



► April 2023

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Message From Board President Adam Berkowitz

I and the other members of the Master Board want to thank you for the opportunity to serve this community. We also want to thank the many volunteers who serve on the various SHV committees. Your time and input is greatly appreciated.

In order to continue utilizing volunteer resources in a meaningful, effective, and efficient way, the board will continue to evaluate committees based on the needs of the community. You'll find a list of current standing committees on the last page of this newsletter. If you would like to volunteer for a committee, please reach out to a board member or to our POA's management company, LRES. Board contact information is also found at the end of this newsletter. Con-

tact LRES at (910) 454-0700 or info@lreservices.com.

The Master Board held its first 2023 meeting in March. Officers were installed and a working session followed. The board thanked Mary Jane LeKanides for her Master Board service and for acting as the Social Committee liaison. It also welcomed Nancy Arvan, elected to a two-year term, and Joe Borsuk, appointed to fill the remainder of Bill Martin's term.

During the working sessions, priorities for the year were discussed, including completing the transfer of the storm water permits, and providing amenities and services that meet community needs. The results of an SHV owner survey conducted in late 2022 served as a guide

for discussions. While not a mandate, survey results help the board better understand community member desires.

Proposed options for improving or adding to amenities will be discussed at a future roundtable discussion with the nine SHV Member Associations. No amenity improvements or additions will be undertaken until the Member Associations have a chance to vote on them.

Now that it's spring, consider supporting the Par 3 Golf Course by buying an annual membership. It only takes an hour to play 9 holes. You'll burn those winter calories and improve your short game. I look forward to seeing you on the course!

Adam Berkowitz
Master Board President



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What You Need to Know About Oak Island Paid Parking

Paid parking is in effect on Oak Island from April 1 - Sept. 30 between the hours of 9 a.m. - 5 p.m. Here's what you need to know:

- ◇ Town parking permits are available for town residents & property owners. They allow for parking in specially
- ◇ Residents & property owners are allowed up to three town parking permits per property owned.

marked town parking spaces, **as well as** regular paid parking spaces, during the enforcement times.

- ◇ Marina Club, Marina SOA, Mixed Use and Navigation Point should get an **Unique Authorization Code (UAC)** from their association. All others must use their water bill account number (with no dashes).

PLEASE NOTE:

1. The code is CASE SENSITIVE and must be inputted when required **exactly** as provided.
2. The code can only be used on one account.

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Our Par 3 Golf Course is again hosting the First Tee Program for Brunswick County youth. This year's program began Thursday, March 9.

First Tee is a youth development program that integrates the game of golf with a life skills curriculum. Coaches not only teach golf, they also teach life and leadership skills that empower kids in all areas of life. Keep up the good work, coaches!

Also, the course hosted the South Harbour Sling disc golf tournament on Sunday, March 19. The Gateway Disc Sports event was held here to assess the feasibility of alternative uses for the course.

Property, Grounds & Maintenance Report



Preparations are underway for the coming season. The committee is working with the board, other committees, and vendors to get everything ready for the coming warm weather.

The pool was drained and acid washed to remove accumulated dirt and algae to neutralize any contaminants. A leaky relief valve in the drain was replaced to stop a known

slow leak. All filter media will be changed before pool startup, which hopefully will prevent any contamination issues this coming summer.



Seasonal plants and pine straw have been installed

at both entrances, at the park, and in appropriate common areas. The regular mowing and ground maintenance schedules are to resume this month.

There are no projects or reported issues involving the clubhouse facility or tennis/pickleball courts. Quiet is good!

Treasurer's Report

As of February 2023, the Capital Reserve balance stood at nearly \$616,000 and the Operating Account had a balance of \$62,000. The Capital Improvements Account had just over \$12,000.

To fund the Glen Cove property purchase, we borrowed \$155,000 from Reserves and created an Ac-

counts Receivable line item to track the re-payment of these funds. As of Feb. 28, the outstanding balance to be paid back into Reserves was just under \$128,000.

Last year, an audit of our accounting and finances found no irregularities or areas of concern. The associated management letter was signed and returned on Jan 16.

New Programs in 2023 at South Harbour Par 3 Golf Course

Several new initiatives are teeing off in 2023 at the Oak Island Par 3 Golf Course, according to course Superintendent Jonathan Weaver.

A closest to the pin competition is held all day on Mondays and Wednesdays, and Ladies Days on the Greens is held Tuesdays and Thursdays at 10 a.m. Ladies Days feature a 30 minute golf lesson and 9 holes of golf at a discounted rate of \$11.

