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# Newsletter

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## HOLDEN BEACH PROPERTY OWNERS ASSOCIATION November 2006

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**Our Mission:** To represent the property owners of Holden Beach as a unified voice regarding issues that affect their common interests and concerns

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### **IMPORTANT DATES**

**Nov 22<sup>nd</sup> – Thanksgiving Eve Service**  
**Nov 25<sup>th</sup> – HBPOA Meeting at 10AM**  
**Nov 26<sup>th</sup> – Hanging of the Chrismons at 7PM**  
**Dec 10<sup>th</sup> – Love Feast**  
**Dec 24<sup>th</sup> – Christmas Eve Service**  
**April 7, 2007 – HBPOA Easter Weekend Meeting**

All HBPOA meetings start at **10AM** and are now in the **Holden Beach Chapel Fellowship Hall**, due to construction in the Town Hall meeting room – please join us!

### **MESSAGE FROM THE HBPOA PRESIDENT**

The fall is a wonderful time of the year to enjoy Holden Beach. The fishing has been and continues to be good inshore and offshore. The Festival by the Sea was a success despite threatening weather. No hurricane proved to add a sense of security and relief as the Holden Beach dunes along the shore continued to grow. The sunrises and sunsets have been spectacular. Beautiful days and cooler nights are starting to give us a reality check in knowing that winter is around the corner.

Sales on the island have been far less than 2005 though activity has increased in the past few weeks. Rentals for 2006 may be up in total dollars but days of occupancy have been disappointing, especially in the spring.

Owners are anxious to see the impact of the water/sewer rates whether the properties are permanent homes, second homes, or rental units. Remember, all sewer connections must be completed prior to June of 2007.

The town attorney Rick Green has resigned recently. This along with other issues will certainly increase the challenges facing Mayor Meares and the commissioners. The new trucks and other



equipment purchased this year including police cars are giving the town a new look.

Citizens are anxious to learn if a new town hall is still in the planning stages or renovation of the existing building is to be the final decision. The town has numerous major decisions that must be made this fall and winter.

Come to the November 25, 2006 HBPOA membership meeting at the Holden Beach Chapel at 10:00 AM to get an update on these and other items of interest.

Sincerely,

Alan Holden, HBPOA President

### **MESSAGE FROM THE TOWN MANAGER**

Dear Property Owners,

Hard to believe, but another summer season has passed, and we prepare for another busy off-season.

The Jordan Boulevard project is awaiting Corps of Engineers and CAMA approval with hopes of kicking off construction this winter.

The ongoing dredging of Holden Beach Harbor canals is scheduled to continue this winter, and dredging began earlier this week.

We have kicked off Time Warner Cable Channel 8 as our new Town station. Check this site for meeting updates, and of course updates on any storm events.

Sewer hook-ups continue steadily. We have approximately ¼ of all property owners hooked up. Remember the deadline to hook-up is May 31, 2007. It is my understanding that many of the plumbers are booked several months in advance, so please be sure to schedule your plumber very soon.

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As many of you probably read, I resigned from my position as Town Manager. After much thought, and positive feedback from property owners, I have retracted my resignation and decided to stay on as Manager. Thank you so much for the support of the property owners and community!

As always, please feel free to e-mail me at [steve.wheeler@hbtownhall.com](mailto:steve.wheeler@hbtownhall.com) if you have any questions about these various projects. I hope everyone has a safe and happy holiday season!

Steve Wheeler  
Town Manager

### **NEWS FROM OUR LABOR DAY MEETING**

The Labor Day meeting of the Holden Beach Property Owners Association was held on September 2, 2006 at the Holden Beach Chapel. This annual membership meeting was attended by 97 people.

The financial report showing a balance of \$23,686.34 was accepted. The Directors authorized Sandy Miller to invest half of that balance in certificates of deposit (CD's) in order to earn a higher interest rate.

The membership report showed current membership at 929, with 56 new members in 2006 – plus three new members who signed up at the meeting.

The president's report was delivered by Alan Holden. President Holden discussed the status of Senate Bill 1566 regarding storm water management. SB1566 is effective next July, and would have greatly limited building lot coverage on Holden Beach. Only three counties in the state were involved: Brunswick, New Hanover, and Onslow. Alan noted that Brunswick County was listed as the fastest growing county in North Carolina – and the 28<sup>th</sup> fastest in the nation.

President Holden reminded everyone that the deadline for hooking up to the sewer system is May 31, 2007. As of the day of the meeting, 366 households (out of 2100) had connected to the system. There were complaints about odor from the sewer system, and that some of the valves had

stuck open during recent flooding on the island. The town is looking into the situation.

Alan reported that both Town Hall and the Sabbath Road property owned by the Town are being renovated. The town has hired a new building inspector.

Sandy Miller was re-appointed as Executive Secretary of the association for 2006-2007. Don Aschbrenner, Allison Best, Ray Lehr and Jack Smith were elected Directors for 2006-2009.

Chief Layne reported no major incidents during the summer. There is still a problem with cars parking on Ocean Boulevard. The town has ten fulltime police officers, including two new police officers: Joe Cherry and Justin Hewett.

