



**T**

**L**

**A**

**2001**

**ANNUAL REPORT**

**The  
Landings  
Association, Inc.**

# TABLE OF CONTENTS

3	PRESIDENT’S MESSAGE
4	GENERAL MANAGER’S MESSAGE
5	ARCHITECTURAL REVIEW
6	COVENANT COMPLIANCE
7	GOVERNANCE
8	GOVERNMENTAL AFFAIRS & TAX
9	HUMAN RESOURCES
10	PUBLIC RELATIONS & COMMUNICATIONS
11	PUBLIC SAFETY & SECURITY
12	PUBLIC WORKS
13	RESIDENT RESOURCES
14	STRATEGIC PLANNING

# PRESIDENT'S MESSAGE

The first year of the new Millennium was a successful year for your Association, which has grown to a population of almost 8,000 residents the third largest community in Chatham County. This growth has brought about new opportunities as well as new challenges. We are very fortunate to have talented resident-volunteers who are willing and capable of providing support to the outstanding community we have all come to love and expect; they are the major reason for our success. All of these resident-volunteers have strived to continue and enhance our wonderful lifestyle, our future well-being, and the beauty of this island that we all call home.

I would like to pay special recognition to your Board of Directors, who unselfishly devoted many hours to study, research, and deliberate on issues that are so important to our collective success as a well-run community Association. Our professional staff has taken steps forward during the year in providing superb service to our community. Our committee chairs and their very active committee members have done so much to make this a successful year.

There would not be enough space to elaborate on every contribution. However, I would like to discuss the major accomplishment of the year:

¥ Your Association maintains its strong financial position.

¥ Our membership overwhelmingly passed the merger

of the Yacht Club into the Association.

¥ We completed an in-depth study of our road and cart paths in order to make more informed decisions on their future maintenance, and the needed Reserves.

¥ International Paper conveyed the sprayfield land to the Association and the Landings Club; we now own it.

¥ We worked with ECI, our contracted landscaping company, and renegotiated our contract with them, adding a penalty clause for uncompleted work.

¥ We improved communications by conducting focus groups and town hall meetings. The Landings Journal was enhanced, and eight neighborhood coffees were conducted.

¥ Two Legislative Days were conducted to build community relationships with our elected officials.

¥ We conducted a Media Day to reach out to the local media and establish better relationships.

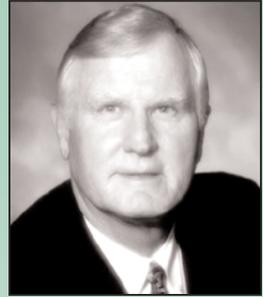
¥ We expanded our recycling program to include clear and brown glass, and plastic bottles.

¥ We re-wrote our *Rules and Regulations* for clarity and easier understanding.

¥ We established a Dog Park. Through the support of the community, funds were voluntarily raised for its development.

We still have many opportunities to address in the future. Your Association has identified the following as major projects for the New Year:

¥ Make the smooth and financially sound transition on the Association-Yacht Club Merger.



¥ Complete the contract with Comcast for new cable service.

¥ Establish a contract with our utility company.

¥ Develop plans for future water resources.

¥ Strengthen and formalize a joint strategic planning process for all the island entities.

Again, I pass on my appreciation to all the volunteers and staff who have given so much in service to our community. I encourage everyone to volunteer their time and talent in support of our Association's mission of maintaining The Landings as a premiere community.

It has been an honor and a pleasure to serve as your President.

A handwritten signature in black ink, appearing to read "Russ Stewart". The signature is fluid and cursive, written over a light background.

# GENERAL MANAGER'S MESSAGE

Every year at The Landings brings new challenges and opportunities, and 2001 was no exception; it was an extremely busy year for everyone.

I encourage members to carefully read the committee reports in this Annual Report. The reports contain the most recent information on the many issues that affect our community and what is being done to make The Landings even better.

Through the joint efforts of more than 300 volunteer members contributing countless hours of time serving on the Board of Directors, various committees and sub-committees, as well as working on special projects and at the main gate issuing guest passes, the Association has had a great year. Many very tough issues were addressed and resolved, and the community is much better as a result.

On behalf of the community, I thank you for all that you have given.

