

**2012 BOARD
OF DIRECTORS**

Jennifer Bihl - President
C: 843-637-9187
Jennifer@bihl-engineering.com

Jim Rowan—Vice President
W: 815-4747 C: 441-1298
jrowan@fraser-construction.net

Mari-Ann Taylor – Secretary
W: 470-1083
mat@Compact2.com

Pat Harvey Palmer – Treasurer,
Fire & Safety
W: 522-0066
pharveypalmer@islc.net

Bill Evans - School Board
301-6858
billevansschoolboard@gmail.com

Paul Sommerville
County Council
H: 521-0827 or C: 575-0827
psommerville@alumni.duke.edu

Jim Hicks
Planning Commission
(Newsletter)
H: 522-3988
jbhicks@hargray.com

Donnie Beer
City of Beaufort Council
(H) 379-6099 (W) 379-2750
dbeer@hargray.com

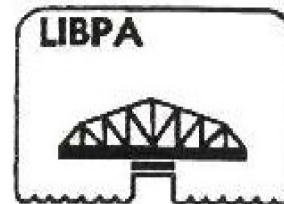
Jon Rembold
Chamber of Commerce
Representative
779-9940
jrembold@wardedwards..com

Peggy Allard
Friends of Crystal Lake
W: 271-7298
allardandassociates@earthlink.net

Judy Smith - Publisher
W: 522-0066
LIBPA.News@hotmail.com

Steve Thompson
LIBPA Webmaster
W: 521-4985

IBPA



LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION

LIBPA Website: www.libpa.org

November 2012

GUEST SPEAKER FOR NOVEMBER

Paul Sommerville

District 2, Beaufort County Council Representative



Mr. Sommerville was first elected to represent District 7 as a member of Beaufort County Council in 2006 and reelected in 2010. As a result of the 2010 census District 7 was redesigned to include an area from the Air Station to Fripp Island and effective 1 January will become District 2 which

will continue to be represented by Mr. Sommerville. He is a Beaufort native, a U. S. Army veteran and a management consultant with extensive experience in labor relations. In addition to serving as Vice Chairman of County Council he serves as Chairman of the Natural Resources Committee, Chairman of the Development Agreement Negotiations Committee and a member of the Finance Committee and Public Facilities Committee. He is also a member of the Northern Regional Plan Implementation Committee and serves as a member of the Lady's Island Business and Professional Association Board of Directors.

Councilman Sommerville has been requested to

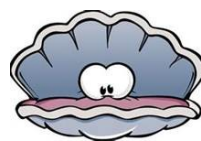
include in his discussion with our members the following subjects.

- What will be the affect of the 2013 reassessment of property on county services?
- Was the recent Transportation 1% Sales Tax a success and do you see another one in the future?
- What will be the impact of redistricting on County Council?
- What is the current role of County Council in regard to economic development?
- What are the toughest challenges facing Beaufort County?



Meeting: Tuesday November 13, 8 AM
Beaufort County Realtor's Association Headquarters
Palmetto Business Park, Lady's Island Drive
(22 Kemmerlin Lane)

Invite your friends and neighbors.



ANNUAL OYSTER ROAST

Mark Your Calendar

Thursday, November 15th 6 PM

**Beaufort County Realtor's Association Headquarters
Palmetto Business Park**

22 Kemmerlin Lane - Lady's Island Drive

**YUMMY OYSTERS, HOT DOGS, CHILI, BEER, WINE
& SODA**

**PLEASE BRING – a covered dish or dessert
AND YOUR OYSTER KNIFE**

**To All Marines
Happy 237th
Birthday!**

SUPPORT FOR CRYSTAL LAKE PARK CONTINUES TO GROW

By Peggy Allard, President, Friends of Crystal Lake

The Friends of Crystal Lake (FOCL) were graciously invited by the Lady's Island Garden Club and Green Drinks Beaufort, an informal group that meets monthly to discuss local environmental issues, to provide a presentation on the lake and the plans to develop it into a passive park. In each case the support for the project has been fantastic. The following two questions have been heard most often in response to these briefings:

How soon can the Crystal Lake Park be open to the public? The simple answer is we expect sometime in early 2013 we should have a walkway across one area of wetlands that will provide access to the lake and connect the first phase of a walking path. The Crystal Lake Park project is one of the first projects in which property, purchased as part of the Beaufort County Rural and Critical Lands Program, is not only to be preserved but also opened to the public. The challenges involved in accomplishing this fall into three categories -meeting environmental requirements, money (development and long term maintenance) and for Crystal Lake, how best to use the existing building (former Butler Marine facility).

