



► July 2023

The South Harbinger



Message From Board President Adam Berkowitz



On behalf of the South Harbour Village Master Board, we hope everyone had a happy and safe Independence Day holiday. Temperatures were certainly sticky and in our Southport-Oak Island communities the fireworks were spectacular, the beaches were lined with Shibumi shades, music and other forms of entertainment were plentiful, and traffic was, as expected, slow going. While I didn't get there myself, I'm sure our community pool was busy!

Speaking of busy, board members have been actively prioritizing projects

for the rest of the year and beyond. The sealing and striping of parking lots in the Marina Club Condos was completed in May and it looks fantastic!

We made progress in the transfer of the storm water permits and we will be contracting with an engineering firm to help develop proposed options for community amenities and services improvements, to be considered by the nine Class A SHV Member Associations. Of course, no improvements or additions of any kind will move ahead until each of the associations have had a chance to weigh in on and vote on them.

One project that has not gained traction is a multi-use pathway along Fish Factory Road. Barnes Bluff owner and Master Board Member Leon Hicks has been seeking volunteers to explore the possibility of a recreational path that residents can enjoy, but no one has stepped forward. If interested, contact him at leonhicks365@gmail.com.

Regarding our pool, we are having an issue with people propping open the side gate, which is the emergency exit. I know it may not seem like a big deal, but doing this is a

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Watch Your Speed When Traveling Through Our Community

Residents have observed a notable increase in the number of vehicles exceeding the speed limits in our neighborhoods. The biggest issues have been observed on Vanessa Drive and Fish Factory Road.

While we can't control what vacationers and out-of-towners who are headed to or from Joseph's or Rusty

Hooks do, we can do our part by setting a good example for them. Many people walk, jog, or ride their bicycles



in our neighborhoods, and there are many four-legged creatures, both domesticated and indigenous. Please remember you're sharing the road with them.

We want to be known as a clean, safe and welcoming community. Please contribute to the cause by slowing down.



There's a lot going on in our nine SHV communities that isn't cover in this news-letter. The reason? We don't know about it!

Whether it's pre- or post-event, feel free to share the details (and some photos!) with us. Send them to John Cardillo at jcardillo6986@gmail.com or to LRES, our association's management company, at info@realestatecoast.com, ATTN: Carson.

President's Message *(continued from pg. 1)*

violation of code. We wouldn't want the authorities to shut down our pool over something like this. Please enter and exit the pool area the correct way - by way of keycard access through the clubhouse. Thank you.

In addition to the pool, I hope some of you are taking advantage of the par 3 golf course, and our tennis and pickleball courts. If you are, please be sure to stay hydrated! It has been a hot and humid summer so far, which are ripe conditions for dehydration and heat stroke. While it's important to stay active, it's also important to take the necessary precautions. Be smart and stay safe.

I hope you enjoy the rest of the summer.

Adam Berkowitz
Master Board President

Property, Grounds & Maintenance Report



The PGM Committee has been busy with a few maintenance items as we move through the busy summer season.

New swings have been ordered to replace the deteriorated ones at Minnesota Drive Park. These should be in place later this month. Also at the park, we treated for fire ants to protect park goers and the new Friday yoga group.

Quotes for tennis and pickleball

court repairs and resurfacing have been solicited, with cracks and settling to be addressed. Plans for any new facilities are very early in the planning stage.



A new umbrella for the courts was donated to replace the damaged one, and the old portable pickleball net was replaced.

Some potholes and cracked asphalt areas have been repaired at the Minnesota Drive alley.

If you see or have any questions or concerns regarding our properties, please reach out to LRES or the PGM Committee!



As of June 2023, the Capital Reserve balance stood at nearly \$634,000 and the Operating Account had a balance of \$72,000. 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 Accounts Receivable line item to track

the re-payment of these funds. As of June, the outstanding balance to be paid back into Reserves was just under \$111,000.

We are updating our reserve plan in 2023 in an effort to better prepare for future maintenance liabilities associated with the stormwater systems, roads and common areas (i.e., pool, clubhouse, tennis/pickleball courts, etc.)

Par 3 Golf Course News

A maintenance-heavy June has proven to be beneficial! The greens are growing fast and continue to fill in. Plans are to complete the grow-in once July arrives and conditions are optimal for rooting of sod.

Play has increased significantly, with the course filling up on a daily basis. Mornings have been particularly busy so be sure to come early if you want to be guaranteed use of a motorized cart.



Reminders



A closest to the pin competition is held all day on Mondays and Wednesdays.



Ladies Days on the Greens is held Tuesdays and Thursdays at 10 a.m.



A Men's Golf Association league plays on Wednesdays at 10 a.m.



Junior golf lessons are conducted Wednesdays at 4:30 p.m. Children ages 9-17 are eligible at a cost of \$10 per session or \$30 per month.

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

A Review of Our Pool Rules

The heat and humidity of summer has set in and our community pool is a great place to cool off while also working on your tan.

The pool is open from 10 a.m. to dusk, but no later than 8 p.m. Entrance to the pool is **ONLY** by way of keycard access through the clubhouse. Do **NOT** prop open the side gate, which is to be used for emergencies only.