In addition to community volunteers it takes a great staff to maintain the status of The Landings as a premier community. I would like to recognize and thank the entire staff for their hard work and continued dedication to the community. I am very pleased to report we did not experience any turnover in our management staff. Stability in this sector of our organization is the key to continued improvement.

The combined effort of everyone involved has allowed us to address and resolve a number of issues, all very important to the

future of the community. The issues that, I believe, will have the greatest impact are the following:

The merger of the Yacht Club with the Association, effective Jan. 1, 2002, has resolved the Yacht Club's immediate financial problem and should, in the long term, provide for a more cost effective way of maintaining this much needed amenity.

The Architectural Committee's work to complete the rewrite of the 'Architectural Guidelines and Review Procedures' will greatly improve the building and remodeling process. In addition, the work the Ad Hoc Renovation Subcommittee is doing, to promote the upgrading of older sections of the community, will be very important in our effort to remain competitive.

The work recently completed by the Covenant Compliance Committee, Rules & Regulations Sub-committee, and the Governance Committee, to update and rewrite the '*Rules & Regulations*' and other regulatory policies, should allow for a better understanding of the rules by members and for the implementation of a more uniform enforcement program.

The Governance Committee worked this past year to complete comprehensive statements of Board policy relating to key operating areas of the organization, and will continue the work to insure effective governance.

Progress was made to implement a management incentive program with a team focus on improvement in the customer



service area. With the assistance of the Human Resources Committee, work has begun to develop a program for 2002 that will be even more defined and focus on goals in specific areas that parallel organizational direction.

The Finance Committee began laying the foundation for the next three-year financial plan, incorporating focus group input, strategic planning direction and department work plans into the process. An ad hoc committee has been established to communicate with the community, early in the process, details of the new plan and budget.

I am very optimistic about 2002.

The Association is in sound financial condition and is focused on the issues that will maintain the community's competitiveness in the industry now and in the future.

We look forward to serving you during the New Year.

A handwritten signature in black ink, appearing to read 'Robert G. Johnson'.

# ARCHITECTURAL REVIEW

The Architectural Review Committee reviews all plans for new residential construction and landscaping, as well as plans for additions and modifications to existing properties. Alterations that do not affect the external appearance of a property are not reviewed.

In 2001, plans for about 100 new homes were reviewed, slightly less than in 2000. In addition, the Committee reviewed plans for additions and modifications to about 50 existing homes. This is about the same level from 1998-2000.

At year's end, more than 3600 completed homes existed at The Landings and less than 12 percent of the lots remain undeveloped. The amount of new construction continues to trend downward as the number of undeveloped lots is reduced. Applications for new construction in 2001 were about 30 percent below the amount of three years ago.

## Architectural Guidelines

In addition to reviewing plans, the Committee completed a major revision to the Architectural Guidelines. This revision was undertaken:

- To integrate into a single document, important policy changes that were approved by the Association late in 2000. Among other things, these changes increased the coverage area for homes on single-family lots and standardized the allowable square footage for homes on patio lots.

- To establish procedures whereby builders who fail to comply with the Guidelines and with approved plans for home construc-

<u>2001 Architectural Committee Reviews</u>		
New Reviews		98
Resubmitted Reviews		25
Additions/Alterations		53
Total		176

<u>2001 Lots, Homes and Population</u>			
	Total Lots	Completed Homes	*Estimated Population
Marshwood	1554	1419	3249
Plantation	1492	1266	2899
Midpoint	247	180	412
Oakridge	623	507	1161
Deer Creek	335	257	446
Total	4251	3629	8310

\*Population based on 2.29 persons per household

tion and landscaping, will forfeit to the Association, part or all of a (larger) construction deposit. Previously, property owners paid all of the deposit. In the future, the builders will pay three quarters of a larger total deposit.

- To clarify the language used throughout the Guidelines and to establish new guidelines in a few areas such as undeveloped lots.

The revised version of the Architectural Guidelines and Review Procedures was approved by the Association in October, with an effective date of January 1, 2002.

## Renovation of Older Homes

The Association wants to find ways to encourage the renovation or rebuilding of older homes in the community. As a first step, in December 2000, the Architectural Guidelines were amended to better respond to the needs of contemporary buyers (while preserving the character of The Landings).