In addition, a Men's Golf Associ-

ation league has started. The weekly competitions are held on Wednesdays at 10 a.m.

Junior golf lessons will be conducted every Wednesday at 4:30 p.m. beginning April 5. Children ages 9-17 are eligible at a cost of \$10 per session or \$30 per month. Veteran junior golf instructor James English will teach the kids.

For information on any of these programs call the Pro Shop at (910) 454-0905.

Grounds Report

Bermuda grass is exiting its winter dormant phase and has begun to grow. Spring pre-emergent herbicide has been applied and greens restoration will begin now that consistent warm temperatures are here.



HELP WANTED!



Two standing committees are **urgently** in need of volunteers.

Do you remember moving to the neighborhood and receiving a folder

with information about the community and coupons from area businesses? That was courtesy of the **Welcome Committee**. Members collect information and distribute it once every three months to new residents.

The Welcome Committee needs volunteers. Contact Lisa Petta at Peta5754@gmail.com for more information.

The **Communications Committee** works hard to produce this quarterly newsletter, but generating content of interest to residents can be a challenge.

You can help by providing article ideas to Roberta Guendelsberger (reguendelsberger@gmail.com) or John Cardillo (jcardillo6986@gmail.com). Computer experience not required! Just being the committee's eyes and ears would be extremely helpful.

Paid Parking

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3. The code can be inputted at any time during the year. The code has no time limit.

- ◇ If you have a 2022 town parking permit (a sticker on the your windshield) that permit will be good for use in 2023 as well. **HOWEVER**, you must register the permit with OttoConnect, the company administering the paid parking program. Do so by emailing surfcast@ottoconnect.us with

the following information: (1) the UAC for your property and (2) the number on the town parking permit decal on your windshield and the license plate/state of registration for each vehicle. You will receive confirmation from OttoConnect after the information provided has been loaded into its system. **You must receive this confirmation before proceeding.**

- ◇ Next you will need to use the SurfCAST application to sign up. You can either download the SurfCAST app for your iPhone or Android device, or go to the company's website (surfcast.ottoconnect.us). When

registering, you will need to enter the UAC. If your need further assistance, call (910) 200-1497 weekdays between 9 a.m. and 5 p.m.

If you don't have a 2022 town parking permit, you can obtain one either by (1) purchasing one at Oak Island Town Hall, 4601 E Oak Island Drive, weekdays between 9 a.m. and 4 p.m., (2) calling (910) 200-1497 weekdays between 9 a.m. and 5 p.m., or (3) via the SurfCAST app or website.



Second Saturday Socials

The monthly Saturday Socials, held every second Saturday from 5–7 p.m. at the clubhouse, are great opportunities to meet others within our community. Share food, fun, and conversation with old friends and make some new ones!

There is no charge to attend, but you're asked to bring an appetizer to share. Also bring your own liquid refreshments.

Please note that some months

these events may be rescheduled due to a private party using the clubhouse. Check your email for these notifications.

Interested in joining the social committee or in organizing one of the monthly events? Send an email to:
nancyarvan@gmail.com

*Many thanks to
Social Committee volunteers
Nancy Arvan, Sandy Scialdone,
Lisa Petta, and Barbara Textoris
for these community events*



OI Fire Department Offers Community Connect Program

The Oak Island Fire Department recently announced a new program to help better serve residents and property owners during an emergency.

Community Connect is a free, secure, and easy to use platform that allows you to share critical information about your property with the fire department. The information can greatly assist all emergency personnel when responding to a call for service at your home.

You can list important details



such as medical needs, your home's floorplan, access points, pets that may be inside, and even emergency contacts. This information is **NOT** shared or sold, and provides first responders with a single source for your critical information.

Creating an account is free. Visit www.communityconnect.io/info/nc-oakislandenter and enter the re-

quired information. You also have the option of providing any other information you think would be important for a first responder to know in an emergency.

Be sure to keep the details updated as things change, so that first responders can always have the latest information.

The Community Connect app also has been linked on the fire department page of the Town Website.

Spring Gardening Tips

Brunswick County lies within the Coastal Plain of North Carolina and as a result gardening here can be a challenge for both new and experienced gardeners, according to NC Cooperative Extension. Selecting plants that grow well here is key.

A great resource, *Brunswick County Newcomers Packet*, is available on the Cooperative Extensions website at brunswick.ces.ncsu.edu/gardening-for-brunswick-newcomers/. Some highlights from that document include:

- ◇ Warm season **annuals** are best planted from mid-April through

May and may last into November. Plants to consider include summer snapdragon, wax begonia, coleus, and petunia.



