



Beach Dunes Restoration Project Underway

The initial phase of the dune restoration project at Kingston Plantation was completed in December.

In partnership with The Belle W. Baruch Institute of Coastal Ecology & Forest Science, we are eradicating the invasive beach vitex plant that is a threat to native vegetation and animal habitat along the Carolina coastline. This woody plant has oval-shaped, semi-waxy leaves and purple flowers in the summer.

During one week in December, the beach vitex on the ocean side of the boardwalk along Kingston Plantation was hand injected with an aquatic herbicide. Approximately 1.6 acres of vitex along some 970 feet of beach frontage was treated.

In the spring, crews will return to remove the dead vitex and re-treat plants that require more herbicide. The Institute has a special machine for chipping up the beach vitex on site to reduce the number of trips to the disposal site.



After removal of the vitex, the Institute will continue to assist us in replanting the cleared dune areas with sea oats and bitter panicum seedlings.

A native of the Pacific Rim region, beach vitex was introduced in the 1990's to the Carolina coastal areas for erosion control. Plant specialists later noticed that the vitex was crowding out native species and did not trap windblown sand as efficiently as sea oats.

This Beach Dunes Restoration Project was initiated by the House and Grounds Committee. We want to thank Starwood and the Embassy Suites management who provided employees to help Clemson University with this project at no cost and who will also do the same when they return to clear up the dead vitex.

Message from Erik Johnson



It was great to share some holiday cheer and have the chance to meet many of you at our annual homeowner's cocktail party last December. We appreciate the compliments from many of you about the evening of delicious food, refreshments and casual fellowship.

Our new partner, Ally Management team, has swiftly provided effective oversight of fiscal and organizational matters for the master association as it assisted us to close out 2007 affairs and plan for 2008 obligations and priorities.

We continue to look for ways to protect and enhance the natural environment at Kingston. Please read about the beach dune restoration project included in this newsletter. Also, you may have already noticed that our hotel engineering and security staff is now driving new hybrid vehicles on property as part of our continuing efforts to "think green." Your KPMA Board is also considering efforts to promote recycling throughout the resort, which we will share with you at a later date.

Wishing you a happy and healthy 2008 and hoping you'll enjoy some wonderful times at Kingston!

Sincerely,

Erik Johnson

Director of Association Management

Resort Conference News

We continue to host a variety of groups at Kingston—large and small, public and private corporations, for-profit, non-profit and for-fun entities. During the first quarter of 2008, we hosted more than 25 religious groups and six military groups.

“First in the South” Republication Dinner & Luncheon

These high profile events were the first ones to kick off the new Hilton Conference Center at Kingston Shores. On January 9, the South Carolina Republican Party sponsored “An Evening with Sean Hannity,” a private cocktail reception with power guests like Senator Fred Thompson and Colonel Oliver North. It was followed by a dinner for 450 attendees.

On January 10, the group hosted a ladies luncheon for 250 people featuring South Carolina First Lady Mrs. Sanford and presidential candidate’s wives—Mrs. Huckabee, Mrs. Romney

and Mrs. Thompson.

Other visiting groups include:

Association of Public Safety Communications Officers
Cooperative Education Internship Association
At-Risk Youth National Forum
Cannon Financial Institute
Grand Strand Softball Classic
Nash Finch Company
Red Hat Society – Red Hatters Aloha Weekend
South Carolina Army National Guard
South Carolina Environmental Conference
South Carolina Association of School Board Officials
South Carolina Hurricane/Emergency Management Workshop
Southeastern Employment & Training Association
29th Annual Gratitude Retreat

What is KPMA?

Kingston Plantation was constructed and developed as a mixed-use residential, resort and commercial development, and Kingston Plantation Master Association 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, walks, lakes, parking lots, landscape areas and other common area improvements.

The KPMA Board of Directors consists of representatives from each individual HOA 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. We've included some of the items that the Security and House and Grounds Committee have been working on the past several months.

The **Security Committee**, along with the Securitas officers and Ally Management, want your time at Kingston Plantation to be pleasant and safe. Toward that end, we hope everyone will keep in mind these few extra precautions:

- Keep cars and residences locked and secured
- Don't leave valuable items in full view in your vehicle

- Be aware of your personal property on the beach and at the pools
- Obey speed restrictions and parking rules
- While driving, be alert to pedestrians in crosswalks and children everywhere
- Respect your neighbors - obey noise restrictions. Quiet hours are 10 p.m. through 8 a.m.
- Remember, throwing any items from terraces and porches is a hazardous offense
- For everyone's safety, fireworks of any kind and barbeque grilling are prohibited
- Notify security immediately if you see any dangerous conditions or activity
- For serious emergencies, please call 911 and give your specific street address not just your regime and unit number
- Please no towels on railings or on the ground at entrance to building

Please be vigilant regarding your valuables as a wallet was discovered at the MarketPlace at Kingston Plantation by Securitas Security, Officer Bob Hughes. The wallet contained more than \$900 in cash, credit cards and personnel items, which were forwarded to the Embassy Suites lost and found department.

Remember, too, that hurricane season will soon be upon us. Please take time to plan for an emergency, and be aware of both your individual hurricane plan and that of Kingston Plantation.

The **House & Grounds Committee** members want to take this opportunity to bring you up to date regarding the projects they have been working on as well as other events that have occurred over the last few months.