This year, an ad hoc commit-

tee that includes three members of the Architectural Review Committee, conducted the first phase of a study to encourage the renovation of Landings homes and neighborhoods. As the year ended, the committee was preparing a presentation to the Board. Their report will recommend a variety of measures, including a model home program, an information resource center, and a program to offer financial incentives for renovation.

## Committee Members

Andy Borden, Chairman  
 Kay Anderson Plantation  
 Bill Andrus Oakridge  
 Warren Dixon Midpoint  
 George James Deer Creek  
 Jerry Nuslock Marshwood  
 Tom Sharp At-Large  
 Ray Suelflow At-Large  
 Board Contact: Karen Blado  
 Staff Contact: Carol Kelly

# COVENANT COMPLIANCE

The Covenants Compliance Committee exists to assist in the enforcement of The Landings' covenants, which were written to maintain the beauty of The Landings and to help in keeping the quality of life here at a high level. The Committee is guided by the *Rules and Regulations*, which are derived from the Association's *Covenants and Restrictions*, and which have been approved by the Board of Directors.

The Committee consists solely of Landings property owners, who have volunteered for this important work. The Committee members receive complaints from other property owners and follow-up, through set procedures, to ensure that all complaints are resolved. Committee members are each responsible

## Committee Members

**Ralph Wigger, Chairman**

**John Barnes**

**Betsy Daly**

**Cathie Hahn**

**Jerry Hipp**

**Richard Leavey**

**Gerry Molella**

**Bonnie Morley**

**Jack Ramaley**

**Martie Sanderson**

**Diane Shannon**

**Agi Sutton**

**Lois Von Bargaen**

**Gerry Von Bargaen**

**Board Contact: Ned Smith**

**Staff Contact:**

**Charles Scobee**

## Complaints during 2001

During the year, Committee members handled approximately 400 complaints, 80 percent of which were in four major categories: Animals — 118 (mostly barking and leash violations); Unkempt houses and property; Dry trash violations; and RV parking in driveways.

We anticipate an increase in complaints in 2002 due to the proactive policy of the Committee.

for a certain area of the Landings; at present, The Landings is divided into 11 areas. In addition, some members have no assigned areas but fill in during vacations and absences, and assist in areas where complaint volumes are higher. Committee members also generate complaints themselves as a result of proactive reviews of their areas, and these complaints are followed up in the same manner as complaints from other residents.

The handling of covenant complaints follows uniform, agreed-upon procedures. When a complaint is received at the Association, a complaint form is prepared and given to the appropriate area captain. Some complaints are routed directly to other areas, such as the Architectural or Security departments.

If the area captain determines a violation exists, a Covenant Compliance Notice is given to the violator. If, after several weeks, there is no resolution, the complaint is passed to the General Manager and Board for action. Effective January 1, 2002, the Board has authorized suspension of certain member-

ship privileges if there has been no resolution at this last level.

In 2001, members of the Committee participated significantly in the process that led to the Board approval of new *Rules and Regulations*, also effective January 1, 2002. During the year, the Committee also implemented a policy to be more proactive in covenant enforcement. Therefore, residents may be more frequently cited directly by area captains, instead of waiting for another resident to register a complaint. As a result of this proactive policy, the Committee has been expanded to handle an anticipated higher number of complaints, particularly in the more mature areas of The Landings.

# GOVERNANCE

Created by the Association Board in 2000, the Governance Committee is responsible to the Board for review and evaluation of governing documents and for making recommendations to the Board as to effective governance of the Association and its related organizations.

## Background

The Branigar Organization dominated governance of The Landings for most of our 30-year history. It left us with many good things, but it left without establishing a documented governance structure.

Recognizing the need for better organization structure and more comprehensive statements of Board policy, the Board determined in 2000 that it was time to address these issues and the Committee was created.

General Declaration of Covenants and Restrictions, Association Articles of Incorporation, Association Bylaws, and existing policies and procedures were all reviewed in great detail. It was determined that the most pressing needs were for updating Bylaws amendments, and for development of a comprehensive Board Policy Manual.