Environmental Challenges. A used oil storage tank on the former site of the Butler Marine boat business has been cleaned of potential contaminants and the surrounding area made environmentally safe. Work on the elevated walkway across the wetlands continues and since it involves wetlands it must be approved by Ocean and Coastal Resource Management (OCRM). The South Carolina Forestry Commission has agreed to sponsor the park as a model for forestry management and with this sponsorship hopefully will come funding for various forestry projects on the property.

Funding. There is some money available for the construction of a boardwalk over the wetlands from the existing building to the lake and the majority of the design work has been completed. A request for proposal (RFP) for construction of the board walk and the first portion of the pathway is soon to be released. However, extension of the remaining pathway around the lake is presently unfunded. Grants, fund raising and/or community self- help projects may be necessary to supplement county funding to complete the pathway. Some grants are available which could provide assistance during the development phase. The real challenge is the funding of long-range operation and maintenance for the park.

How to best utilize the existing building on the property. Beaufort County has released a request for proposal (RFP) to the local business community to determine if there is real interest in a form of a public sharing of the building in return for support (either financially or in kind) of the long-term maintenance of the park. This is an interesting concept (Public/Private Partnerships) that has worked in other areas the country. The request for proposal can be read at either the Beaufort County web site or the LIBPA web site (www.libpa.org).

What can we do to help? Permission has been granted to conduct, with county approval, self-help projects on the Crystal Lake property; however, until the boardwalk over the wetlands is completed, access to the lake itself is a challenge. Volunteers from the Master Naturalist have taken the initiative to conduct a trash clean up along with initiating the first steps to eradicate or at least reduce the number of Tallow trees (an invasive species of trees that is capable of modifying the

surrounding ecostructure) in the park. Ms. Dawn Ramsey spent a day taking beautiful pictures of the park area and provided them for use by FOCL. These are only a couple of examples of the many offers of community help and assistance provided in support of the development of Crystal Lake into a passive park.

The FOCL has been approved by the South Carolina Secretary of State to operate as a nonprofit (501.c3) organization. The bylaws for the operation of the organization have been drafted and approved. According to the bylaws FOCL will consist of a board of directors comprised of representatives of the various organizations key to the development and long-term operation of the lake as a park. Such organizations include Neighborhood Residents, Beaufort County Planning Department, Beaufort County School System, Lowcountry Master Gardeners and Master Naturalists, the Port Royal Sound Foundation, the South Coast Chapter of the Native Plant Society, and St. Peter's Church. It will not attempt to have a general membership. Behind the scenes, a great deal has been accomplished by the staff of the Beaufort County Planning Department in conjunction with the FOCL to prepare for development of the park. We anticipate that the public will soon be able to see progress and have access to this special property. Finally, to everyone in the community, both individuals and organizations, who have offered their support for the Crystal Lake project – thank you so much!



COULD CRYSTAL LAKE BE OPERATED AS A PUBLIC - PRIVATE PARTNERSHIP?

By Jim Hicks

Beaufort County is in the process of investigating the feasibility of using a public- private partnership concept for the operation of the Crystal Lake Park. Public-private partnerships are not new. The reason Marines and Sailors assigned to our local military bases have adequate housing available on the bases today is the result of a very successful public- private venture. The military provides the land on which the homes are built, the private company builds and maintains the homes and rents them to the Marines and Sailors. It is a great example of the use of a successful win-win concept.

When Beaufort County finally managed to purchase the property around Crystal Lake it had also acquired the 3000 square foot building that

served as the commercial facility for Butler Marine. During the construction of the new McTeer Bridge the facility was used as the headquarters of the contractor who was building the bridge. Beaufort County recently released a request for proposals from either an individual or business which would allow a private party or business to operate from the facility and in return the private business would operate and maintain the park as a joint venture with the County. The deadline for submission of proposals to the County as part of the project is November 14.

