally onsite management office are available to assist.

It has been a long, hot summer on the Plantation. We have struggled to keep up with the watering of the new plantings and made the appropriate adjustments to both the schedule and amounts as needed. As the Sub-Regime refurbishments are in progress, the irrigation system is being adjusted accordingly with the addition of new sprinkler heads wherever needed. In the past year alone, we have added 1,500 new sprinkler heads to accommodate the new plantings. We are also investigating the feasibility of a new well to accommodate the increase in water needed to keep the lakes at the appropriate levels.

- The refurbishment in Cumberland Terrace/Windsor Court is complete; Canterbury and Canterbury III will be completed this fall. Gloucester on the Point, Gloucester Terrace and St. James are in the planning stages and are due to be completed before the end of this year. North Hampton and South Hampton are in line for spring 2012 with Windermere in fall 2012.
- Phase I and II of the Queensway sidewalk is now complete except for some plantings that will take place in October. Phase III (from the Postal Station to Plantation Lake Drive) is in the bidding process and has been undertaken by the Hotel and Developer as their contribution to this endeavor. I am happy to report that there have been many, many positive comments about the sidewalk and how it has improved the safety of those walking along Queensway Blvd. Thank you Starwood for a project well done!
- Throughout the Plantation, trees and shrubs are being trimmed. Beds will be readied for the winter, and the fall battle with the clean-up of leaves is now beginning.
- The beach Vitex project continues, and we anticipate having a contract from Starwood to continue the restoration process.
- Holiday Decorations: We will continue the process of decorating with artificial greens this year adding to what we began last year. This transition from live greens to artificial greens has been cost effective and has given us more options regarding additional decorations. Thanks to Jane Fellows (Canterbury III) and Bob Collier & his crew for all of their great work. We look forward to an expansion of the decorations this year.

As always, we are interested in your concerns and comments. Please advise your individual Sub-Regime representative so they can bring these to the Committee for resolution. We reserve the first 15 minutes of each meeting for comments/requests from the Sub-Regime representatives.

Thank you for giving us the opportunity to serve you.



## KPMA Security Committee Tom O'Brien, Chairman

The Security Committee is happy to report that although the patrols were very busy this season the numbers are down in all problem areas except parking. We intend to pursue new solutions for parking violations. Remember, your security force is dedicated to keeping you safe while you are on the Plantation - but we need your help to do this. You can help by being our eyes and ears on the property in relation to the following:

- Fire safety – report the use of fireworks and portable grills on the property. (The beach is under the authority of the county police.)
- Be aware of your surroundings – don't leave valuables unattended on the beach or at pools. Do not leave cars unlocked.
- Report suspicious activity – use cameras/camera phones to document vandalism.
- Do not hesitate to call 911 for criminal activity. The security force will help, but they are only watchmen. If you call 911, have your street address as well as your building and unit number.
- Drive carefully – children are having too much fun to pay attention. Yield to pedestrians in cross walks – slow down to 15 mph.

Finally, as a reminder, if you own a golf cart, you must provide the management office with yearly proof of insurance. If you wish to rent a golf cart, call Ally Management Inc. for a list of approved vendors.

## KPMA Audit Committee John Taylor, Chairman

The Audit Committee continues to meet quarterly. For the second straight year, the KPMA budget had a positive net income. The Audit Committee along with Ally Management, Inc. continues to focus on maintaining a strong financial picture for 2012. A continued focus on holding down our expenses is an on-going task for this committee.



## Kingston Plantation Master Association Board of Directors

**PRESIDENT: White G. Watkins**

### DELEGATES

Brighton Tower: Maureen O'Brien  
 Canterbury Court: White Watkins  
 Canterbury Court III: Fred Fellows  
 Cumberland Terrace: Ralph DeWalt  
 Declarant / Dev.: Bob Barenberg  
 Declarant / Dev.: Debra Feldman  
 Gloucester Terrace: Bill Barrett  
 Kingston Lakes: Erik Johnson  
 Margate Tower: Sherry Love  
 Market Place: Lorene Paragallo  
 North Hampton: James Gryck  
 Richmond Park: Chris Bramlett  
 South Hampton: Bill Meldrum  
 St. James Park: John Taylor  
 West Hyde Park: Linda Nordell  
 Windermere by the Sea: Sean Reilly

