
Newsletter

HOLDEN BEACH PROPERTY OWNERS ASSOCIATION March 2008

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

IMPORTANT DATES FOR 2008

Mar 22nd – Easter Weekend Meeting
Apr 26/27 – Day at the Docks
May 24th – Memorial Day Weekend Meeting
Aug 30th – Labor Day Weekend Meeting and BBQ
Oct 25/26 – Festival by the Sea
Nov 29th – Thanksgiving Weekend Meeting

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

MESSAGE FROM THE HBPOA PRESIDENT

Dear Property Owners,

This is my first letter of 2008. I wish you all a belated but a very Happy New Year. We do have quite a bit that is new this year. We have several new Town Commissioners, a new Mayor and a new Town Manager. Hopefully, you will have a chance to meet these officials at our next meeting - which will be the Saturday before Easter.

We are finally coming out of our long winter break, since the time between our Thanksgiving and Easter meetings represents the longest gap in our meeting schedule. During this time, we have continued to explore ways to keep our membership informed, and have again tested our email distribution system.

We have distributed a report about the walkway that is planned over the marshland between Greensboro and Scotch Bonnet streets. Based on the responses we have received from this message, it is obvious that our membership not only has a strong interest in this topic – but is also ready to engage in an electronic exchange of opinions. I have appreciated the different points of view that have been expressed, and hope that we can soon provide a platform for enabling this exchange of ideas.



Our email system will help us keep in contact with you between meetings, and allow us to distribute information about topics we believe you would want to know about. If you would like to be included in our distributions, please make sure we have your correct email address in our records. You can send an email to Sandy Miller at friend@atmc.net, add it to the form when you submit your annual dues payment, or provide it to us at the next meeting.

In addition to the Marshland Walkway, I have heard comments and concerns from our members about a couple of other topics, including the new regulations related to trash containers for rental houses and permits for new commercial businesses. Please join us at our meeting on March 22nd to discuss these and other items of interest. I look forward to seeing you then.

Best regards,

Tom Myers
HBPOA President

MESSAGE FROM THE [NEW] TOWN MANAGER

Thanks for the opportunity to contribute to your newsletter. One of my first obligations as manager is to facilitate open and accurate communication regarding town services and projects. It has been a busy first month on the job with a whole host of issues to deal with but I'd like for my initial contribution to your newsletter to focus on providing you with updates on the "Big 3" as I have taken to calling the Town Hall, Sand Haul and Canal Dredging Projects.

The Town Hall is coming out of the ground nicely. The foundation is in; and the first few base courses of block have been laid with special engineering inspections completed approving the work accomplished to date. Financing is not complete at this time. The Town has opted to use BB&T to

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provide financing for the project. The proposed terms for the \$4,000,000 installment financing contract are 20 years at 3.81%. Our application requesting approval of the BB&T loan should be approved by the time you read this by review and action of the North Carolina Local Government Commission at their meeting 4 March. Anticipating no show-stopping events, we should be able to close our financing in mid-March.

The Sand Haul project likewise is moving along at a fair clip. The first half of the 200,000 cubic yard project is almost complete with the greater majority of hauling operations complete and final dressage/shaping to occur within the first ten days of March. Quality and quantity performance measures have been monitored and approved by not only our technical consultants but also the Army Corps of Engineers. Now that the hauling phase associated with the first half of the project is complete we can clean/sweep up some of the mess at/near the foot of the bridge. Thanks for your understanding and forbearance of this nuisance. The contractor will transition down to the second portion of the project in/around 800 Ocean Boulevard West during the first week of March with hauling operations being the initial focus. This section of the project may take a little longer to complete than the first section did due to longer travel times and limited access (one lane) to the beach strand itself. At this moment in time it appears that not only will we be able to complete the project before our permit expires 30 March but we may be in a position to get the permit extended for the purpose of acquiring and placing additional sand.

The dredging project at Holden Beach Harbor appears to be progressing ever so slowly. The bonding company (who is in charge of the project at this point) has managed to deploy the contractor who has proceeded thus far to dredge about half of the eastern leg of the east/west canal. The permit for this project expires 30 April. It remains to be seen how much progress will be made before the permit expires. The Town is closely monitoring the progress to facilitate movement of vessels based on dredging progress. We would like to be able to give property owners a couple of weeks notice in order to make the logistics of boat movement more palatable. That has proven to be challenging to date given the circumstances.

I hope that this brief update sufficiently illuminates what have initially proven to be the most pressing

challenges for me. I have been made aware of many other questions and concerns posed by HBPOA members recently and will endeavor to work answers to those queries into future public relations releases and submissions to your newsletter. In the interim I'd like to invite all of you to stop by town hall at your convenience to meet with me on any issue of importance to you. I promise that if I don't have the answer, we'll get up with someone that does.

With Regards and Great Anticipation,

David W. Hewett
Manager

NEWS FROM OUR LAST MEETING

President Myers called the meeting to order at 10:05 a.m. There were 50 people present; 35 were HBPOA members, thus constituting a quorum. Minutes of the September 1, 2007 meeting were read and approved.

President Myers, tmmyers@alltel.net, gave the President's Report. Goals of the HBPOA are to keep the organization strong, maintain a productive relationship with the town, keep absentee homeowners informed and be a voice for all property owners.

