



► December 2022



The South Harbinger

A Message From the SHV Board President

As the year comes to an end, I want to take a moment to highlight some of the progress the Master Board has made this year on behalf of the community.

- Expanded board transparency by allowing homeowners to attend and participate in meetings via Zoom.
- Completed the purchase of property in the Glen Cove neighborhood, providing SHV with additional options as we consider future development of common areas and amenities.
- Established a marina parking lot committee comprised of key stake-

holders for the purpose of addressing concerns associated SHV's required assumption of the parking lot deed. An agreement was subsequently negotiated so that the previous owner will address, at their expense, necessary repairs, much-needed refurbishment and surface renewal. Going forward, the parking lot deed transfer will ensure proper governance, usage and funding of future parking lot maintenance and repairs, and provide benefited members with control over the accessibility and quality of the parking facilities. Ongoing maintenance costs for this common area will be

the responsibility of the benefitted members in the marina area.

- Established an ad-hoc committee to research a town/county-funded multi-use path along Fish Factory Road. The purpose of this committee is to support progress with town and county leadership.
- Established an ad-hoc pickleball committee to develop usage rules for the pickleball courts. The committee will clarify rules related to scheduling and guest usage. The committee's proposed rules will be evaluated by the master board.

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Holiday Saturday Social Coming Dec. 3

Get in the spirit of the season by attending the SHV Holiday Saturday Social on



Dec. 3 from 5—8 p.m. at the clubhouse.

Hot cocoa, cookies and holiday music will be provided. As always, you are asked to bring some snacks to share, along with your beverage of choice.

Look for additional information about that evening's social in your email.

Please note this event replaces the Saturday Social typically held on the **second** Saturday of the month (see related story, pg. 4).



Board President's Message *(continued)*

- Earlier this year the Master Board met with the HOA leaders who expressed concern with speeding and speed limits in our communities. With agreement from HOA leaders and to set clear expectations, the Master Board voted to invest in signs within certain controlled right-of-way that document and communicate speed limits.

Regarding speed limits, we request agreement and commitment from all community members and their tenants to adhere to the posted speed limits. The repeated failure of some members to abide

by the rules and respect their neighbor's safety is an open issue. As such, the Master Board is considering declaring its governed roads Public Vehicle Areas (PVA) subject to code enforcement by the Oak Island PD. More research and discussion with the HOA leaders are planned.

As the number of year-round residents in our communities grows, the Master Board continues to assess community needs in terms of amenities and common areas. There is still much work ahead as capital improvement plans are evaluated and executed. While the Master Board may at times miss the mark of perfection,

it is with a spirit of becoming better every day that we serve the community.

Thank you to all the board members who served this year. Without your leadership, we could not have made progress on behalf of our community members.

Best wishes to all for a happy and healthy holiday season.

Adam Berkowitz
Master Board President

Property, Grounds and Maintenance Report



The year is winding down as we continue to work on a few projects.

Thankfully we had no major storms this fall, so no major repair

costs were incurred. We did, however, have minor damage from tropical winds that were addressed:

- The clubhouse roof lost a few shingles to the wind, but was promptly repaired the following day.
- Street signs throughout our neighborhoods were dislodged and re-hung.
- Two street signs were damaged and replaced, and a few mounting brackets were replaced due to wind damage or deterioration. All the signposts will be repainted as well.
- One broken section of PVC fencing by the wooden bridge will be replaced.

We have had ongoing issues with pool management and maintenance throughout the year. Pump issues and resulting algae blooms were the main culprits. We are addressing these with both our current vendor and new bidders in an effort to solve these problems going forward.

Treasurer's Report

The Operating Account has a balance of \$55,000 and the Capital Improvements Account has just over \$12,000.

The Capital Reserve balance stands at almost \$556,000 after we borrowed \$155,000 from it to fund the Glen Cove property purchase. An Accounts Receivable

line item was created in order to track the repayment of these funds. The \$10 per month capital improvement assessment will be used to repay the amount borrowed.