## General

Early in the year, the Committee developed guidelines for Director and committee chair orientation programs, and recommended orientation meeting agendas to the Association Board. The Committee was also involved in considerations surrounding the planned merger between the Association and the Yacht Club. A subcommittee chaired by Kathy

Siler also spent summer and fall updating Rules and Regulations for the community, which went into effect Jan. 1, 2002.

## Policy Development

Policy recommendations to the Board dominated the attention of the Committee for most of the year, and policy statements were developed and subsequently adopted with some modification by the Board in the following areas:

- with initial drafting done by Bob Swithers and Frank Mason of the Public Safety Committee, a comprehensive policy addressing security services to the Club, Yacht Club, and Landings Company; liaison with county emergency services; general rules and regulations on fires, firearms, littering, speed limits, and other areas of concern; entry gate regulations; and guidelines on display of our national flag, emergency medical and general assistance to residents, and animal control.

- policy clarifying the interface between the Association and the Landings Company as to nomination and election of directors, transfer of company stock, and limitations on amending Company bylaws.

- with the assistance of Bob Heath and research and drafting by Tom Lowe, a broad statement of public works policy addressing use of common property, landscaping objectives and restrictions, general maintenance guidelines, objectives and restrictions with regard to island trees, and procedures allowing residents to adopt common areas for purposes of beautification and maintenance.

- financial policy on capital

expenditures and on gifts and donations.

- with the assistance of Joan Atwood, administrative policy on office hours, communications with members, use of mailing lists, and content and privacy of the property owner database.

## Bylaws Amendments

Several recommendations to clarify various Bylaws provisions were drafted and approved by the Board, but significant changes were also recommended and approved with some modification. The office of Secretary, long occupied by Dick Shoemaker, is now required to be filled by a Board member elected by the residents. No reflection on Dick - he has done a great job and is appreciated. The Governmental Affairs and Tax Committee, once a standing committee, is now a Board committee and will be chaired by a Board member - a reflection of the growing priority of government affairs in general. In addition, changes were made regarding the nomination process for Association officers, and clarifying Covenant enforcement responsibilities of the Board and voting and quorum requirements.

## Committee Members

Dave Fullarton, Chairman  
Karen Blado  
Ben Brian  
Tom Lowe  
Russ Peterson  
Kathy Siler  
Staff Contact: Bob Mahnke

# GOVERNMENTAL AFFAIRS & TAX

The primary mission of the Governmental Affairs and Tax Committee is to monitor state and county government activities, identify governmental activities that impact the Association and the quality of life of its members, seek fair and reasonable tax rates for the Association and its members, and establish and maintain cordial relationships with local elected officials, county staff, and community leaders.

## Governmental Affairs

In January 2001, the Committee Chairman was part of the Landings delegation that attended Savannah/Chatham County Day in Atlanta. We met with state officials, got insight on their proposed legislative agenda for 2001, and had the opportunity to lobby our position on issues of interest.

We also:

- Held two 'Legislative Days', allowing state and local representatives the opportunity to tour the property and 'get to know us.'
- Investigated setting up a political action committee to

influence legislation, primarily (but not necessarily exclusively) at the local level. We concluded that the process is relatively straightforward, but should be developed independent of, or with no ties to, the Association.

- Attended/monitored meetings of the Metropolitan Planning Commission and the County Board of Assessors.
- Maintained liaison with the Board's Ad Hoc Committee on Incorporation.

## Property Taxes

Once again, a major activity of the Committee centered on property taxes.

Committee members:

- Extensively revised the guideline document, "*How To Appeal An Assessment Increase*", to reflect changes for tax year 2001.
- Obtained property tax data from the Chatham County Assessor's database, and analyzed and summarized that data for Landings' properties.
- Prepared 'histograms' comparing Landings' assessments with the rest of Chatham County.
- Developed comparisons with property data from past years.
- Analyzed data on comparable sales for 2000.
- Developed answers to frequently asked questions on the new Stevens-Day homestead exemption.
- Placed all of the information in the Library for use by residents in preparing their appeals.

- Analyzed data on comparable sales for 2000.
- Developed answers to frequently asked questions on the new Stevens-Day homestead exemption.

