



## The South Harbinger

A Newsletter for the Associations in South Harbour Village

### From your Board President:

#### **SHV Master POA** 2022 Board of Directors

##### **Adam Berkowitz, President**

1/2022 – 1/2024

Westport Owner & WPT-BOD Member  
berk4422@cs.com

##### **Roberta Guendelsberger, Vice President**

8/2021 - 1/2023

Glen Cove Owner & GC-BOD Secretary  
reguendelsberger@gmail.com

##### **John McLendon, Treasurer**

1/2021-1/2023

Marina Club Owner & MCC-BOD President  
postmasters@bellsouth.net

##### **Leon Hicks**

1/2021-1/2023

Barnes Bluff Owner & BB-BOD President  
leonhicks365@gmail.com

##### **Mary-Jane LeKanides**

3/2021-1/2023

SH Station Owner & SHS-BOD Treasurer  
maryjanek@juno.com

##### **Jim Cross**

3/2022-1/2024

Cambridge Crossing Owner  
jcrossroad@aol.com

##### **Bill Martin**

3/2022-1/2024

Village Green Owner  
wmvette@hotmail.com

I hope everyone is enjoying the last few weeks of the summer season and looking forward to a “local summer”. As for me, I am looking forward to local golf and the great fishing over the next 2 months. Just a reminder, this year flounder season opens Sept. 1 and closes at 11:59 p.m. Sept. 30, with a one-fish per person per day creel limit. A 15-inch total length minimum size limit (from the tip of the snout to the tip of the compressed tail). If you have not heard the term “local summer” it’s the months of September and early October when the tourists leave, the traffic subsides, beaches are wide open, and the pace of life slows down a touch.

Speaking of slowing down a touch, please respect your neighbors by respecting the posted speed limits in the neighborhood.

Regarding the land purchase on the corner of Glen Cove and Vanessa Drive; We are working with attorneys to finalize the closing documents and should close on the property before the end of August.

Regarding the Marina Parking Lot; The Master Board established a committee of stakeholders to make recommendations on the future governance of the parking lot. The Master Board appreciates the time and commitment from the Committee Volunteers to develop these recommendations and the Master Board looks forward to reviewing the recommendations in our next scheduled meeting.

In addition to our live streamed board meetings, this newsletter

#### Email Communication

Our principle method of communication is via email. If you are not receiving regular emails from LRES, opt in to save money and be up-to-date by emailing [info@realestatecoast.com](mailto:info@realestatecoast.com) or calling 910.454.0700. Emails are sent using Constant Contact so you may need to check to make sure items are not inadvertently blocked. If you wish to continue to receive a printed copy of this newsletter, contact LRES.

## **SHV POA Master Standing Committees**

Communications  
Community Activities  
Finance  
Property/Grounds & Maintenance  
Safety & Security

\*If you are interested in joining a South Harbour Committee, please submit the Committee Volunteer Sign Up Form on the SHV website at [www.shvassociation.com](http://www.shvassociation.com)

## **Master Board 2022 Meeting Schedule**

- ♦ Oct 7th - Standard & Budget MTG - 11 am
- ♦ Nov 18th - Standard BOD - 11 am
- ♦ 2023 - Jan 6th - Standard BOD - 11 am
- ♦ Feb 11th - ANNUAL MTG - SAT- 9 am

*MINUTES FROM PAST MEETINGS are available on the SHV website: [www.shvassociation.com](http://www.shvassociation.com). Click Associations and Documents and then South Harbour Master POA. Scroll down to SHV Mtg Mins.*

## **From your Treasurer:**

Treasurers Report  
July 2022

Your Capital Reserve balance stands at \$724k and the Operating Account has a balance of \$218k. The Capital Improvements Account is just over \$173K.

To fund the Glen Cove property purchase, we must borrow a little over \$155K from Reserves. We will create an A/P line item to track the re-payment of these funds to reserves from the Capital Improvements account.