The use of a public- private partnership to promote private contribution to the opera-

tion of a public park is a new and untested direction for Beaufort County. However, as our economy struggles to regain its momentum and our government is faced with declining revenue perhaps it is time to try new things. At least a query to the private business community to determine if serious interest exists is in order.

The complete request for a proposal can be viewed at the Beaufort County web site (purchasing department) and also at the LIBPA web site (www.libpa.org).

HOW IS SINGLE FAMILY HOME CONSTRUCTION DOING IN BEAUFORT COUNTY?

On a national level the number of building permits issued in September showed almost a 12% jump from the previous month. Hopefully, that is the sign of better things to come in the housing construction market. However, on the local scene, the following chart paints a grim picture of the demise of the home building industry in Beaufort County over the last 6 years. The chart displays the number of building permits issued for construction of single family homes in the unincorporated portion of the county during the period 2006 to the present time.

Beaufort County Single Family Home Building Permits (2006 - 2012)

Year	2006	2007	2008	2009	2010	2011	2012
Permits	2971	1612	1198	191	144	215	142*

* As of September 30, 2012.

From 2000 through 2006 Beaufort County averaged building 2,834 new homes each year. After 2006, as a result of the economic downturn, the demand for new housing simply vanished. It would appear that in 2010, as a county, we may have hit the bottom of this slide in demand for new single family housing.

Worthy of note is the fact that in 2011 there were 1,334 permits issued for renovation of existing homes and as of September 30 of this year there has been 1,424 home renovation permits issued. Obviously, an increasing number of home owners are deciding to renovate their present home versus moving to a new house.

As to commercial facilities, in 2011 there were only 24 permits issued by Beaufort County for construction of new commercial facilities and this year, through September 30, there have been only 5 such permits issued. One only has to drive around our community and see the number of empty commercial facilities to confirm the existence of an excess of existing commercial space on the local market. Until this excess of capacity is absorbed there is unlikely to be great deal of demand for new commercial space.

The good news is that Beaufort County has done a marvelous job of positioning itself to be ready for the next population growth surge. Infrastructure wise the county has taken advantage of the slowdown to improve our infrastructure (roads and bridges). SCE&G has increased our electrical capacity and BJW&SA has improved the water and sewer systems. The school district has increased its capacity for additional students. A great effort has been made on the part of both the county and the municipalities to improve their zoning and permitting procedures. The adoption of the northern and southern regional plans will significantly reduce intergovernmental squabbling over annexation. All of this is not to say that challenges do not still exist but only that many of the problems encountered in the past growth surge have been addressed. Without question, there will be new types of challenges which none of us can imagine at this time but at least we are working together.

FORECLOSURES AND BANKRUPTICIES

Although some states continue to see extremely high numbers of foreclosures and bankruptcies the overall national trend is fewer foreclosures and bankruptcies. For example 48% of all foreclosures in the United States are located in 5 states (California, Florida, Michigan, Texas and Georgia). On a local level, in the 5 key areas of northern Beaufort County, we have seen a significant reduction in the number of properties involved in foreclosures over the last 19 months. The following chart provides a comparison of the foreclosures for June 2011 and October 2012. As can be seen today there are 27% fewer homes and 37% fewer pieces of land involved in foreclosure action than was the case in June 2011. The following chart provides the statistics for each of the key areas of northern Beaufort County.

Location	Foreclosures			
	Residences		Land	
	June 2011	Oct 2012	June 2011	Oct 2012
City of Beaufort	27	19	2	6
Town of Port Royal	7	10	10	1
Lady's Island	24	16	17	10
St. Helena	16	11	10	7
Burton	29	18	15	8
Seabrook	10	8	3	4
Total	113	82 (-27%)	57	36 (-37%)

As to bankruptcies and short sales regrettably the number of homes involved in bankruptcies has remained stable (only a very small increase) but the number of homes involved in short sales has dropped 72%.

Location	Bankruptcies			
	Residences		Short Sales	
	June 2011	Oct 2012	June 2011	Oct 2012
City of Beaufort	11	9	20	6
Town of Port Royal]	1	0	5	1
Lady's Island	13	13	23	5
St. Helena	14	15	3	2
Burton	20	22	19	5
Seabrook	2	4	2	1
Total	61	63 (+3%)	72	20 (-72%)

Although the data set forth in the above charts is insufficient to merit declaring victory it is encouraging and does provide hope that in northern Beaufort County the worst is behind us. One thing the numbers do point out with great clarity is that the total number of homes and land on the market as a result of either bankruptcy or foreclosure is dropping and the search for the "great deal" is going to become increasingly more difficult.