Please remember there are **NO LIFE GUARDS**, so you use the pool at your own risk. Also remember the Association is **NOT** responsible for the loss, theft of, or damage to personal property.

Following is a summary of the SHV pool rules. The complete rules are posted poolside. A copy is also available by

contacting LRES Association Management at info@realestatecoast.com.

- * Only residents and their guests may use the pool. With few exceptions, guests must be accompanied by a resident.
- * Glass containers and other breakable objects are prohibited.
- * Cooking equipment is not allowed in the pool area.
- * Smoking of any kind, including vaping, is also prohibited.
- * Children under 14 years of age **MUST** be accompanied and supervised by a responsible individual 14 or older who is able to swim.
- * Children not yet toilet trained **MUST** wear rubber pants or lined bathing suits. Should an "accident" occur, every effort to promptly remove the debris should be made and LRES **MUST** be notified by calling (910) 454-0700.
- * No diving or jumping in the pool, and no running in the pool area.



Kiwanis Offers Opportunity to Show Our Colors

The Kiwanis Club of Southport-Oak Island is offering SHV residents an opportunity to honor our country while helping children in Brunswick County.

Subscribers to the Show Our Colors flag program have dual-flag displays placed in their yards by Kiwanis volunteers on each of the five patriotic U.S. holidays: July 4, Labor Day, Veterans Day, Presidents Day, and Memorial Day. Typically the flag units are placed 3-4 days before each holiday and removed 4-5 days afterward. All work is done by Kiwanis volunteers.

The cost to subscribers is \$50 annually and is fully tax deductible. Each flag measures 12" x 18" and is set in a unique white base featuring the Kiwanis logo.



Subscribers take pride in knowing their donation helps support the children of Brunswick County through the Kiwanis Club's many service programs. These include in-class reading and character development programs for elementary school children; leadership training for middle, high school and college students; community service opportunities for children of all ages; STEM-related activities; and, scholarships for students pursuing a post-secondary education.

SHV residents can join the Show Our Colors program by visiting soikiwanis.com and clicking on the blue "Show Our Colors" button at the top of any page on the site. Use the "Buy Now" button or send a note with your name, street address, phone number and email — along with your check made payable to the Kiwanis Club of Southport-Oak Island — to:

Peggy McDonald
PO Box 11487
Southport, NC 28461

Before subscribing, check with your community association to ensure there are no restrictions on flag placement.

BCC's Southport Center Offers Continuing Ed Opportunities

You've likely already discovered that the Southport-Oak Island area is filled with talented artists. Musicians, painters, sculptors, wood workers; the list is endless.

If you're interested in developing (or simply honing) your own creative skills, Brunswick Community College's Southport Center for Heritage Arts offers you that opportunity. Located at 701 N. Lord St., the Center offers classes in fabric, glass, jewelry, metal, music, painting, pottery, woodturning, and even cultural heritage.

The school is in the process of getting new, upgraded equipment for its wood-turning classes and is seeking new students interested in

learning the craft. Instructors Dawn Greenberg and Kirk Rector say it is quite therapeutic to take a piece of wood and turn it into something that will bring you a sense of joy!

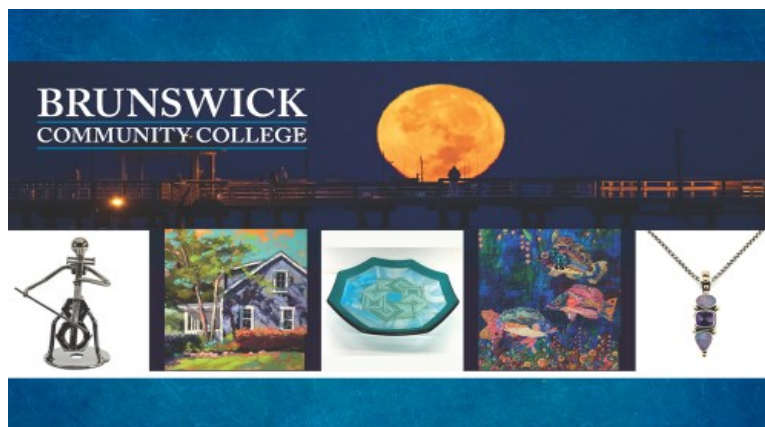
Greenberg teaches the beginners classes, which meet on Mondays from 9 a.m.—noon 12 and 1 p.m.—4 p.m. (These are two separate classes.) Rector teaches the intermediate/

advanced classes, which are on Wednesdays at the same times.

Enrollment for fall classes at BCC has already begun. Visit the [Heritage Arts at Southport Center page](#) of the [BCC website](#) to view the fall schedule and register. You can also sign up at the school's Lord St. office.

Brunswick Community College is a tax-supported, public, non-profit school under the control of a board of trustees. It was established by the North Carolina Legislature in July 1979.

Rated the #1 Community College in the nation for 2020 and 2021 by SmartAsset, BCC has 1,951 academic students, 6,257 continuing education registrations, and a student-faculty ratio of 13:1.