Overall, expenses are in line with budgeted amounts.

John McLendon

## **From your Board President: (continued)**

enables the board to provide another channel of open and transparent governance of the community.

Thanks again to the communication committee for assembling another outstanding edition of the Harbinger. If anyone would like to volunteer for the communications committee or any other committee, please let a board member or LRES know.

Thank you,  
Adam Berkowitz

## **Property, Grounds and Maintenance**

Summer is winding down and we hope this finds you well. The committee continues to work on keeping our facilities operating efficiently. Over the past few months the following issues have been addressed.

1. Punch list of CH painting, column and trim repairs completed
2. Water leaks at CH and pool repaired
3. Power-washing of pool fencing and signage
4. Drip irrigation of pool planters
5. Paving repairs on Glen Cove including re-grading and drainage improvements
6. Grading and drainage improvements in the vicinity of 4193 Glen Cove to alleviate flooding concerns
7. Pool algae had cropped up on a few occasions due to excessive heat and a leaky filter component and addressed. We continue to lean on our pool contractor to stay ahead of anything major.

We do our best to address all maintenance and neighbor concerns to make our community shine. *You can help!* Please contact LRES with any issues so we can keep things running smoothly. Thanks!  
Jim Cross

# **SOUTH HARBOUR VILLAGE**

South Harbour Village is comprised of 9 individual homeowner associations. Property owners in each of these HOA's are members of their particular HOA of which each HOA has it's own neighborhood board and responsibilities. These HOA's have been divided into three categories for voting and budget purposes. Below are the designations:

## **Class B Members**

**(Only able to vote on issues that affect their properties;  
Do not have use of Master Association amenities)**

***SH Marina SOA, SH Mixed Use, Marina Transient Dock, Chapel & Restaurant.***

## **Partial Service Class A Members**

***(HOA's self-fund Stormwater & Road Expenses)***

***Barnes Bluff, Cambridge Crossings, South Harbour Station & Navigation Point.***

## **Full Service Class A Members**

***(Stormwater & Road Expenses included in Master budget)***

***Glen Cove, Westport, Village Green, Golf Villas & Marina Club.***

*This is the third of a series of articles to be written about the various HOA's that compromise South Harbour Village. It is meant to identify where the community is located, names of key people within the community, how many residential structures there are, what may be included in their community, and the responsibilities of each community.*



## **MARINA CLUB CONDOMINIUMS**



Marina Club Condominiums is a close knit, welcoming community located in the Safe Harbor South Harbour area at the intersection of O'Quinn Blvd. and Nester Dr. There are six buildings with two units each and two additional lots that will eventually join the condominium. Each unit has 3 bedrooms, dedicated parking, open floor plan living room and kitchen, plus front and back porches with expansive views of the marina, intracoastal waterway, Dutchman's Creek and Dutchman Creek Park. The first unit was built in 2002 and sold November 2002 making MCC one of the oldest South Harbour communities. See us on Google Maps for more information.

The Marina Club board of directors are:

John McLendon: President  
Stan Wright: Secretary  
Royce Harmon: Treasurer  
Jeff Wenhart: Member at large  
John Cardillo: Member at large





## **Par 3 Golf Update**

By Jonathan Weaver

Everything is green and growing! Most of our equipment has come in, except for two pieces. We have been busy this summer utilizing what has arrived, verticutting four times and aerifying three, with one aerification using a coring tine. We have mowed the tee boxes and collars of the greens with the new cutting reels, and have started using the new greens mower as well. We are planning on verticutting and aerifying one more time this season, and will release those dates before we do. Next on our list is repairing the sand traps which, due to staffing issues have become overrun with weeds. With everything else in order and on schedule with its maintenance, we will be shifting our focus to them and look forward to having them cleaned up shortly.