THANKS TO EACH CANDIDATE FOR POLITICAL OFFICE

The 2012 election is over and the voters have spoken. On behalf of the Lady's Island Business and Professional Association a very special thank you is extended to each individual who was willing to serve our community, county or country through public service. Fully recognizing these are challenging times requiring very difficult and often unpopular decisions and to meet the demands of public office will not be "fun". We were privileged to have such competent and dedicated individuals seeking public office. LIBPA looks forward to working with those who were elected and thank each of the candidates who ran for office.

WELCOME new member
H. Lucius Laffitte, Jr MD, LLC

2013 - A YEAR OF TOUGH DECISIONS AND COMPLICATED QUESTIONS

By Jim Hicks, Lady's Island Planning Commission Representative

Next year government, at all levels, will be faced with the necessity of making unpleasant and often unpopular decisions regarding taxes and how revenue should or should not be spent. Until the economy crashed and the bottom fell out of the housing market Beaufort County, as the fastest growing county in South Carolina, enjoyed an increasing amount of revenue each year. Property taxes provide about 93% of the locally generated revenue available to local governments. Other sources of revenue include state aid to subdivisions and homestead reimbursement (schools). For the last 5 years Beaufort County property owners have been paying taxes either on the capped value (2004 reappraisal value increased 15%) or the market value as of December 31, 2007. Next year the value of property in Beaufort County must be reappraised for tax purposes and the fact that most real property has lost value (an average decrease of 13%) results in some very tough questions being asked.

State law requires that "every fifth year each county shall appraise and equalize those properties under its jurisdiction. Property valuation must be complete at the end of December of the fourth year. In the fifth year the county shall implement the program and assess all property on the newly appraised value". A county may delay the reassessment by one year, which Beaufort County did in 2007, and therefore the mandatory date for the reassessment to be complete is December 31, 2012. So next year's county taxes on real property will be based on these newly appraised values. The projected results of the 2012 reassessment indicates that the estimated market value of all real property in Beaufort County, as of this December, will be \$33.5 billion which is \$14 billion less than the \$47.6 billion countywide market value determined for the 2009 reassessment. On a countywide basis this represents a 30% drop in the value of real property since 2007. **If 2013 taxes are calculated using the same millage rate as this year and the newly assessed property values the amount of revenue produced will be about \$10.7 million less for the county and \$19.8 million less for the school district than the previous tax year.** To avoid going over this fiscal cliff a state law, commonly referred to as the "Roll back Millage Rate" law, will be used.

The "Roll back Millage Rate" law was the result of an effort by state lawmakers to protect property owners from excessive taxation in times of booming property values. It was designed to limit government property tax collections as a result of skyrocketing increases in property values. In all fairness to the legislatures who passed this law the thought of property values dropping to the degree experienced over the last 5 years probably never crossed their mind. Regardless, this same law which during times of rapidly increasing property values requires a reduction in millage rates has been deemed to also apply when property values suffer a severe decrease and authorizes an increase in millage during such times. Simply stated the law protects property owners from excessive taxes when land values are booming and it protects governments from crippling revenue reductions when land values drop. To provide some idea of the impact of the use of this law, Beaufort County recently conducted an analysis which indicates that as a result of this law and due to non-uniform market value reductions in different locations in the county, the following tax shifts can be expected in 2013.

- If your new December 31 assessed property value (taxable appraised value multiplied by the assessment ratio of either 4 or 6%), has decreased less than the average countywide decrease of 13% you can expect to see a tax increase from the previous year's tax.

- If your assessed property value shows a loss of more than the countywide average of 13% you can expect to see a decrease in taxes from the previous year.