Yoga In The Park

The health benefits of yoga are numerous and well-documented. It is especially helpful for improving flexibility in adults ages 65 and older, according to studies.

SHV residents are invited to attend outdoor yoga at **8 a.m. Fridays at Dutchman Creek Park**. Participation is free for residents. The class will be held weather permitting.

Additional questions can be addressed to Lisa Petta at petta5754@gmail.com.



Please Be Respectful of Par 3 Golf Course Rules



Reminder: Residents should not be walking or driving personal golf carts on the Oak Island Par 3 Golf Course. This includes children and pets.

Unauthorized access to the course can damage the turf, interfere with golfers who have paid to use the course, and be a hinderance to maintenance staff. It is also a safety concern and a liability for the Property Owners Association.

Please be aware the video cameras are in use on the course. Violators are subject to penalty. Also, playing the course without paying is

trespassing and subject to a fine.

If you have family, friends or tenants using your home **please** inform them of these rules. That said, ignorance of the law excuses no one from penalty.

Whether or not you are a golfer, we are lucky to have this amenity within our community. Please be respectful of this fact by obeying the rules.





Pickleball players are reminded to use the Team Reach app to schedule play. Enter Group Code 28461 and create a profile to get started. Once in the app, you'll note that play is divided by skill level.

As noted in the last issue of this newsletter, Pickleball participation is on the rise both nationally and in our community. Saturday clinics were offered here in the spring and a new Pickleball & Tennis Court Policy was adopted by the SHV Master Board.



Water aerobic classes are held every Tuesday and Thursday from 9 a.m.—10 a.m., weather permitting, at our community pool. If interested, contact Beth Cross at Ecross4682@aol.com

Explore Local History at Brunswick Town

*By Leon Hicks
Barnes Bluff Owner*

Just a few miles from South Harbour Village is a great historical site that is full of the history of southeastern North Carolina and Brunswick County – Brunswick Town.

Brunswick Town is a state historical site consisting of a museum and beautiful trails through pre-revolutionary, post-

revolutionary, and Civil War fort remains.

The next program is scheduled for September 23, 11 a.m. to 3 p.m. The topic will be production of blue dyes from Indigo, one of the key commodities of North Carolina in colonial times.

The site is closed on Sundays and



Mondays. If you visit be sure to ask for Jim McKee, the site's director, and ask him to tell you about the migration of Highland Scots to the Cape Fear Region.

Welcome To The



Barnes Bluff

Tricia Carter
4042 Barnes Bluff Dr.

Michelle Lathrop
4036 Barnes Bluff Dr.

Golf Villas

Peggy Waterman
5038 Wyncie Wynd

John & Kelli Naramore
5025 Wyncie Wynd

Westport (continued)

Harley Silvers
5160 Minnesota Dr.

Frank Barbee
5157 Minnesota Dr.

Cambridge Crossings

Bobby Cayton & Barbara Scholz
4189-1 Cambridge Cove Circle

Danny Thorpe & Joy Hosier
4192-1 Cambridge Cove Circle

Westport

Donna Brady
5095 Minnesota Dr.
and
5099 Minnesota Dr.



Scenes From Marina Club Condos Independence Day Picnic!!



While all participants contributed goodies, special thanks go out to Master Chef Jeff Wenhart for his grilling expertise.



Mondays	Wednesdays
Mahjong 1 p.m.	Canasta 1 p.m.
Men's Poker 7 p.m.	

Other Events & Activities

Books & Wine Literature Night (5:30 p.m.): 7/20, 8/17, 9/21, 10/19

CCX Pot Luck Dinner (4 p.m.): 7/22, 8/19, 9/23, 10/21

CCX BOD (4 p.m.): 7/17, 8/21, 9/18, 10/16

CCX Mid-Year Review (1 p.m.): 7/29

GC BOD (5 p.m.): 9/6, 10/11

SHV Community Meeting (10 a.m.): 7/29

SHV BOD (11 a.m.): 8/25

Par 3 Golf Meeting (1 p.m.): 8/4, 9/1, 10/6

Annual Golf Tournament for Cancer (8 a.m.): 10/19

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



Saturday Socials are on pause for the summer. They will resume in September.

These monthly events are held every second Saturday from 5–7 p.m. at the clubhouse. They are great opportunities to share food, fun, and conversation with neighbors.

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

If you are interested in joining the social committee or in organizing one of the monthly events, email Nancy Arvan at nancyarvan@gmail.com



Cambridge Crossings is a welcoming residential community within South Harbour Village. Originally imagined in 2007, the 89 townhouses were built over a span of 10 years.

Open living area floor plans offer a range of 2 bed/2 bath to 4 bed/3 bath one-story homes. The houses are arranged in a circle, with a pond in the middle. Ideally situated between Oak Island and downtown Southport, Cambridge Crossings offers a place to live that is both engaging and serene.

Community members are active in SHV committees and a Cambridge Crossing resident has a permanent seat on the SHV Master Board. There is also a 5-member community HOA Board, with each member serving 3-year terms.

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!