As of Oct. 31, Master Association year to date income is at 100% of the budgeted amount and year to date expenses are at 73% of the budgeted amount. I do not foresee the association running a deficit in this fiscal year.

Golf Tournament Raises Money for Breast Cancer Group



The Oak Island Par 3 Golf Course at South Harbour hosted a tournament on Saturday, Oct. 22 to benefit Little Pink Houses of Hope of Oak Island. Seventy-two golfers participated, raising \$1,930 for the organization, which provides free, week-long retreats for breast cancer patients and their families.

Little Pink Houses of Hope empowers participants to live each day to the fullest, with direction, purpose, and hope. The retreats offer a much-needed respite from sched-

ules dictated by medical appointments and the burden of health-care bills.

The getaways also help families reconnect and cultivate relationships — with each other, with volunteers, and with other families.



Carol Schroeder, chair of SHV's Golf Course Committee, said the event was a success primarily due to the efforts of volunteers Barbara De-Felice, Claire Gelinas, Max McCullar, and Roland Paradis.

Our par 3 course has hosted a tournament to raise money for breast cancer for approximately 15 years. Little Pink Houses



of Hope has been the beneficiary for the past three years. Prior to that, funds raised were donated to the

Susan G. Komen Foundation.

Schroeder said planning for next year's tournament is already under way. Additional details will be shared as they become available.

Your Help Needed to Create a Multi-Use Pathway

Leon Hicks, Barnes Bluff owner and president of that community's board of directors, is organizing a committee 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.

Community residents who have contacts

at, or experience working with, the following would be valuable committee members:

- ➔ North Carolina Department of Transportation
- ➔ Brunswick County Government
- ➔ Progress Energy / Duke Energy

Experts on greenway or recreational pathways would also be welcome members

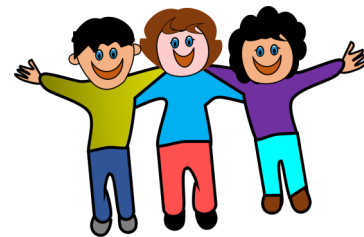
of the committee.

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





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.

2022 Saturday Socials were well attended, and we expect that trend to continue into the new year. There's always room for more friendly faces!

Special thanks to Social Committee volunteers Lisa Petta, Barbara Textoris, and Sandy Scialdone for the success of these community events



Mark your calendars now for these 2023 Second Saturday Socials:

- ◆ January 14
- ◆ February 11
- ◆ March 11

Interested in joining the social committee or in organizing one of the monthly events? Send an email to:

Maryjanelekanides@gmail.com

2022 PORCH Collections End Soon; Help Feed the Hungry

Thanks to your generosity, fewer families in Brunswick County go hungry.

SHV residents this year have donated 184 pounds of food (120 cans/jars and 56 boxed items) for area food pantries through the PORCH food collection program. There's still time to improve on those totals, but **Dec. 14** is the final 2022 collection date. We are one of about 30 county neighborhoods that participate.

Barbara Textoris of our neighborhood's

PORCH program reminds us that if we are near the clubhouse or attending an event there, we should please remember to bring one or more items to donate. Contact Barbara at BTetoris@gmail.com with any questions.

Launched in 2010 in Chapel Hill, PORCH is a grassroots hunger relief organization that has collected and donated more than \$4.8 million in hunger relief across dozens of NC communities.