Although there are exceptions, most property owners north of the Broad River can expect to see a tax increase since their property assessed values are losing less than 13%. Property owners south of the Broad River will, as a general rule, will see a tax decrease due to much higher decreases in property values than property north of the Broad River. A

good example of this is property values in the City of Beaufort and Lady's Island experienced an average of a 5% reduction in assessed values whereas the average loss of assessed value to property in the Town of Bluffton was 21% and the unincorporated portion of Bluffton saw an average loss of 19%. It is predicted that 33% of property owners north of the Broad River will experience a tax decrease and 65% will experience a tax increase. South of the Broad River 55% of the property owners will experience a tax decrease and 44% see a tax increase. It is estimated that 2% of property owners will see only minimal change in their tax bill regardless of where they live in Beaufort County.

Even with the use of the Millage Rate Law the county and the school district will not gain revenue but remain almost even and will be able to avoid the drastic measures necessary to make ends meet without its use. However, to say to a property owner that since his property did not lose sufficient value over the last 5 years his taxes will go up would appear to defy logic and common sense. Without question this is a complicated and sensitive subject which is not easily understood and is going to require a great deal of explanation to the general public. The county has made a serious effort to provide the data on which next year's property taxes will be based and explain the rationale for 2013 property taxes. This information can be found at the Beaufort County web site.

Editor's Note: A special note of thanks is extended to Mr. Ed Hughes, Beaufort County Assessor who graciously took the time to insure the basic data contained in this article is accurate.

WINNER OF THE "THERE IS ALWAYS ONE" AWARD

The Lady's Island community has worked for over a decade to have a park on the island and finally the Coursen-Tate Park is open to the public. Recently an individual, in the evening hours while the park was closed, drove their vehicle into the entrance gate bending the frame and knocking it completely off the upright. The kindest explanation is that damage to the gate was the result of a driver's inability to control his or her vehicle while attempting to turn around. The alternative theory is that an individual intentionally drove into the gate in the same manner that an individual drove over the newly sodded ball field during construction. As we struggle to find money for support equipment, such as picnic tables, it is frustrating to see such damage occur. Out of the 13,000 residents of Lady's Island the odds are in favor of there being one individual who simply enjoys damaging public property but it is sad that there does seem to be "always one" such individual.

CRYSTAL LAKE AND ITS TALLOW TREE POPULATION

By Michael Murphy, B.C.M.A., C.T.S.P., Manager – Beaufort Office – Division Six
The F.A. Bartlett Tree Experts Company

Living in the Lowcountry we are surrounded by natural beauty created by the marshes and the trees. For most of us, this immersion creates a sense of awe and respect and further forms a natural protective attitude of this precious resource. So when we hear that there is a tree growing in our area, that instills fear in the hearts of government and naturalists alike, to the point of trying to eradicate the tree species from our area, we need to slow down, step back and set the facts out to the public so that everyone is equally informed.

The tree of interest here is the Chinese tallow tree, *Sapium sebiferum*. It is an exotic invasive tree species, meaning that it is not a native plant and it is a prolific growing and excessive sprouting tree. There is a large population of this tree in the Crystal Lake area. As the site begins to be developed, a management plan will be put into effect to control this aggressive tree.

The tallow tree was introduced to the USA in Charleston, South Carolina in the late 1700s. Initially, it was used for oil production and making candles. Later in the 1700's Ben Franklin took a strong interest in it for soap production. It has spread to every coastal state from North Carolina to Texas, and inland to Arkansas. In Florida it occurs as far south as Tampa. As late as the early 1900's it was still promoted by the Foreign Plant Introduction Division of USDA in the Gulf coast states to establish a local soap industry. Since then, its invasive characteristics have surpassed its economic utility and the tree species is high on all hit lists for eradication. The Nature Conservancy creates a list each year that is called "America's Least Wanted – The Dirty Dozen of Invasive Plants". The Chinese Tallow is Number One. Let's just say it's the kudzu of the tree kingdom.

On the other hand, the tree shows absolutely magnificent fall color and has a fairly attractive structure. What has this tree done to deserve such a fate as eradication? We have many invasive plants that we have to deal with in our gardens.

Weeds in our lawns and beds, aggressive grasses, palmetto and other tree seedlings sprouting into our bed areas are all a problem. We know what would happen if they

were left unmanaged; the invasive volunteer species would suppress the desirable species and our own little garden or lawn would change. Nothing earth shattering, but not what we would want in our yard. In the larger natural ecosystem where the majority of the Tallow population resides, the aggressive species causes large-scale ecosystem modifications by suppressing the native vegetation thereby reducing native tree diversity that, in turn, has a negative effect on wildlife. Letting the Tallow run rampant, with no controls, can cause eradication of desirable species.