Allison Best, Budget Committee, reported the 2008 budget is balanced with \$12,220 in revenues and \$12,200 in expenses.

Ron Skubic, Liaison Committee, is working on an email update in order to provide information quickly to the members of the Association.

Sheila Young, Membership Committee, said that due to the lack of new residents, no letters were mailed.

Don Aschbrenner, Newsletter Committee, stated that 898 newsletters were sent out. Information for the Easter newsletter must be received by March 1, 2008.

The BBQ was a success and will be held again on Labor Day, 2008. The Candidates night was also well attended.

A question was raised from the floor regarding the possible conflict of interest of having the Mayor and

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Commissioners serving on the HBPOA Board. Robert Valois said there is no conflict of interest. A motion was made to leave the Board intact. The motion was passed unanimously.

Town Manager Steve Wheeler said that the bond for Holden Beach Harbor dredging project had been revoked. The bonding company would be handling getting the work done by spring. The off-island EOC would be completed within 180 days. He then announced his resignation as town manager and thanked the HBPOA for all their help and patience during his time as town manager.

Lt. David Ward of the Tri-Beach Volunteer fire department urged everyone to have a smoke detector in each bedroom and to test them regularly. Also, each home should have a working fire extinguisher.

Mayor Meares thanked everyone for coming and wished everyone a Merry Christmas.

Meeting adjourned at 11:25 a.m.

REAL ESTATE CORNER by Sandy Crosby

It is absolutely true that we are in a slow market, however, there are some good things to remember! First of all, interest rates are still incredibly low. Secondly, in order to sell a home anywhere today, it must be in PRISTINE condition. You may start looking at your home on the market and see what you can do to spruce it up and make it stand out among the competition. A fresh coat of paint inside or outside, check your roof for aging. Painting is inexpensive; a new roof is not. But if either of these investments are needed and completed it will give your agent something to brag about. You might offer a bonus or a higher commission to the selling agent.

OUR BOOM MARKET WAS SHORT BUT SWEET and don't look for the kind of prices we were seeing just a short time ago. Be prepared to give up some of your equity. Depending on when you purchased your home, it may be necessary for you to bring some money to the closing table. However, if you have a mortgage and it is a second home, don't forget that every payment you make is one that you won't recover and taxes and utilities continue when you are trying to sell. All of this is not dire news. If you truly want to sell and price your home

accordingly -- not a fire sale and not speculative pricing -- consider some of my suggestions and be ready for the spring and summer buyers.

MARSHLAND WALKWAY PROJECT

There have been various discussions and news articles regarding the proposed Marshland Walkway project at Holden Beach. Two of our directors, Ron Skubic and John Lytvinenko have been researching this project over the last 45 days. They have put together a comprehensive report containing description, history, and current status. This report has been emailed to our members and will be posted on the POA page of the Town's website.

The area under consideration includes about 24 acres stretching from Greensboro Street to Scotch Bonnet Street -- connecting two second row lots on OBW with an isolated lot located back toward the Intracoastal Waterway spill area.

There is currently no fixed plan for the walkway. There could be many alternatives. An initial tentative plan has been developed with CAMA input. The walkway starts on lots 210 and 211 OBW, dissecting the marshland connecting with a parking area on a rear isolated lot. This plan shows two gazebos (24' x 24') which are scaled down versions of the Jordan Blvd. Pavilion. The existing plat shows water in the designated rear parking area.

Residents have brought up several concerns: walkway maintenance/repair costs, the Town's portion of the construction costs, concerns about litter and whether the walkway will become a hangout for kids, etc.

The terms of the grant will require a decision or extension by June 30th. If the Town approves moving forward with the project, additional designs, approvals, surveys and bids will be required. Please contact John Lytvinenko, ilyt@ec.rr.com, or Ron Skubic, ronsku@earthlink.net for additional information or a copy of their report.

BARK @ THE BEACH

The second annual "Bark @ the Beach" will be held on Saturday, March 29th, to benefit Easter Seals UCP and Brunswick Area Responsible K-9's (BARK).

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Please join us under the bridge on Brunswick Avenue for a morning of fun in support of these two wonderful organizations. After the walk, be sure to enter your four-legged friend in our "Doggy Idol Competition!"

Donations to Bark @ the Beach are tax deductible and help to support disability services in our community.

The event is sponsored by Century 21 Anne Arnold realty, Premier Magazine, and First Brunswick Mortgage. For more information and registration details, please contact:

Bark at the Beach
c/o Century 21 Anne Arnold
309 Clubhouse Drive SW
Holden Beach, NC 28462
Fax: 910-842-6955

You can bring your completed registration form to the event. Hope to see you there!

OAK ISLAND LIGHT HOUSE

The Oak Island Light House is now open for tours. The National Park Service donated the lighthouse to the Town of Caswell Beach in 2004. The Friends of Oak Island Lighthouse (FOIL) organization partnered with the town to preserve and develop the lighthouse property – and raise funds to implement important environmental enhancements.

The chain link fence surrounding the lighthouse came down in 2007, and FOIL volunteers began leading twice-weekly lighthouse tours. Guests are guided to the window on the second landing – or allowed to climb the 131 steps to the observation gallery near the lighthouse top.

Tours are offered year-round by request for those ages 10 and older. All tours are free of charge. For additional information, call Max Williams at 910-278-6569 or go to www.oakislandlighthouse.org.