## Water

While the Public Works

Committee addressed utility operations and water availability, our Committee addressed the financial and rate structure relationship with Utilities Inc. of Georgia. After more than a year of trying to address concerns about system upgrades, financial reserves, and the formula for future rate increases, we still have no written agreement with them.

Anticipating that direct negotiation would continue to be elusive, we have also been exploring other options, namely legislation to regulate the utility, or litigation to define our rights.

## Highway and Bridge

The Committee maintains monthly contact with the County Engineer to keep up-to-date with the status of the Truman Parkway extension, Diamond Causeway widening, and the proposed fixed bridge (replacement lift bridge) over Skidaway Narrows. The Truman Parkway extension is well underway; the bridge and Diamond Causeway are presently funded for fiscal year 2008.

## Delegal Safe Harbor

The Committee has become active in an ongoing project to have Delegal Marina designated a federal 'safe harbor'. The goal is to obtain federal funds to dredge the inlet to the marina to allow larger boats access to the marina, and, as a side benefit, open the marina to more Landings residents and visiting boats.

## Committee Members

Jerry Grader, Chairman  
Cap Breese  
Pat Keary  
Dick Meyers  
Mike Rouzee  
Bob Shipp  
Frank Thornley  
Paul Todtfeld

Board Contact: Pat Clark  
Staff Contact: Bob Mahnke

# HUMAN RESOURCES

The Human Resources Committee was created to assist the Association Board and Management in areas related to our human resources. The major responsibilities of this Committee are in the areas of compensation and benefits, personnel practices and policies, training at all levels, incentive plan goals, and continuous improvement of our plan. These activities also require that we give recommendations to the Board, when appropriate.

## Compensation

This year the Committee reviewed the salary increase process and recommended that, effective January 1, 2002, eligible employees receive their salary increase in January. This will allow management to evaluate all employees late in the year and immediately follow-up their evaluation discussion with an increase commensurate with the performance demonstrated. It is important to note that before implementing this change, we thoroughly reviewed implications for the employee and the Association. No adverse impact was noted for either. In fact, the Association's budgeting process will be enhanced by this new approach.

## Medical Benefits

Currently, we renew our coverage in mid-year and this creates some difficulty in projecting increases and developing accurate budget forecasts. Therefore, we are in the process of changing benefits to a calendar year. Again, this will not have any negative impact on employees or

the Association, and we will be able to create more effective budget planning.

## Training

This year we conducted an internal survey of all training taking place for our employees. We wanted to a) be sure proper training was taking place, and b) share training ideas across all parts of the Association. The results have been distributed to all managers and committee chairs. The result showed that our training is in good shape.

## Incentive Programs

The senior management incentive plan has just completed its second year, and while the results are encouraging, we recognize that more work has yet to be done. We expect to see significant improvement in the goal setting process for 2002. We are currently working with the general manager to establish a high performance team that will establish measurable objectives that will result in increased service levels for the Association. Incentive plans should generate extraordinary effort and, in essence, become self-funding. That is the objective we are working toward.

## Landings Yacht Club

This Committee has been and will continue to be actively involved in the merger of the Yacht Club and the Association. Our major role is to make sure that we carefully integrate the practices, policies, compensation and benefits of both entities into a workable cost-effective plan.

## Other Policies and Practices

During the year we review a

host of programs and plans. Our objective is simple. The Association must be aware of changes in our marketplace and understand the implications these changes have on our ability to hire, train, compensate and retain the best we can find. Continually reviewing our programs and plans allow us to do that.

## Thanks

The members of this Committee contribute a great deal of their time and talent to assure success of the issues discussed here. Without their dedication and willingness, none of our success would have been possible. My thanks to all of them for a job well done.

### Committee Members

Jim Hazel, Chairman  
Russ Boekenheide  
Ed Borton  
Liz Gowthrop  
Sharon Herrera  
Charles Menzies  
Jim Smith

Board Contact: Ned Smith  
Staff Contact: Vickie Carr

# PUBLIC RELATIONS & COMMUNICATIONS

The Public Relations and Communications Committee strives to improve the communication between the Association and members, and the Association and neighboring publics.

Following are some of the noteworthy things the Committee worked on during 2001:

## **Landings Journal**

The majority of the Committee's efforts focused on improving this communications medium.