There are many factors that help this tree in its aggressive growth patterns. It is tolerant of many different kinds of soil types. Most trees only grow well within a specific pH and soil quality. The tallow tree favors growing in wet areas, can even withstand saltwater intrusion and conversely can withstand drought. It becomes productive in as little as three years; most trees won't produce seeds for 8 – 12 years or more. A mature tree can produce 100,000 seeds annually. Seeds can remain viable in the soil for up to a century. It can outgrow native vegetation even under low light. The fallen leaves from the Tallow produce a soil chemical that promotes the germination of its own seed. All these traits give it an unfair advantage in the forest survivability field. They are all bad traits as far as eradication is concerned but the fact that it favors wetlands is a deep concern. The tree has a high water demand and can dry out a wetland. Crystal Lake has 15 acres of upland dry area and 4 acres of wetland. 2% of the upland is tallow while 95% of the wetland is tallow. The management process for this fragile ecosystem should begin soon before irreversible damage sets in.

While eradication of the tree is the goal, the expectation will be to first try and get the population under control. Chemical controls have proven

to be most effective when using the "hack and squirt" method of application. This is also the safest way to apply the strong chemicals that are required to kill mature trees when the target trees are surrounded by ones that are to be retained on site. A hatchet is used to make horizontal wedge cuts around the lower trunk area of the tree and then a prescribed solution of an approved herbicide is squirted directly into the wedges. The wedge acts as a shelf to hold the herbicide as it is absorbed into the cambium and carried to the root system. This kills the tree and the roots and eliminates re-sprouting. On some smaller sapling sized trees the formulation can be applied directly to the bark, be absorbed and moved to the root. This method of application can be undertaken any time of year except for March & April. Trees begin to die within 1-2 weeks. The dead trees can usually be left as habitat. They tend to fall apart and deteriorate very quickly. With the high tallow tree population which presently exists in Crystal Lake, a three year program for control should be put into place.

I think this is one tree removal project that all of us can agree is necessary to retain a resource that is as pristine and unique as Crystal Lake.

Editor's Note: The Crystal Lake property has been selected by the South Carolina Forestry Commission to serve as a model for forestry management.



THIRD QUARTER RESIDENTIAL SALES

By Everett Ballenger, Owner/B.I.C Ballenger Realty. Former President Beaufort County Association of Realtors.

Most local real estate agents and brokers agree that this year is shaping up to be the best one for real estate sales we have seen in the last two to three years! I have, and I suspect other agents have, been waiting to see what the third quarter numbers of 2012 would produce. Looking at the figures below – the wait was worthwhile! The overall volume for single family homes in the five main areas we normally cover is up, as are all of the other statistics we were watching for the last three months.

Residential Sales Third Quarter 2011 versus Third Quarter 2012

Area	Sales Volume (Millions)	Units	Avg Price	Median Price
Beaufort				
2011	\$2.9	14	\$208,139	\$181,131
2012	\$2.5	18	\$371,808	\$222,250
Change +/-	-14%	+28%	+78%	+23%
Mossy Oaks				
2011	\$1.1	8	\$138,112	\$144,500
2012	\$3.5	17	\$203,876	\$156,000
Change +/-	+318%	+212%	+48%	+8%
Port Royal				
2011	\$1.4	9	\$154,333	\$170,000
2012	\$3.1	16	\$193,634	\$209,720
Change +/-	+221%	+77%	+25%	+23%
Burton				
2011	\$7.3	36	\$204,367	\$177,897
2012	\$7.1	36	\$197,007	\$190,499
Change +/-	-3%	--	-4%	+7%
Lady's Island				
2011	\$10.4	41	\$253,789	\$203,300
2012	\$12.8	49	\$261,856	\$219,000
Change +/-	+23%	+19%	+3%	+7%
Total Northern				
Beaufort				
2011	\$23.1	108	\$214,541	\$180,250
2012	\$33.1	136	\$243,969	\$200,942
Change +/-	+43%	+26%	+14%	+11%



All areas, except Burton, saw an increase in each category. Burton did not gain or lose ground in regard to the number of sales but did see a slight drop in median sales price and volume. In the past we have observed some "wild" gyrations with lower sales volume, so I did take a second look at the Beaufort price increase. The simple answer for the exceptional rise in the City of Beaufort "Average" and to a lesser extent its "Median" prices is the sale of the "Castle" at \$2,450,000 which obviously swayed the data in a positive manner.