- ◇ There are many **perennial plants** that tolerate a wide range of growing conditions in Coastal NC, and the choices can be overwhelming. Some that do well here, depending on amount

of shade, are Japanese painted fern, Carolina phlox, yarrow, canna lily, and lantana.

- ◇ **Groundcovers** provide a dense vegetative barrier that can mitigate weed pressure in landscape beds. Popular varieties include daylily, juniper, and periwinkle.
- ◇ **Ornamental grasses** are tough, low-maintenance, and attractive solutions for difficult spots in coastal gardens. Consider maiden grass, muhly grass, blue sand switchgrass, and little bluestem.

DECEMBER 2022



December's women's luncheon was once again hosted by Mo Stombaugh in her home. It was a wonderful way to start the holidays!



Parking Lot at Marina Club Condos to Undergo Renovations

The Board has been working with the SHV developers on plans to repair, reseal and restripe the Marina Club condos and mixed use lot. The work will be done at the developers' expense.

Patching was completed in February. Resealing, restriping and curb painting will be undertaken as weather permits. The rest of the job will be done in two phases over several days, with half of the lot availa-

ble at all times.

When an area is blocked off for work, all vehicles will need to be moved to the open area. Once an area is available for use, barriers will be removed.

Sidewalks will be accessible throughout, and customers will be able to access businesses.

Dates for the work will be weather dependent. However, the project will

not start until after the Easter/Spring Break holidays.

Once the project is complete, all future maintenance and administrative costs for the parking lot will be charged to the benefitted Class B members.

The board and developers recognize this project will be a necessary inconvenience and they thank you in advance for your cooperation.

Number of Pickleball Participants Grows!

Pickleball was the fastest-growing sport in America in 2022 for the third consecutive year. That growth is reflected here in SHV, with many residents playing on a regular basis. Since we have only two pickleball courts and one for tennis, availability on some days is limited.

Please download and utilize the Team Reach app to schedule play. Enter Group Code 28461 and create a profile to get started. If you need assistance, stop by the courts during play and ask for assistance.

The app divides play by skill level, allowing those of similar experience to play together and make participation more enjoyable for both competitive and casual players.

A Pickleball & Tennis Court Policy has been developed and is posted at

Pickleball Clinics

- Saturdays, Noon—2 p.m.
- \$30 per person
- With Coach Tim Kelly



the courts. The policy attempts to ensure equitable access and document court rules and expectations.

The policy also addresses prime hours of play, defines skill levels, and emphasizes that residents and non-resident guests playing pickleball and tennis on SHV courts play at their own risk.

Tennis players always have priority in the use of the tennis court.

Barnes Bluff Construction

Big changes are coming to the Barnes Bluff neighborhood! Five new homes are in various stages of construction and initial applications for two other homes are with the Architectural Review Board.

This will more than double the number of homes along the street. The peace and serenity of the neighborhood may be temporarily disrupted, but we look forward to welcoming our new neighbors and friends.



PLEASE do not walk across, drive personal golf carts on, or allow children and pets onto the golf course. Not only do these actions cause damage to the turf, it also interferes with the golfers and the landscapers. Most importantly, it is a liability and safety concern.

Also be aware that being on the course without paying to play is trespassing.

If you have a guest or tenant in your property, please inform them of the rules.

Thank you for your cooperation!



Welcome To The



Barnes Bluff

Mary Anne Budworth
4004 Barnes Bluff Dr. Lot 19

Scott & Tracy Youngman
4008 Barnes Bluff Dr. Lot 17

Terri & Marty Scott
4014 Barnes Bluff Dr. Lot 15

Ivor Brimelow & Catherine Hunter
4032 Barnes Bluff Dr. Lot 6

Daniel & Lisa Durler
4036 Barnes Bluff Dr. Lot 4

Golf Villas

Thomas & Tamera Hutcherson
5056 Wyncie Wynd

Thomas & Cathy O'Toole
5031 Wyncie Wynd

Village Green

Jerry Helms
4241 Anderson Dr.

Lisa Krahn
4253 Anderson Dr.

Michele Picudella
5118 Elton Dr.

Kim R. Moore
5128 Elton Dr.

John Killian
5140 Elton Dr.

Lisa Krahn
5152 Elton Dr. &
5153 Elton Dr.

