

# KINGSTON DIPLOMAT

A Newsletter for Kingston Plantation



August 2009

## What is KPMA?

Kingston Plantation was constructed and developed as a mixed-use residential, resort and commercial development, and Kingston Plantation Master Association (KPMA) was formed to provide a flexible and reasonable method for the administration, assessment and maintenance of the development. KPMA has the responsibility to maintain all portions of the common areas such as roads, sidewalks, parking lots, landscape areas and other common area improvements. The KPMA Board of Directors consists of representatives from each Homeowner's Association at Kingston Plantation. We have three committees that address certain issues including Security, House and Grounds and Audit/Budget, which are made up of homeowner volunteers from various regimes. These committee members work extremely hard to ensure operations throughout the resort are maintained in a high quality manner. They also oversee projects, reports and other business throughout the year.

It has come to our attention that there is confusion in the Kingston community with regards to FelCor Lodging Trust Incorporated, which is the Declarant/Developer pursuant to the KPMA Master Deed and Hilton Hotels Corporation and its role within KPMA. In 1996, a subsidiary of FelCor Lodging Trust purchased the Embassy Suites and other land within Kingston and assumed the position of the Declarant/Developer as defined in the Declaration of Covenants, conditions and restrictions for Kingston Plantation from the original Developer, Rank Development Inc. As the Developer, FelCor is the only party that has a right to add new development to Kingston Plantation.

To those that are unfamiliar with the company, FelCor, a real estate investment trust, is the nation's largest owner of upscale, all-suite hotels. FelCor owns interests in 87 hotels and resorts, located in 23 states and Canada. FelCor's portfolio consists mostly of upscale hotels, which are flagged under global brands such as Embassy Suites Hotels®, Doubletree®, Hilton®, Marriott®, Renaissance®, Sheraton®, Westin® and Holiday Inn®.

Hilton Hotels Corporation's role within Kingston Plantation is as follows:

- Hotel & Rental Manager – FelCor has contracted Hilton Hotels to manage the Embassy Suites and the condominium rental company.
- Joint Venture Partner – Hilton is a JV partner in the condominium rental business and also partnered with FelCor in the development of Brighton and Margate.

FelCor and Hilton work together with the KPMA Board to ensure that Kingston Plantation remains one of the preeminent destinations in Myrtle Beach.



## ALSO INSIDE...

- House & Grounds Update
- Security Committee Update
- Going Green



## House & Grounds Update

### *Watch Your Covenants & Restrictions*

Before you complete a remodeling project or even start a minor one, please refer to the Master Deed's covenants and restrictions. It would be unfortunate to order or install new window coverings, for example, only to discover afterwards that you are not in compliance with regulations, cautions Erik Johnson, Director of Association Management. For example, a current covenant for window coverings states, "The side of the blinds facing outside of the buildings shall be white in color." If anyone has any questions regarding such interior design guidelines, they may always consult with the Association Management staff.

### *Taking Care of Business*

The House & Grounds Committee would like to update you on the following projects and activities that have taken place over the last several months within Kingston Plantation:

- Landscaping project has been completed at West Hyde Park



- Phase III of the asphalt project has been completed at the following areas: South Hampton & North Hampton, Gloucester Terrace, St. James and Windsor Court Building 12
- The boardwalk between North Hampton and South Hampton has been removed and replaced with a new sidewalk and lighting. Repairs to the boardwalk have been completed including the replacement of handrails, steps, deck areas and three shower areas
- Tree stumps have been removed in addition to several hazardous and/or diseased trees throughout the resort. This tree trimming project is on-going for safety and storm preparedness.



- To date, 55 sidewalk slabs have been replaced
- The crosswalk at Arrowhead Court has been repainted and reflectors replaced
- The speed bump at Gloucester has been restriped
- Signage for the Windsor Court regime has been updated to include a directional marker for building 12
- The Beach Vitex project continued through the fall. This project included the planting of sea oats with the assistance of Clemson University students, hotel staff and Starwood employees. Clemson University anticipates planting an additional 7,000 American beach grass plants all of which will be donated by the University.
- Phase II of the Richmond Park landscaping project is scheduled for this fall
- Removed the brick chips at Cumberland Terrace/Windsor Court and replaced them with pine straw
- The KPMA staff continues to replace the ballast controlled lights and convert them to compact fluorescent lamps throughout the plantation. The project is 60% complete.
- Phase IV of the asphalt paving project will be scheduled for the fall in the following areas: Plantation Lake Drive, Canterbury Court, Windermere by the Sea and Gloucester on the Point.
- Installed rain/freeze sensors throughout the plantation to help save water during rainy periods and prevent hazardous conditions during freezing conditions.
- Bridge between Laurel Court and Arrowhead Court was pressure washed
- Pools brought up to code to meet Virginia Graeme Baker Pool and Spa Act
- Pressure washed Laurel Court meeting room and made some exterior repairs

## Security Committee Update

The summer is off to a good start from a security standpoint. As usual, we added police for Bike Week not knowing if the city of Myrtle Beach restrictions would add or subtract participants as we are outside the city limits. The event in May passed with no problems. In June, we added extra summer protection in the form of both bike and foot patrols. These patrols cover the high-volume areas off the main roads. They also assist the normal patrols with service calls. Additionally, the extra patrols can be used to saturate areas that, on occasions, present unique problems.

The 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.
- Remember to lock your car at all times.
- Report suspicious activity - use cameras/camera phones to document vandalism.
- Please call 911 if you see any criminal activity. The security force will help, but they are only watchmen. If you call 911, provide 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 and slow down to 15 mph.

*Please remember there is no fishing on the property except at Lake Arrowhead and Crescent Lake. Lake Arrowhead is the main lake that extends from Saint James Park around West Hyde Park and under Plantation Lake Drive and around Richmond Park. Crescent Lake is located between Windermere by the Sea and St. James Park.*



## Going Green

The Embassy Suites Hotel and the Kingston Plantation Rental Management Company have initiated new energy-saving programs and have special software that helps us track our energy management efforts, calculate ENERGY STAR scores and our carbon footprint. We are happy to report that Embassy Suites has new lighting that significantly reduces emissions for the resort. In fact, the energy savings is enough to power 187 American homes for a year. Other earth-friendly initiatives are part of the resort teams' commitment to reuse, reduce and recycle whenever possible.



## KINGSTON DIPLOMAT

Kingston Diplomat is published by FelCor Lodging Trust and Hilton Hotels Corporation for the Kingston Plantation Master Association. Please share ideas and news items with us by e-mail.

Editor: Cindy Mackey  
Otto Design & Marketing  
diplomateditor@kngstn.com  
(757) 754-4553

9800 Queensway Boulevard  
Myrtle Beach, SC 29572

KINGSTON  
DIPLOMAT