The sales volume increase of 43% for the combined areas is pretty strong to say the least. It is very encouraging to see so many positive numbers across the board, after so many quarters of negativity. The low mortgage interest

rates obviously help the real estate market, but let's be honest the economy is still very anemic, and unemployment is a lot higher than would normally be good for the housing market. So to see the gains we have seen this year, one must conclude that buyers realize that prices are on the way up again, inventory is on the way down, and there has to be pent up demand spawned from the dreadful market conditions starting as far back as 2006.

Where do we go from here? I have personally felt for some time, that the local housing market would improve faster than what many of the "experts" were predicting on a nationwide scale. Some were saying that we will need to look as far out as 2014 before we will see any decent recovery! The improvements seem to be across the country for the most part. We have not seen the end of foreclosures or short sales by a long shot...but I did read that some 1.5 million home owners were lifted out of the "negative equity" over the last few months. To all perspective home buyers I would recommend giving serious consideration as to whether that new home you have been considering can really be purchased at a cheaper price 6 months from now. The data would appear to indicate that the odds of such a purchase occurring is rapidly diminishing and the odds of being required to pay a higher price significantly increasing.

2012 COMMUNITY SPIRIT AWARD NOMINATIONS REQUESTED

Each year LIBPA presents the Lady's Island Community Spirit Award to an individual or business which has made a significant contribution toward making our community a better place to live, work and raise our children. Past recipients have included State Representative Edie Rodgers, Dr. Bruce Pratt DVM, the Gray family, former Lady's Island school principals Cindy Keener (Coosa Elementary) and Terry Bennett (LIMS) and Councilman Paul Sommerville.

If you know of an individual or business that deserves consideration of this special recognition, please pass the information to LIBPA President Jennifer Bihl or any member of the Board of Directors. There is no specific format for nominations so long as the contribution to the community by the individual or business is presented in a clear and concise manner. The deadline for submission of nominations is December 15.

WARD EDWARDS CHANGES ITS LOGO

Since 2002 the Ward Edwards Engineering firm, headquartered in Beaufort County, has used the same familiar green logo and recently decided it was time for a change. In response to this decision they engaged local and national branding experts to recommend fresh changes to its name, logo, and coloring. Greg Baisch, a veteran professional engineer with Ward Edwards Engineering said "We've been headquartered in Beaufort County for 23 years. In that length of time, the cost of creative work like updating our logo has gone down 10 fold, and the speed and ease of regularly updating our website has gone up 10 fold." Following is the new Ward Edwards Engineering logo.



PROGRESS ON PLANS FOR NEW LADY'S ISLAND PUBLIX CONTINUES

The City of Beaufort will annex a ½ acre lot near the storage unit located on Inlet Road (behind the Sherwin Williams store). The property is needed as part of the proposed parking lot for the new store and the remainder of the property along Lady's Island Drive is already part of the city. There remains a number of unresolved questions as to the new store and most of them deal with traffic. A new and larger Publix will be an attractive addition to the island. However, the fate of the present Publix facility is a matter of concern to many in that an empty store for a long period of time could pose a problem.

SLATE OF LIBPA OFFICERS FOR 2013

The nominating committee has submitted the following for consideration by the general membership as the 2013 Lady's Island Business and Professional Association officers.

President – Jim Rowan
 Vice President – Kevin Dukes
 Treasurer – Pat Harvey Palmer
 Secretary – Open for nomination/volunteer

The election of officers will be held at the November 13 general meeting. Additional nominations will be accepted at that time.

Jennifer Bihl, our President and Mari – Ann Taylor our Secretary both whom have served as officers for the last 2 years have done a marvelous job and made significant contributions to both LIBPA and the community. Ms. Bihl will continue to serve as a member of the board of directors in the capacity of past president and Ms. Taylor will take a well-deserved rest. A special thank you is extended to each of them for a job "well done".