Publishing the paper twice a month was too expensive. Our options were to return to the previous monthly newsletter format without advertisements or retain the newspaper format with advertisements, but publish just once a month. A two-day random survey of members, which we conducted in The Village, showed that 75 percent of the members prefer a monthly publi-

cation, and majority want the newspaper format with advertisements to help offset the printing costs.

Additions and changes to the Journal that have increased readership include the Vox Box - a vehicle that allows readers to call in and state their views on topics of their choice, which are later printed; more Letters to the Editor; a full page of Yacht Club news (which allowed it to eliminate its own, costly publication); statistical data that compares our current population, covenant complaint and other numerical-type information with that of the previous year; free classified advertisements; Neighborhood Coffee Q's and A's; more photographs; and a more reader-friendly format.

## **Media Day**

In October, the Committee coordinated a very successful, inaugural Media Day, which was sponsored by the Association, the Club and the Landings Company. Committee Member Ross Stemer chaired this event, which consisted of a morning golf game with our top brass and a luncheon and informal presentations at the Deer Creek Clubhouse. The TV, radio, newspaper and magazine executives who attended were all very complimentary of the event, and hopefully we can expect some positive PR for our community as a result.

## **Channel 2**

This communications medium is largely controlled by the Club.

The Committee has been waiting for possible upgrades to the cable system, which could allow for new capabilities and options to improve Association programming.

## **Telephone Directory**

An experienced California company has been contracted to publish an improved annual directory. The first one will be delivered in the Spring of 2002.

## **Association Website**

WWW.landings.org is working. However, it's still being reviewed, with an eye toward making it even better. Additionally, while e-Bulletins (messages) are being sent to more than 525 members, the Committee is continually working to get more members signed up.

## **Other**

The Committee also contributed efforts to help the Annual Report and Annual Meeting, the successful passage of the vote to merge to the Association and the Yacht Club, and increase the communication flow between the Association's Board and Committees and the Journal.

## **Committee Members**

**Bob McCarthy, Chairman**  
**Fred Church**  
**Hal Heaslip**  
**Ron Medinger**  
**Jerri Meyer**  
**Jim Morris**  
**Dick Myers**  
**Gretchen Scott**  
**Ross Stemer**  
**Board Contact:**  
**Bob Reinhard**  
**Staff Contact: Rick Brewer**

# PUBLIC SAFETY & SECURITY

The Public Safety and Security Committee monitors and anticipates events, conditions and issues which may impact the safety and security of residents, and then undertakes or recommends projects or rules to enhance overall safety.

The following were noteworthy 2001 activities:

## **Bridge Disaster Plan**

Road access to our island depends upon two bridges. While it is extremely unlikely that either bridge would fail (e.g. from a collision), we requested CEMA create a contingency plan for service restoration should an outage occur. At CEMA's instigation, the Georgia Dept. of Transportation took ownership for development of a plan.

## **Litter**

Chief Scobee notified commercial decal owners that they must cover loose loads. This, plus the Architectural Department's demand for plastic fencing at construction sites, has reduced litter, though compliance is imperfect.

## **Vandalism**

Like litter, this is an on-going effort, not a finite project. Year 2001 vandalism incidents were down 41 percent from 2000, primarily because of a cold winter early in 2001 and our greater use of Chatham County police.

## **Backup Power at Gates**

We completed installation of backup generators at the automated gates, enabling continued ingress/egress during power failures.

## **Hurricane Awareness**

We arranged for CEMA officials to give a hurricane presentation to the residents on June 12;

about 500 people attended.

## **Monitoring of Unattended Gates**

We wrote an extensive specification for remote video monitoring from the Main Gate of all traffic in and out of the unattended gates.

This is the final piece of the puzzle of gate automation. The economics of the video system and the value of ancillary capabilities are much better if implemented as part of a cable contract. Thus, this project is on hold in the hope that the Association achieves a cable agreement with such provisions.

## **Golf Cart Safety**

Concerned about golf cart abuse and high-speed carts, the Committee sent recommendations to the Board. Some of the results:

- 1) The cart registration agreements of the Association and the Landings Club have been standardized. The Club's cart registration agreement now specifies registrants must obey Association rules while on Association property (an advantage, because the Club has stronger power to levy penalties);
- 2) The Association is now revoking certain resident privileges for frequent violators of golf cart rules;
- 3) The General Manager sent a letter to local cart vendors requesting they cease selling high-speed carts that are not compliant with applicable regulations.