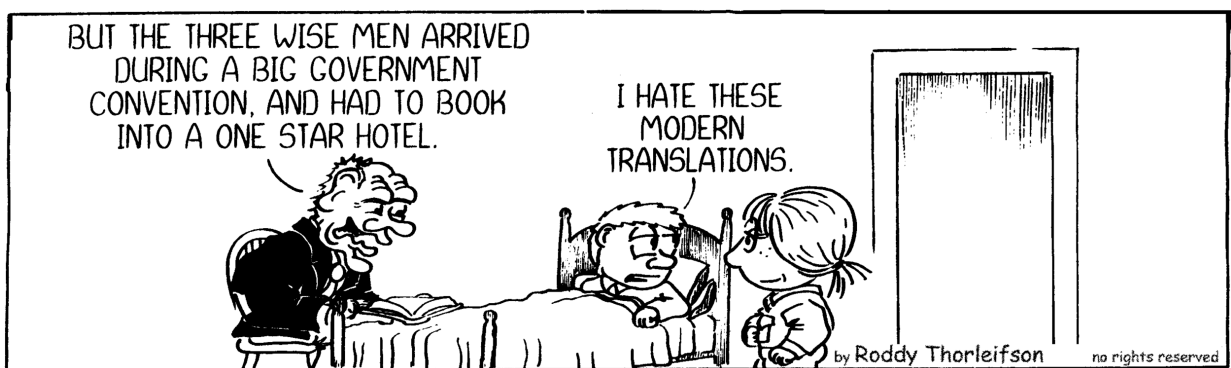
It's estimated that 26% of children in our county live in food insecure homes. Since December 2020, PORCH of South Brunswick has collected and distributed more than 60 TONS of food and supplies to more than a dozen area charities.



Lisa Petta hosted a fall women's luncheon at Falcone's Italian Restaurant. Pictured are the attendees and the food collected for the PORCH food drive.



Scenes From Recent Second Saturday Socials



Borrow, Buy or Trade a Book at Clubhouse Library

Need something new to read? Visit the recently refurbished SHV Clubhouse Library. No library card required!

The library is currently open on Monday, Wednesday, Friday and Saturday from 8 a.m. – 1 p.m. We are hoping to add more hours shortly.

Access the library via the handicapped entrance at the rear of the clubhouse. Walk through the kitchen, head upstairs and search the shelves.

There are audio books, an extensive hard cover fiction collection, and many paperbacks. There are even a few children's books.

Everyone is welcome to borrow and we welcome the donation of current new releases. You can borrow a book and return it, bring a book and take a book, or buy a book for \$1. (Some books are more; these are clearly marked.)



SHV Clubhouse Perfect Place for Your Special Event

If you're planning an event and need more space than your home offers, consider renting our clubhouse. It's a convenient and cost-effective location for private events of all types.

To reserve, simply fill out a rental agreement, pay a nominal fee and a refundable security deposit, and start planning your event. Applications are available by contacting a board member. Return the completed application, along with one check for the rental fee and one



check for the refundable security deposit (both made out to SHMPOA) to our management company, LRES, at 1226 N. Howe Street, Southport NC 28461. Your security deposit will be returned to

you after your event if the clubhouse is neat, clean, and damage free.

The clubhouse is available on a first come, first serve basis. To confirm availability, contact LRES's Joy Phelps at joy@realestatecoast.com.



WE WANT YOU

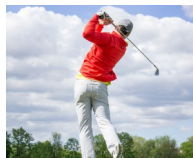
We are in need of a volunteer to serve on the **Welcome Committee**.

Members collect information about the Southport-Oak Island communities and distribute it once every three months to new residents.

Contact Lisa Petta at Peta5754@gmail.com for more information.

Par 3 Golf Course Superintendent Report

Course Superintendent Jonathan Weaver reports that turf dormancy is right around the corner, and that quite a few winter weeds are already growing. These will be treated accordingly and work will begin on trimming overgrown limbs and brush around the course after the calendar turns to 2023.



The course is open 8 a.m. to 6 p.m. daily and is open to the public. Call (910) 454-0905 with any questions.

Welcome To The



Barnes Bluff

Todd & Carolina Williams
4001 Barnes Bluff Dr.

Stephen & Julie Barberio
4013 Barnes Bluff Dr.

Scott & Tracy Youngman
4006 Barnes Bluff Dr.

Ivor Brimelow & Catherine Hunter
4032 Barnes Bluff Dr.

Navigation Point

Roland & Linnea Betker
5006 O'Quinn Blvd—U A & B

Westport

Barry Casstevens & Terri Vullo
5227 Minnesota Dr.