## **HAVE YOU NOTICED OUR NEW SIGNS?**



# COMMUNITY ACTIVITIES



There are some community members who have expressed an interest in a community wide clean up day. Due to lack of volunteers, this will need to be done within individual associations. I am checking with the Town of Oak Island to see if they pickup branches, grass, brush and leaves for free. They do not accept yard debris at the dump, only bagged trash and Brown and White goods. The Public Works Department operates the Disposal Convenience Site, (formerly referred to as the Town Dump), located at 4110 Airport Road. This site is available to all Town residents and owners of non-commercial property, for free disposal of household garbage and recycling; including Brown and White Goods. NOTE: Proof of residency is required for use of the Disposal Site. (This can be provided through any identification showing a Town address (i.e. driver's license, utility bill, etc.). Hours of Operation: Wednesdays: 1:00 PM - 4:30 PM Fridays: 9:00 AM - 1:00 PM First Saturday of the Month: 9:00 AM - 1:00 PM (check the website for more details about items accepted <https://www.oakislandnc.gov> )

## SATURDAY SOCIALS

As summer fades and fall creeps up on us, I would like to remind everyone that we have some community activities planned for the next few months. The monthly Saturday Socials have been well attended, and will continue thanks to the hard work of Lisa Petta, Barbara Textoris and Sandy Scialdone, our social committee volunteers. In September we plan to have a BYOB wine tasting and a snack to share night. This is on September 10th from 5 to 7pm. (Flyer will be emailed). There is no charge for this event; it is just a nice way to meet others within our community. Put October 8th and November 12th on your calendar as well, so you can plan to attend, themes to be announced when they get closer. December will start with the tree lighting at the clubhouse, and a cookie exchange is also planned.

## OUR LIBRARY



We would like to encourage everyone to visit the newly organized Clubhouse Library. It is located upstairs at the clubhouse. Access is thru the handicapped entrance into the kitchen. There are many audio books, and an extensive hard cover fiction collection. Everyone is welcome to borrow and we welcome the donation of current new releases. There is a shelf of paperback books as well. Right now we only have a few children's books, but anticipate growing that collection. Unfortunately the room is not handicapped accessible, but if you have a book you would like to read, please reach out to our volunteers and they will do what they can to help you. Thanks to Petra Fey and Beth Cross for their work with the library. We are planning a open house in September and will let you know more information as we finalize plans.

How our library works:

Borrow a book and return. / Bring a book, take a book.

Buy any book for \$1 except if it is marked differently. (special section)





Join us in welcoming all the new residents to our neighborhoods!

**Barnes Bluff**

Todd Tanck  
4017 Barnes Bluff Dr.

Kevin & Mariyn Bergh-Dick  
4005 Barnes Bluff Dr.

Todd & Carolina Williams  
4001 Barnes Bluff Dr.

**Golf Villas**

**Village Green**

William & Carol Collins  
5154 Elton Dr.

**Westport**

Hazel LaCoste,  
David & Katherine Curtis  
5227 Minnesota Drive

Andrew & Heather Rerecich  
5132 Minnesota Drive

**Glen Cove**

Bonnie & Gary Huffman  
5070 Glen Cove Drive

**Cambridge Crossing**

Cheryl Ludwig  
4176-1 Cambridge Cove Circle

Hansi Crisafi  
4185-2 Cambridge Cove Circle

Joanne Napier  
4164-2 Cambridge Cove Circle

Elizabeth Britt  
5220 Minnesota Drive

Jeremy Courson  
5216 Minnesota Drive

LRES and/or CAMS do not OWN any part of SHV. They have no ties or interest in SHV property that can benefit LRES or CAMS financially. LRES and CAMS only manage the Homeowners Associations.

HOLIDAY



Last year we did a very successful Porch Food Drive for the holidays. The Community Committee is looking for a volunteer or two, to help co-ordinate something again this year. Please either call or text me, so we can get this worthwhile project organized. (MaryJane - 914-474-1094).