## **Path Visibility Obstructions**

The Committee identified accident risks associated with restricted visibility at intersections and sharp curves in cart paths. As a result of our recommendation, the Public Works Department will now periodically inspect and trim underbrush at locations that pose a risk.

## **Emergency Evacuation Planning**

Until now, if we had the misfor-

tune of a bridge outage during bad weather or fog, we would have no emergency medical evacuation capability because no sites had been designated for low visibility helicopter landings and because Memorial's LifeStar does not fly in foul weather. With the help of Southside Fire Department, sites for emergency landings and their GPS coordinates were sent to the U.S. Coast Guard, which reviewed the sites and is now prepared to do emergency low-visibility helicopter evacuations if LifeStar can't and if USCG resources are available.

## **Commercial Rules & Decal Fees**

We recommended new commercial decal fees to the Board. The Committee also reviewed and approved new rules for commercial operators proposed by Chief Scobee. Also new, we now have specific penalties established for violations.

## **Security Management System**

Chief Scobee installed a system where patrols wave a wand over 50 designated locations and key codes describing the state of each. Automated reports then track the patrols' timing and thoroughness.

## **Committee Members**

**Bob Swithers, Chairman**  
**Sid Beauchamp**  
**Frank Mason**  
**Bill Meyer**  
**Chris Savage**  
**Jim Toney**  
**Tony Trescott**  
**Marty Vernick**  
**Board Contact:**  
**Howard Stryker**  
**Staff Contact:**  
**Charles Scobee**

# PUBLIC WORKS

**T**Public Works Committee reviews the public works-type services and amenities the Association provides to residents, from the common-area roads and cart paths to the entries (gate areas) and lagoons, and it identifies and evaluates problems and issues and recommended solutions for the Board.

The following items were noteworthy 2001 activities:

## **Water Strategy**

Various Committee members provided input to the Association and Landings Club group working with Thomas & Hutton Engineering Co., a consulting engineering firm, on developing a solution for irrigating the golf courses here when the State of Georgia imposes restrictions on the use of well water for recreational purposes in 2005.

## **Dog Park**

Initiated by resident interest, members of the Committee

researched and proposed an initial site for the park, which will allow residents a place to exercise their dogs off leash.

Opposition by residents near the first sight led the Committee to re-examine the possible locations, and a second, acceptable site was chosen. The needed donations to fund the park have been raised by the interested parties, and construction of the facility is now underway.

## **Common Area Maintenance**

The Committee met with the management of ECI (Environmental Care, Inc.), the Association's landscape contractor, repeatedly during the growing season to resolve problems and improve its performance. With direct input from the Association General Manager, a financial penalty provision for failure to meet the defined standards of maintenance was developed and implemented; ECI's performance subsequently improved.

## **Roads and Cart Paths**

Rather than depend on visual perceptions, the Committee worked with the Association staff to develop criteria for an engineering study of the condition of our roads and common area cart paths and bike trails. The study was subsequently completed; it will be used to help determine the priorities of the repair and replacement work that will be done.

## **Lagoons**

While the primary purpose of the island's 140-plus lagoons is to store storm water runoff, many subordinate uses have emerged. These include the

CCA (Coastal Conservation Association) Fishing Program. With approval of the

Committee, numerous fish havens were introduced into a number of the lagoons by the CCA. These havens provide shelter for smaller fish from the depredations of Cormorants.

Additionally, dredging of silt and debris from various lagoons is an ongoing process, as is the replacement and installation of water control gates in the lagoon system. Certain lagoons will, in the future, be purged of salt or brackish water to allow the storage of reclaimed water that be used to irrigate the golf courses.