Alice Polo, President of the Holden Beach Beautification Club described the different programs that will be featured by the club this year and encouraged everyone to join the Beautification Club.

Mayor Meares thanked everyone for attending. He and Mayor Pro Tem Staley answered questions from the audience about the rezoning of land on OBW between Greensboro and Scotch Bonnet and the clubhouse issue.

### **REZONING ISSUE**

The potential rezoning of property on OBW between Greensboro and Scotch Bonnet remains a heated issue. Last October, during the HBPOA "Meet the Candidates Night," the following question was posed:

"Some property owners feel land currently zoned as conservation should not be touched by developers. Others believe individual property rights should prevail when rezoning requests are considered. In your opinion, which element carries more weight, land conservation or property rights?"

The written responses to this question by elected candidates were as follows:

**Norman Meares:** "If a property was originally zoned as residential and changed to conservation, it could

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be difficult to change it back to residential. The Corps of Engineers and CAMA are in existence to protect environmental regulations. I would heavily weigh their input on these issues accordingly. I do feel that what makes Holden Beach great is our mixture of residential and wetlands."

**Charlie Boyle:** "I strongly believe in preserving the "wetlands", but I feel that the town or a "concerned group" that could solicit funds from private donations should purchase the land from the owners."

**John Heimlich:** "I support doing the max in creating/preserving open spaces and conservation areas. However, the Town must proceed very carefully in dealing with private property. The Town could face considerable liability in damages/costs with courts looking unfavorably at denying property rights."

**Sandy Miller:** "Conservation and property rights do not have to be in conflict. I support the premise that keeping areas designated as conservation remain in conservation. In addition to the aesthetic value of conservation areas, our wetlands and marshes are necessary for storm water runoff as well as a natural habitat for animals and plants. I feel that these areas are essential to the overall image of Holden Beach. I do not think we need any more restrictive measures but I certainly am not in favor of less restrictive requirements."

**Pat Sandifer:** "In general I am in favor of as much conservation/green area on Holden Beach as possible. When possible, I would be more restrictive, if it does not cost the town too dearly."

**Gary Staley:** "I support maintaining conservation areas where at all possible. There could be instances in the future when ones property rights might prevail in court over our desire for conservation, but that would be for the courts to decide if it ended up there. The new board must do all it legally can to preserve and protect any conservation areas and promote the development of all green and natural areas where possible."

### **BEACH CLUBS**

The other "hot topic" on island concerns the building of "beach clubs" by housing developments on the mainland. Current regulations only allow these clubs to be built in commercial areas, and the Town has been aggressively dealing with a building in an area zoned for residential use.

Residents are concerned that the clubs will become an access point for large numbers of mainland homeowners once the development communities are built out.

The Town is currently reviewing ordinances to address this issue – stay tuned!

### **HOLDEN BEACH BEAUTIFICATION CLUB**

The Holden Beach Beautification Club has been very active through the last part of 2006. September was a cooking demonstration about appetizers by a local chef. In October, the members took a behind the scenes tour at the NC Aquarium. November was the annual potluck luncheon and auction to raise money for another snowflake for the light poles on OBW and OBE.

The beginning of 2007 will have a January meeting with stained glass demonstration, February a trip to the Culinary School in Conway, SC, an Irish Tea and program in March and a trip to tour Screen Gem Studios in Wilmington in April. New officers will be installed at the May luncheon. If you aren't a member, please join and enjoy our activities. For further information, contact: Alice Polo, President, at 846-4431.

### **GOLF CARTS**

This past summer there was a significant increase in the number of golf carts in operation on Holden Beach. Along with this increase came a lot of questions and some confusion about what is necessary to operate them legally here on the island. The following information will hopefully clarify some of the confusion.

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In the State of North Carolina, if a golf cart is to be operated on the streets, highways or public vehicular areas, it is considered a motor vehicle and subject to all laws, rules and regulations that govern motor vehicles. In short, the golf cart must have headlights, turn signals, rear view mirrors, and be in safe operating condition, which includes a state inspection. In addition, the vehicle must have license plates issued by NCDMV and liability insurance.

Since most golf carts are purchased and a bill of sale is given to the buyer, the owner must apply for a title through the NC License Tag Office. In order to receive a title through this agency, you must have a notarized bill of sale and proof of liability insurance. If the golf cart is purchased from a dealer, you must also have the certificate of origin for the vehicle.

Hopefully, this information will be helpful to those of you considering the purchase of a golf cart. Should you have additional questions, please feel free to contact the Police Department at 842-6707, or just stop by their office.

### **TOWN NEWS**

The Board of Commissioners held a quarterly workshop on October 24, 2006. During the workshop the Board:

- Heard a presentation regarding the County's current revaluation project from Brunswick County Tax Administrator Tom Bagby.
- Provided the architect with their visions on the Town Hall Project.
- Discussed the Town's Sabbath Home Road facilities and decided to tear down the existing building.
- Discussed beach nourishment.
- Adopted Ordinance 06-12 - regulates the digging of holes greater than a foot deep on the beach strand.