## Trivia ~ Did You Know?

### September Trivia

September used to only have 29 days. Thanks to Julius Caesar's reform of the Roman calendar in 46 BC the month now has an additional day.

'Sept' normally refers to seven - and September is the ninth month because January and February were added to the Gregorian calendar along the way, moving it forward.

September 1, 1939 was a dark day for the world. It was on this day that Hitler invaded Poland, consequentially beginning World War II.

There are more pop and classic songs with "September" in the title than any other month.

- \* September 5th: National Cheese Pizza Day
- \* September 9th: National Teddy Bear Day
- \* September 16th: National Play-Doh Day
- \* September 19th: International "Talk Like a Pirate Day" There ya have it, Maties!

## Clubhouse - Rental Process

If you are having an event, a birthday party, dinner party, or just want to entertain a large group, the Clubhouse is a wonderful and convenient location. Private events require that the Clubhouse be reserved, a rental fee be paid, and a refundable security deposit be made. This is a very simple process- fill out the application (<http://www.shvassociation.com/shm-pool-clubhouse-apps-docs/>), turn in the completed application along with two checks made out to SHMPOA, one check for the rental fee and one check for the refundable security deposit. Your security deposit will be returned to you after your event if the clubhouse is neat and clean.

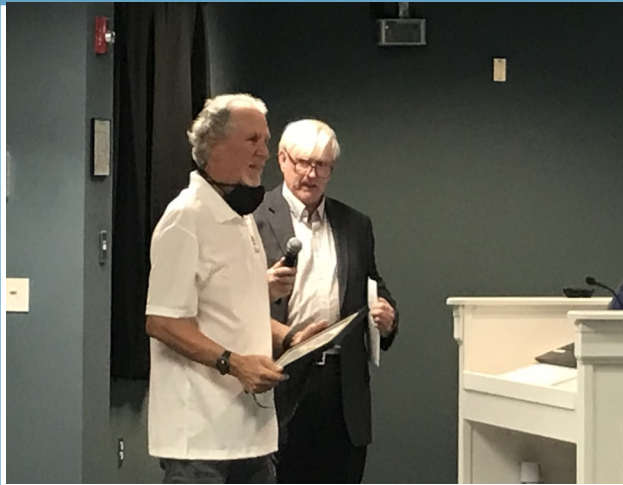
**Prior booking of the clubhouse is necessary to ensure the facility is available. The rental fee assures that our clubhouse will remain as clean, safe and functional.**



If you have any ideas as to what you would like to see in our newsletter or if you would like to contribute any pictures or articles for consideration, please contact Susan Picz at [spicz@att.net](mailto:spicz@att.net)



# ANNOUNCEMENTS AND ITEMS OF INTEREST



## Trees to Sea Award

Every 6 months, The Town of Oak Island awards a few individuals the “Trees to Sea” Good Citizenship Award to individuals who go above and beyond to improve our community. At the August 16th Town Council meeting, one of our very own South Harbour Village residents was one of three such recipients.

Dennis Maneri of Glen Cove serves as Chairperson for the Oak Island Friends of Parks Foundation, a non-profit organization that raises money to purchase tangible goods that are then gifted to

the town with the purpose of improving the park(s) experience for everyone. One such example is the permanent shade structure next to the Splash Pad was recently installed and funded by this group. There are many other ways this group helps the community. Find out more by visiting their website at [www.okifriendsofparks.org](http://www.okifriendsofparks.org).

Congratulations to Dennis on receiving this award. Thanks for all you do to make our community better and keep up the good work!



## Fish Factory Road Pathway

By: Leon Hicks, SHVBOD member

The effort to establish a path/greenway along Fish Factory Road to accommodate pedestrian traffic is still underway.