Richard & Jerry Worley
4185 Vanessa Dr.

Francz & Janet Howard
4181 Vanessa Dr.

Cambridge Crossings

Russell & Karen Snyder
4168-2 Cambridge Cove Cir

Mary Toll
4192-2 Cambridge Cove Cir



Village Green

Jerry Helms
4241 Anderson Dr

John Killian
5140 Elton Dr.

Michele Picudella
5118 Elton Dr.

Glen Cove

Aaron & Katherine Reel
5086 Glen Cove Dr.

David & Susan Chandler
5071 Glen Cove Dr.

Christopher & Maria DelCampo
5037 Glen Cove. Dr.



December 2022



Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 <i>Chair Aerobics</i> 9 a.m.	2 <i>Par 3 Committee</i> 1 p.m.	3 <i>Holiday Social</i> 5 p.m.
4	5 <i>Mahjong</i> 1 p.m. <i>Men's Poker</i> 7 p.m.	6 <i>Chair Aerobics</i> 9 a.m.	7 <i>Canasta</i> 1 p.m.	8 <i>Chair Aerobics</i> 9 a.m.	9	10
11	12 <i>Mahjong</i> 1 p.m. <i>Men's Poker</i> 7 p.m.	13 <i>Chair Aerobics</i> 9 a.m.	14 <i>Canasta</i> 1 p.m.	15 <i>Chair Aerobics</i> 9 a.m.	16	17 <i>Annual Meeting</i> 10 am
18	19 <i>Mahjong</i> 1 p.m. <i>Men's Poker</i> 7 p.m.	20 <i>Chair Aerobics</i> 9 a.m.	21 <i>Canasta</i> 1 p.m.	22 <i>Chair Aerobics</i> 9 a.m.	23	24
25	26 <i>Mahjong</i> 1 p.m. <i>Men's Poker</i> 7 p.m.	27 <i>Chair Aerobics</i> 9 a.m.	28 <i>Canasta</i> 1 p.m.	29 <i>Chair Aerobics</i> 9 a.m.	30	31

Did You Know...

South Harbour has a Master POA (property owners association) that is made up of 14 Member Association and that 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. We are considered a POA vs. an HOA (home owners association) primarily because we also have businesses (Rusty Hooks, Joseph's, Oak Island Par 3, and others) within our community.

The make up of our residential properties are as follows:



Single Family

Barnes Bluff
Glen Cove
Westport

Townhomes

Cambridge Crossing
Golf Villas
Village Green

Condos

Marina Club
Navigation Point
South Harbour Station

Spotlight



On South Harbour Station

South Harbour Station is a condominium complex located on the left as you enter Vanessa Drive from Long Beach Road.

This condo community consists of three, three-story buildings with each containing 15 units. Elevators are in each building to provide additional access to upper floors. The community also boasts a detached garage for each unit, and has its own parking area for owners and their guests.

Dumpster and recycle collection is also available on the grounds for the South Harbour Station owners and guests only.

South Harbor Village Property Owners Association 2022 Master 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

maryjanelk@juno.com

Jim Cross

3/2022-1/2024

Cambridge Crossing Owner

jcrossroad@aol.com

Master Board Meeting Schedule

Jan. 6: Board of Directors - 11 a.m.

Feb 11: Annual Meeting - 9 a.m.

*(Note this is a **Saturday** meeting)*

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

Safety & Security

The Harbinger and Your SHV Neighbors Need You!

The objective of a newsletter is to inform, and we aspire to do that with *The Harbinger*. However, we also seek to use it to build community. In both cases, your participation is needed.

Letting us know well in advance of upcoming events in your neighborhood is one way you can help. Providing us with post-event pictures is another. You can send these items via email to jcardillo6986@gmail.com.

Your participation in the many events that occur in South Harbor Village is how you can help build community. They are great opportunities to meet new people, cultivate new interests and support our neighbors.

We live in a vibrant community filled with marvelous and interesting people. It's up to us to take advantage of all South Harbor Village has to offer.