## **Committee Members**

**Barrie Cliff, Chairman**

**John Duren**

**Bob Farr**

**Bill Foster**

**Bill Friend**

**Wells Hood**

**Doris Kane**

**Ray Kunsman**

**Jack Lantz**

**Mike Lopez**

**Bo Wolf**

**Board Contact: Tom Lowe**

**Staff Contact:**

**William Martin**

# RESIDENT RESOURCES

The main purpose of the Resident Resource Committee is to provide routine and simple support services to residents of The Landings, such as transportation to and from a doctor's appointment, grocery shopping for shut-ins, sitter companionship in the home for caregiver relief, assistance with simple home chores for residents who are temporarily infirmed, and assisting residents in identifying other appropriate resources when long-term care or assistance is required.

All volunteers are residents of The Landings, and have volunteered in specific areas where they are comfortable.

Calls are handled through the Resident Resource line at the Association and can be made 24 hours a day, seven days a week; the number is 598-2524, ext. 888. This is not an emergency service; however, any message left will be returned as soon as possible.

Four volunteer coordinators answer calls several times a day, return them, and secure appropriate volunteers to assist.

The Resident Resource Committee has been in operation for almost three years, and has offered its services to both new and long-time residents. The Committee has also published a free Resource Directory, available at the

Association, which lists county-wide and island resources.

## Committee Members

**Kathy Siler, Chairwoman**  
**Sally Denyes**  
**Sharon Herrera**  
**Karen Hickman**  
**Phyllis Kunsman**  
**Beth Larance**  
**Kay Lasure**  
**Virginia Latham,**  
**First Responders**

**Staff Contact:**  
**Charles Scobee**

# STRATEGIC PLANNING

The primary responsibility of The Strategic Planning Committee is to oversee the long-range planning process for The Landings. This planning process serves several purposes.

First, through planning, issues that may significantly impact the future of the community are identified and addressed in a timely manner. Failing to recognize and respond to either threats or opportunities at early dates severely constrains response alternatives.

Second, planning insures that ongoing work on important issues transcends mandatory changes in the makeup of the Association Board and standing committees. Over the past several years, the SPC has assumed two distinct roles that are discussed below:

## Long-Range Planning

The first role involves the preparation and subsequent administration of a strategic

planning document. In the process of developing this document, the SPC grapples with two fundamental questions: "What do we want The Landings to be like 5 to 10 years from now?" and "What actions must be undertaken to bridge the gap between where we are and where we want to be?". In an effort to find answers to these questions, the SPC solicits input from a several sources, including Landings residents, as well as the Association Board, committees and staff members.

Over the years, the property owners have represented a very valuable source of issue input. To gather property owner input in a systematic manner, the SPC has periodically conducted focus group meetings. During the fall of 2001, 11 focus group meetings involving 135 property owners were held. Care was taken in the selection process to insure the mix of meeting participants reflected a representative cross section of The Landings' overall population. In addition, similar meetings were conducted with the Association Board and staff members.

The next step in the process was the assessment of the raw input. Through this assessment, 'high priority' issues were identified. These issues were then assigned to the appropriate committees, which were given the task of preparing 'work plans'. It should be noted that issues

determined to be either operational in nature or outside the control of the Association were recorded but not assigned. These 'work plans' which outline objectives, implementation actions and completion milestones form the core of the 2002 strategy plan. Dependent upon the nature of the issue, the time required to complete the 'work plan' will range from several months to a year or more.

Following final adoption of the strategy plan by the Association Board, the SPC monitors each 'work plan' in terms of its rate of progress against stated goals and timetables. It was encouraging to note that work was already underway on many of the 'high priority' issues that surfaced during the focus group meetings.

## Special Subcommittees

The second role that the SPC has assumed is the chairing of special subcommittees to address those issues that do readily fit within the scope of an Association standing committee. During 2001 the SPC chaired subcommittees that dealt with the following issues:

- Expanding recycling to include glass and plastic containers.
- Addition of a Dog Park.
- Preparation of a land use plan for southeast Chatham County.
- Pursuing installation of a state-of-the-art broadband cable system.

## Committee Members

Al Torpie, Chairman  
Al Babbitt  
Bruce Fischer  
Sas Frank  
Bob Heath  
Jack Lantz  
Betsy Smith  
Frank Thornley

Board Contact: Bob Egan  
Staff Contact: Bob Mahnke



**The  
Landings  
Association, Inc.**  
600 Landings Way South, Savannah, Georgia 31411

First Class Mail  
U.S. Postage  
PAID  
Permit #33  
Savannah, GA