I have been in touch with Mark Martin, Town Councilman for Oak Island, and he continues to champion the cause. In a recent communication he mentioned that the town has hired a “new planner”, Matt Kirkland. According to Mark, Matt has taken the reins on the Greenway Initiative Project. Feasibility studies are underway as well as efforts to identify sources of “in-house” funds. It is important to reiterate that there are other greenway initiatives on Oak Island, and I believe it is very important that residents of South Harbour Village continue to advocate for the Fish Factory Rd. project.

For residents of South Harbour this is not just a matter establishing a recreational asset, but a matter of safety.

If you or someone you know has added or have done something to enhance our community, please forward information to Susan at [spicz@att.net](mailto:spicz@att.net). Pictures are welcome.



## Scenes from South Harbour Village

### ***Ladies Luncheons***

We started our monthly **Ladies Luncheons** in February. The next luncheon will be on September 13. If you are interested in joining us, please contact Sandy Scialdone at [dms051780@yahoo.com](mailto:dms051780@yahoo.com).



The June SHV Women's Luncheon was held at Ports Of Call in Southport and was hosted by Barbara Textoris



SHV Women's July luncheon was held at Island View in Shallotte and was hosted by

### **SATURDAY SOCIALS**

Come join your South Harbour neighbors every second Saturday from 5:00 PM to 7:00 PM at the SHV Clubhouse to enjoy old friends and welcome the new ones! Bring an appetizer to share and BYOB. Always lots of fun conversation! Such a great social event!



Pictures from our June Social





## Scenes from South Harbour Village

### **SATURDAY SOCIALS, cont.**



The July SHV Social was catered by Southport Smokehouse BBQ



The August SHV Social was a pool party and was held outside by the pool. Hot dogs and dessert were supplied by the Social Committee.





### Guest Policy:

This is a reminder that while the South Harbour community does welcome guests of SHV residents to use the recreational facilities, the resident that invited the guest **MUST** accompany them at all times they are onsite using the facility, with the exception of bonafide houseguests and members of immediate family

We appreciate everyone's cooperation in keep SHV a welcoming and safe community for all.

Have important public service information as well as safety information as soon as it comes out.

For public service information regarding local and regional issues, sign up for alerts on the newly revised Oak Island website and visit the Brunswick County website

<http://oakislandnc.com/>

<https://www.brunswickcountync.gov/news/>

In the case of emergencies,  
having factual information quickly is  
critical!

## Pet Reminder

As a reminder to all pet owners, **please keep your pets leashed at all times** and do not leave them outside



unattended. It is also important that all owners and guests clean up after their pets.

Let us keep our community beautiful and safe for everyone.



Please drive slowly in our neighborhood. We are all sharing our roads with walkers, bikers, runners, deer, turtles, and occasional alligators. Please remember safety first. The extra minute it takes you to get there could **SAVE** you a bundle.





Starting October 4th Beth Cross will have a Grow Young Fitness Chair Aerobics class every Tuesday and Thursday mornings from 9 to 10 am in the Club House. This is a fun to follow exercise video program, so wear comfortable clothing and bring a water bottle. If you have hand weights and exercise bands, bring those too! No registration and no fees!



October 15th is scheduled for our semiannual community yard sale. South Harbour Village does not allow individual sales, so this is a great way to convert some unwanted treasures into extra money for the holidays. We will put an ad in the Pilot, and we will post signs on Long Beach Road, Fish Factory Road and Vanessa Drive to direct people to participants. You may want to get a balloon or a something colorful to mark your mailbox. A flyer will be emailed the first week of October, with more information.



## The South Harbinger

A Newsletter for the Associations in  
South Harbour Village

### Looking for volunteers:

The Communications Committee is looking for people to volunteer to help produce the quarterly newsletter, THE HARBINGER. If you have enjoyed the newsletter and feel that you could devote a few hours every three months to keep the publication going, then we would like to hear from you. No special talent needed, however, a basic knowledge of the Publisher software by Microsoft would be a great help. It's a great way to keep our neighbors informed about the wonderful things that are happening in South Harbour Village.