

**WATERSEGE**  
**MOBILE HOME PARK**



# January 2023 Newsletter

**Below are highlights from the Watersedge January 21 board meeting, along with other information.**

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

- **2023 Budget**—The budget was approved and is posted on the Watersedge website, <https://www.wemhp.com> under Residents and Owners Only/Resident Documents. The confidential password to the Residents and Owners Only page is *ilovethebeach*.
- **Distribution**—The board approved a payout of \$300 per .2% ownership (previously per share) to owners of record as of January 21, 2023. Checks will be mailed by March 31. If your address has changed from what is shown on your lease agreement, please notify Barbara Maurer at [bjmaurer@gmail.com](mailto:bjmaurer@gmail.com) or 252-670-0757. In addition to the distribution, estimated state income taxes were prepaid for owners prior to the end of 2022 and will be reflected on the K-1 tax form.

- **K-1 Tax Forms** for 2022 taxes will be mailed by March 15 to members' addresses on record. Note the action required above if your address has changed from what is shown on your lease agreement.
- **Marsh Renourishment Project**—The board did an extensive review of various alternatives for renourishing portions of our marsh. They voted to appropriate \$130,000 (no increase from 2022 cost estimate) plus an 8% contingency for the marsh renourishment project, with the work to be done in 2023.
- **Nominations**—The terms of board members Everette Denning, Ted Keith, and Bobby Whitt are expiring this year. Nomination forms were mailed on January 27.
- **2023 Watersedge Telephone Directory**—The 2023 Watersedge telephone directory is now posted on our website, <https://www.wemhp.com>, under Residents and Owners Only/ Resident Documents. The confidential password to the Residents and Owners Only page is *ilovethebeach*. Please notify Barbara Maurer at [bjmaurer@gmail.com](mailto:bjmaurer@gmail.com) or 252-670-0757 or use the "Contact Us" button at the bottom of this email if changes need to be made to the directory listing, if your contact information changes in the future, or if you do not want your email address included in future directories.
- **Coyotes**—A licensed trapper set traps earlier this month, but no coyotes were captured. The board will be posting warning signs in the park and working with the Town of Emerald Isle, as coyotes have been seen in various locations in Emerald Isle. The board investigated the possibility of installing a fence at the west end of the park but decided coyotes would find other ways to enter the park and that a fence would not be effective. 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).

- **Annual Meeting and Celebration**—The annual meeting for members (owners or shareholders) will be held on Saturday, May 27, at 10 a.m. Our annual celebration will be held at the picnic shelter at 6 p.m. on Saturday, May 27. Your help is needed to make our celebration picnic possible. Please contact Bobby Whitt at 919-523-6163 or [whitt4030@twc.com](mailto:whitt4030@twc.com) if you are willing to help with serving, set-up, or clean-up. We especially need help with serving and can schedule volunteers for a limited time so they can still enjoy the celebration with family and friends.
- **Water**—Water should be turned off to your mobile home when you leave for more than a day. Please 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. Water has been turned off at the pier until spring. Water costs are one of our major expenses, and the board continues to investigate ways to reduce our usage and costs.
- **West Entrance**—The west entrance gate is closed and will reopen by Easter weekend.
- **2023 Lease**—Leases are issued in the titleholder's name. If you change any names on your title, send a new title to Barbara Maurer ([bjmaurer@gmail.com](mailto:bjmaurer@gmail.com) or 300 Shoreline Drive, New Bern, NC 28562-9522.)
- **Website**—The Watersedge website, <https://www.wemhp.com> 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 Residents and Owners Only. 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 [bjmaurer@gmail.com](mailto:bjmaurer@gmail.com) and Susie Oliver at [susiemoliver@gmail.com](mailto:susiemoliver@gmail.com).

- **Mobile Homes or Ownership Units for Sale**—If residents want to publicize that their mobile home is for sale, or if owners (shareholders) wish to sell their units, contact Susie Oliver at [susiemoliver@gmail.com](mailto:susiemoliver@gmail.com) or 919-271-2210. There are several residents in the Park who are interested in purchasing units of ownership.
- **Condolences** go to the family of Doris York, who passed on November 18. She is survived by her son, Travis York, and daughter, Robin Weitzel, 333 Jamie Circle. Also, condolences go to the family of Greyson Thompson, former resident and owner, who passed on January 1.

#### **Vote on Motions Passed at the January Board Meeting**

- Pay a distribution of \$300 per unit (.2% ownership) by March 31, 2023, to owners of record as of January 21, 2023: unanimous
- Allocate \$130,000 plus 8% contingency for marsh renourishment: Yes – Fred Adams, Everette Denning, John Daniels, Rick Hunter, Ted Keith, Barbara Maurer, Susie Oliver, Larry Wood; No – Rich Bennett, Al Parris.
- Proceed with the entire marsh renourishment project this year using Sandbar Oyster Company (Oyster Catcher Design) or Native Shorelines (backup) material and granite: Yes – Fred Adams, Everette Denning, John Daniels, Rick Hunter, Ted Keith, Barbara Maurer, Susie Oliver, Larry Wood; No – Rich Bennett, Al Parris.