The proposed slate of officers has Jim Rowan moving from Vice President to President. Mr. Kevin Dukes, who is a lawyer with Harvey and Battey, has agreed to serve as Vice President and Pat Harvey Palmer has graciously agreed to extend her time as Treasurer.

HAPPY 31ST BIRTHDAY LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION

On November 4, 1981 a group of Lady's Island business men and women met at Wilkop's White Hall Inn, which was located on what is commonly called the Whitehall property. The purpose of the meeting was to discuss how the community could best cope with the growth which had occurred in the previous decade and guide the future growth that was predicted to follow. From this meeting the Lady's Island Business and Professional Association (LIBPA) was formed with the mission of serving as a voice for the Lady's Island community. With the support of the residents and businesses of Lady's Island LIBPA has been able to promote and protect the Lady's Island community for over 3 decades. To all of the past and present members of the Lady's Island Business and Professional Association thank you for your efforts to ensure Lady's Island remains a great community.

SYMPATHY TO THE KEENER FAMILY

Our sympathy is extended to the family of Jack Keener who recently died as a result of a traffic accident. Mr. Keener was an eloquent voice for so many (conservationist, gardeners, farmers) in our community and will be missed. Many of us on Lady's Island know his wife, Mrs. Cindy Keener, who served as the first principal of Coosa Elementary School. To Mrs. Keener and the Keener family please know our thoughts and prayers are with you during this time of tragedy.



LIBPA MEMBERSHIP

As part of the annual membership drive the Lady's Island Business and Professional Association extends a special invitation for membership to residents and businesses on Lady's Island. You are eligible to be a member if you live on Lady's Island, work on Lady's Island or simply care about the future of Lady's Island. You should consider membership if you desire to stay informed about what is happening or going to happen on our island and want to have a voice in the direction our community is going.

WHAT DOES LIBPA DO? LIBPA serves as the voice of Lady's Island. As such, it maintains an active community information web site (www.libpa.org), publishes a monthly newsletter, conducts a monthly meeting with guest speakers of community interest and represents Lady's Island on numerous committees and at various governmental meetings. In the past, LIBPA developed and sponsored the present zoning for Lady's Island and currently monitors all requests for major new development.

WHAT ARE LIBPA'S PRESENT PROJECTS. To promote the development of Crystal Lake as a community park, encourage excellence in the public and private schools on the island, guide the use of form based code into Lady's Island present zoning, support efforts to attract new businesses to the island and assist existing businesses.

YOU CAN JOIN BY FILLING OUT THE FOLLOWING FORM AND RETURNING IT WITH YOUR MEMBERSHIP FEE (\$45) OR JOIN THROUGH OUR WEB SITE AND WE WILL BILL YOU. YOUR NEW MEMBER'S FEE COVERS YOUR DUES FOR THE REMAINDER OF 2012 AND ALL OF 2013.

MEMBERSHIP APPLICATION

Name/Company: _____

Attn: _____

Address: _____

Phone: _____ Web Site _____

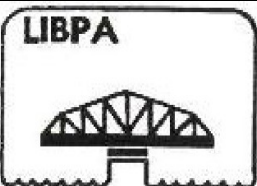
Newsletter preference: U. S. Mail E-Mail E-mail Address: _____

Type of membership: Business Residential Civic Org.

Business category for directory _____

Please mail along with your membership fee of \$45 to:
LIBPA
182-D Sea Island Parkway
Lady's Island, S. C. 29907

The Lady's Island Business and Professional Association, organized in 1981, is a state chartered, civic organization with the objective of promoting the planned, orderly development and growth of Lady's Island. It also will sponsor such projects and events that contribute to the general welfare of the island, its residents, its businesses and its professional offices. Membership eligibility embraces businesses, professional practices, island residents and other such individuals having an interest in the welfare of Lady's Island. Annual dues are \$45. All correspondence should be forwarded to LIBPA, 182-D Sea Island Pkwy, Lady's Island, SC.29907. You can now join through our web site at www.LIBPA.org. Comments regarding the content of this newsletter should be forwarded to Jim Hicks at jbhicks@hargray.com.



LADY'S ISLAND BUSINESS & PROFESSIONAL ASSOCIATION
182-D Sea Island Parkway
Lady's Island, SC 29907
LIBPA Website: www.libpa.org

