

October 2022 Newsletter

Below are highlights from the Watersedge July 9 and October 15 board meetings, along with other information.

We hope you find this helpful and welcome your suggestions for future communications.

- **Officers**—The board elected officers for the 2022-2023 year:
 - President, Bobby Whitt
 - Vice-President, Susie Oliver
 - Secretary, Barbara Maurer
 - Treasurer, Rich Bennett
- **Committee Members**—The following are committee members for the 2022-2023 year:
 - **Architectural:** Larry Wood (chair), Fred Adams, Rich Bennett, and Al Parris
 - **Budget:** Everette Denning (chair), Fred Adams, Rich Bennett, and Rick Hunter

- **Capital Improvement and Appearance:** Al Parris (chair), John Daniels, Ted Keith, and Dave Brown
- **Election:** Susie Oliver (chair), Rick Hunter, Wayne Crawford, and Nanette Hill
- **Lease:** Barbara Maurer and Susie Oliver (back-up)
- **Maintenance:** Everette Denning (chair), John Daniels, Ted Keith, Dave Brown, Bob Bruening, Hank Bell, and Mike Webb
- **Newsletter:** Susie Oliver and Barbara Maurer (back-up)
- **Pervious Allocation:** Susie Oliver (chair), Rich Bennett, Larry Wood, and Harry Kagel
- **Website:** Susie Oliver, Barbara Maurer, and Bobby Parrish
- **Follow-up From Annual Meeting**—Suggestions were made at the May 28 annual meeting regarding several items, which the board addressed as follows:
 - **Make election vote count available**—Future election vote counts will be made available at the annual meeting and posted in the Residents and Owners Only section of the website.
 - **Post vote on all motions**—The vote on all significant motions will be included in the newsletter. The secretary can be contacted on how individual board members voted. Votes on routine motions, such as approval of minutes, will not be reported.
 - **Post units of ownership on website**—Names of owners and number of ownership units will be posted in the Residents and Owners Only section of the website.

- **Consider term limits for board members**—The Articles of Organization do not include term limits and would have to be changed. This will require more research due to a change in LLC statues by the NC General Assembly.
- **Coyotes**—Coyotes have been seen in the park again this year and they killed a resident's dog in October. The board is taking action to deal with the situation, including posting warning signs and working with the Town of Emerald Isle, as coyotes have been seen in various locations in Emerald Isle. If you see a coyote, do not approach it, run, or turn your back. Stare at the animal and be as big and loud as possible. Wave your arms, clap your hands, make noise, and shout in an authoritative voice. Report any coyote sightings in the Park to Bobby Whitt (919-523-6163) and the Town of Emerald Isle (252-354-3424).
- **Marsh Renourishment Project**—The board is continuing to work with engineers and CAMA to renourish portions of our marsh and add timber piers. Due to increasing costs, additional discussions are being held with the potential contractor to reduce costs.
- **Park Security** —A Security Task Force of Al Parris (chair), Alease DeJarnette, Sharon Franklin, and Rob Wood, met in July. The board reviewed their recommendations and approved adding neighborhood watch/residents only signs in the Park and identifying residents' vehicles with Watersedge stickers so that residents can watch vehicles without stickers more closely. In addition, the board encourages residents who own security cameras to report suspicious activity. Residents who are interested in participating by

providing information to the board should contact Al Parris at 252-373-5670 or

- **Water**—Thanks to all residents with underground irrigation systems who disconnected them in May to comply with new rules from Bogue Banks Water Corporation, our water supplier. Effective June 1, 2022, no underground irrigation systems may be installed in the Park; only above-ground systems are allowed. Water costs are one of our major expenses, and the board continues to implement ways to reduce costs, including installation of some new cutoffs and pipes this fall or winter. Guidelines for watering will be provided by the spring. The following are action items for residents related to reducing utilization of water:
 - Back flow preventers must be installed on all pier water faucet hose connections.
 - Water should be turned off to mobile homes when leaving for more than one day.
 - With the coming of cold weather, take all necessary action to drain water lines and/or properly insulate them to prevent broken pipes that may be caused by freezing.
 - Irrigation systems must be turned off from November 1 until March 1.
 - Running toilets should be repaired to stop any leaks.

Water will be turned off at the pier before Thanksgiving.

- **West Entrance**—The west entrance gate is closed and will reopen by Easter weekend.
- **Pervious Coverage**—The reserved pervious square footage for owners of mobile homes of less than 672 square feet has been extended through October 31, 2023.

- **2023 Lease**—The 2023 lease will be mailed around December 1 and rent payments must be postmarked by December 31. Any payment not postmarked by December 31 will be assessed a \$250 late fee. Partial payments cannot be accepted. Leases are issued in the titleholder's name. If you change any names on your title, send a new title to Barbara Maurer ((new email address) or 300 Shoreline Drive, New Bern, NC 28562-9522).
- **Website**—The Watersedge website, contains Park guidelines that have been developed as a quick reference regarding your responsibility as a resident of Watersedge. Please become familiar with them to make Watersedge a better place to live. They are located on our website under the Residents and Owners Only page. The confidential password to the Residents and Owners Only page is *ilovethebeach*. Residents are encouraged to submit pictures to be added to the gallery section. Please email them to Barbara Maurer at and Susie Oliver at (note: both are new email addresses).
- **Thanks to Dave Brown and Bob Bruening** for cleaning out heavy foliage around the shrubs at the front south entrance.
- **Condolences** go to the family of Ray Smith, who passed on July 10. He is survived by his family in the Park, Donna Denning and Dan and Laura Denning, 304 Watersedge Drive.
- **Contact Information**—Please use the "Contact Us" button at the bottom of this email or the Contact page on our website to notify us if any of your contact

information changes, including telephone numbers, email address, or postal mailing address.

Vote on Motions Passed at July and October Board Meetings

- Election of 2022-2023 officers – unanimous
- Appointment of 2022-2023 committees – unanimous
- End services with Buck Landscaping in September 2022 – unanimous
- Replace additional cut-off valves – unanimous
- Park residents must install back flow preventers on all pier water faucet hose connections – unanimous
- Residents and owners will be notified of the following: election vote count will be available at the annual meeting and posted on the website; all significant motions will be included in the newsletter, and upon request, the secretary can provide the actual count; units of ownership will be posted in the Residents and Owners Only section of the website; the Articles of Organization do not permit term limits – unanimous
- Extend the reserved square footage for smaller mobile homes to 10/31/23 – unanimous
- Late lease fees will be increased from 5% to \$250 – unanimous

If you have questions or comments, please submit them through the Contact page on our website (link below).