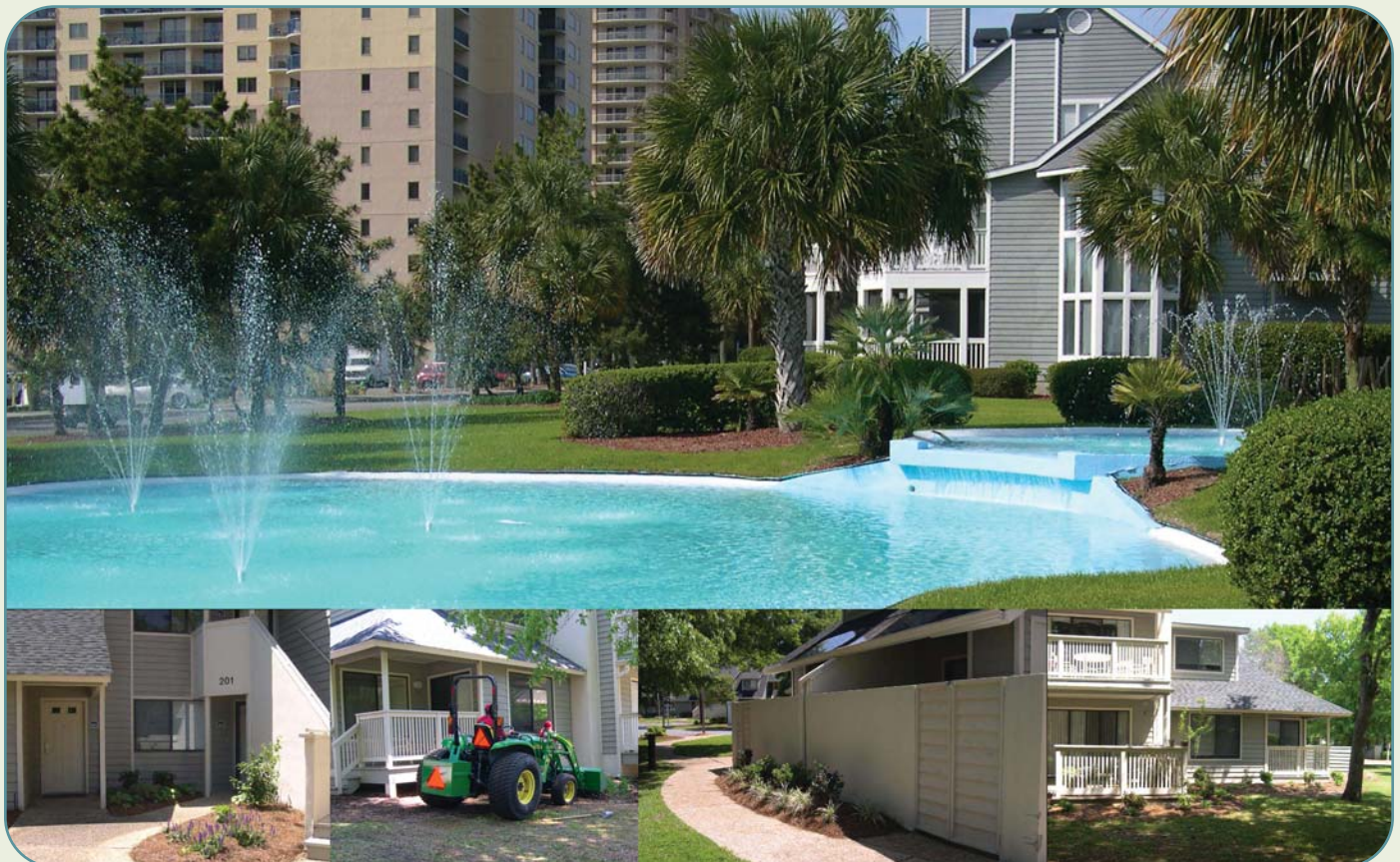
- Initiated Phase II asphalt/stripping project at Cumberland Terrace buildings 1 thru 11, Richmond Park buildings 1, 2, 3, 13, 15, 17, 19, 21, 22, 23 and West Hyde Park buildings 24 area and parking lot
- Installed rain/freeze sensors and improvements throughout Kingston Plantation's irrigation system
- Authorized contract for the safe removal of rodent/wildlife nuisance throughout the property
- Authorized curb repairs along Plantation Lake Drive
- Coordinated the removal of dead/diseased trees throughout the Kingston Plantation and timeline for replanting
- Addressed drainage issues at Cumberland Terrace Buildings 2, 4, 6.
- Repainted the fountain at the four-way stop
- Removed hazardous road-island planter at building 22 of West Hyde Park
- Installed new rails on pole bridge at Richmond Park behind building 9
- Upgrading walkway lighting at Richmond Park to spring lamps or compact florescent and converting

all KPMA lighting to springs lamps using 9/13/45 watt bulbs

- Coordinated Five-Year Plan for future landscaping improvements, roadway improvements and other major projects

The landscaping project at West Hyde Park has begun and will be the first of many phases as the House and Grounds Committee focuses on landscaping through out the plantation. Each regime will be done in phases over the next five to six years. A Horry-Georgetown Technical College Landscaping class, the Starwood landscaping team, and members of the House & Grounds Committee were all an integral part in the design and selection of vegetation. Focusing on appearance, maintenance, sunlight exposure and soil content were just a few of the ingredients in constructing a solid plan to ensure longevity and beauty. Buildings 10 through 22 in West Hyde Park are targeted to be completed before summer time with the remainder of West Hyde Park to be done in the fall.

Any landscaping requests should be forwarded in writing to your House & Grounds Committee representative or your association board in order to be presented to the House and Grounds Committee for review.





KINGSTON DIPLOMAT

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