**VICE PRESIDENT: Fred Fellows**

### ALTERNATES

Brighton Tower: Brent Johnson  
 Canterbury Court: Jackie Smythe  
 Canterbury Court III: Don Prush  
 Cumberland Terrace: Seth Smith  
 Declarant / Dev.: Dianne Jaskulske  
 Declarant / Dev.: Erik Nylen  
 Gloucester Terrace: Fran Anderson  
 Kingston Lakes: Joe Flesch  
 Margate Tower: Bill Waers  
 Market Place: TBD  
 North Hampton: John Hendley  
 Richmond Park: Richard Nordman  
 South Hampton: Dave Puckett  
 St. James Park: Joan Fischer  
 West Hyde Park: Kathleen Downing  
 Windermere by the Sea: Doug Millar

**SECRETARY / TREASURER: Sherry Love**

### APPOINTMENT OF KPMA ARCHITECTURAL STANDARDS REPRESENTATIVES

Char DeWalt, Chairwomen  
 Erik Johnson      Donnie Canaday  
 Jane Fellows      Mary Maeser

### APPOINTMENT OF KPMA SECURITY COMMITTEE REPRESENTATIVES

Tom O'Brien, Chairperson  
 Erik Johnson      Ray Davis  
 Brent Johnson      Doug Millar

### APPOINTMENT OF KPMA AUDIT & FINANCE COMMITTEE REPRESENTATIVES

John Taylor, Chairperson  
 White Watkins      Seth Smith  
 Sherry Love      Fred Fellows



## KINGSTON DIPLOMAT

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KINGSTON DIPLOMAT

# KINGSTON DIPLOMAT

A Newsletter for Kingston Plantation



November 2011

## Letter from the President

Dear Fellow Owners:

I hope you have enjoyed the summer season and are looking forward to a tranquil fall. As some of you may know, I have recently been reelected as President of the KPMA Board of Directors. We have had a very busy summer on the Plantation with the ongoing projects the Architectural Standards Committee has had. I ask all Sub-Regimes to take an active role, through their Architectural Standards Committee Representative, in the appearance of KPMA.

Further, I trust you are as appreciative of the ongoing efforts of your Security Committee/Firm and the diligent efforts of your Audit Committee.

I feel very honored to serve as the KPMA President and look forward to upcoming challenges and the fulfillment of your Board's goals throughout my second tenure.

**White G. Watkins**  
KPMA President



## Golf Carts at Kingston Plantation

Please remember that all Homeowners and Guests who own golf carts will need to register their golf cart with the Association Office, provide proof of liability insurance and pay the \$5 fee before the cart can be brought onto the Plantation. It is important to provide this information to your rental agent and ask that they inform guests prior to their arrival.

Also, please note that long-term golf cart passes require up-to-date proof of insurance at all times. Should your insurance renew, please be sure to provide a copy to the Association Office. The Committee has a new golf cart vendor program. Rather than individual renters obtaining temporary golf cart decals, we will be approving specific golf cart vendors and issuing annual decals per golf cart to these vendors at a cost of \$25 per decal. Each decal will be good through the current year.

## Hurricane Communication Plan

Several years ago, Kingston Communications initiated a system to be utilized in the event of evacuation. We remind you that it is the Homeowner's responsibility to secure their belongings, patio furniture, etc. The maintenance staff cannot remove items or store anything on your behalf, as they are charged with securing the common areas at the watch and warning levels; and are required to evacuate when mandatory.

Once staff is permitted to re-enter the Plantation, an assessment will be done of the entire property for damage. The most seriously damaged areas will be addressed first with regard to clean up. This will include clearing roadways and picking up fallen debris.

Should you have personal damage to your unit, please contact your Association Management Office. You will also want to contact your personal HO6 Carrier to put them on notice for any possible claims that may need to be filed. Local TV and radio stations will post information about returning to residences. The following phone numbers are to be used to inquire about re-entry to Kingston Plantation after an evacuation:

Permanent & Non-Rental Homeowners call: (843) 497-0262  
Homeowners on the On-site Rental Program call: (843) 497-0453

Other numbers that might be helpful are:

American Red Cross (843) 477-0020  
Horry County Emergency (843) 915-5150  
SC Animal Care & Control (803) 776-7387  
State Emergency (803) 737-8500