South Harbour Station

Lisa K. Pancake
4132 Vanessa Dr. Unit 9

Catherine & Anthony Portela
4132 Vanessa Dr. Unit 14

Betty Taylor
4134 Vanessa Dr. Unit 5

Bryan & Malinda Barfield
4134 Vanessa Dr. Unit 8

Andrew Feldman
4136 Vanessa Dr. Unit 9

Cambridge Crossings

Russell & Karen Snyder
4168-2 Cambridge Cove Circle

Donna Woods
4173-2 Cambridge Cove Circle

David & Lynne Baker
4185-1 Cambridge Cove Circle

Mary Toll
4192-2 Cambridge Cove Circle

Deborah Resler
4197-4 Cambridge Cove Circle

Navigation Point

Stephanie Alexander
5004 O'Quinn Blvd Unit A

Westport

Francz & Janet Howard
4181 Vanessa Drive

Richard & Jerry Worley
4185 Vanessa Dr.

Jean Corley
5129 Minnesota Dr.

Molly Elmo
5152 Minnesota Dr.

Coire & Mary Welch
5154 Minnesota Dr.

Kimberly Deobil
5183 Minnesota Dr.

Don & Mechelle Dessart
5222 Minnesota

Barry Casstevens & Terri Vullo
5227 Minnesota Dr.

Van Jr. & Taina Shaw
5172 Minnesota Dr.



Mondays	Tuesdays	Wednesdays	Thursdays
Mahjong	Chair Aerobics	Canasta	Chair Aerobics
Men's Poker			

Other Events & Activities

GC—BOD (5 p.m.): 4/5, 6/14

Par 3 Golf Meeting (1 p.m.): 4/7, 5/5, 6/2, 7/7, 8/4

CCX—BOD (4 p.m.): 4/16, 5/15, 6/19, 7/17, 8/21

CCX Pot Luck Dinner (4 p.m.): 4/22, 5/20, 6/24, 7/22

Private Parties: 5/13 @ 1 p.m., 6/10 @ 2 p.m.; 6/11 @ 9 a.m.

South Harbour Village

South Harbour has a Master POA (property owners association) that is made up of nine Member Associations. Each Member Association is independently managed.

Our community features a wide variety of homes including condos, townhomes, patio homes, custom homes, estate homes, and even boat slips.

The make up of our properties are as follows:

Single Family

Barnes Bluff
Glen Cove
Westport

Townhomes

Cambridge Crossing
Golf Villas
Village Green

Condos & Mixed Use

Marina Club
Navigation Point
South Harbour Station

Pool Opening May 1

The South Harbour Pool is set to open on May 1st! We look forward to a fun-filled summer poolside!!

There are also plans to once again offer water aerobics. Be on the lookout for informational emails as the season approaches.



Multi-Use Pathway

We are continuing to explore the creation of a multi-use pathway along Fish Factory Road.

The goal is to design and establish a recreational asset that residents can enjoy while also providing a safe walkway for pedestrians who travel along the road, which runs parallel to SHV communities.

If interested in assisting, contact Leon Hicks at leonhicks365@gmail.com.



South Harbour Village Property Owners Association 2023 Master Board of Directors

Adam Berkowitz, President

1/2022 – 1/2024
Westport Owner & WPT-BOD Member
berk4422@cs.com

Roberta Guendelsberger, Vice President

2/2023 – 2/2025
Glen Cove Owner & GC-BOD Secretary
reguendelsberger@gmail.com

John McLendon, Treasurer

2/2023 – 2/2025
Marina Club Owner & MCC-BOD President
postmasters@bellsouth.net

Leon Hicks

2/2023 – 2/2025
Barnes Bluff Owner
leonhicks365@gmail.com

Nancy Arvan

2/2023 – 2/2025
Barnes Bluff Owner & BB-BOD President
nancyarvan@gmail.com

Jim Cross

3/2022 – 1/2024
Cambridge Crossing Owner
jcrossroad@aol.com

Joe Borsuk

4/2023 – 1/2024
Westport & Mixed Use Owner
borsukj401@gmail.com

Standing Committees

If you are interested in joining any of the following committees, please contact a Board of Directors member and request a Committee Volunteer Signup Form.

Communications

Community Activities

Finance

Property, Grounds & Maintenance

Welcome



- ➡ Parking is not allowed in the grass or common areas. Details are available on the South Harbour Village website (*Home > SHV Master > Master Rules & Regs > Parking Resolution – 6-10-22*).
- ➡ Help keep the South Harbour community beautiful by cleaning up after your pets!



South Harbour Village:

The much anticipated Community Yard Sale has been scheduled for **Saturday, April 29th** from **8:00am to 1:00pm**, weather permitting. If there is a rain delay, the yard sale will be held the next day on April 30th at the same time.

Please contact Carol Schroeder at cschroeder001@ec.rr.com to pre-register so that a yard sale sign can be put up at the end of your street.