



January – February 2015

HARBOUR HEADLINES

Covenant Information Meetings

The Colington Homeowners Association will hold Covenant Information Meetings at the Colington Fire House at 108 School House Road on Friday January 30th from 5:00 PM to 9:00 PM and again on Saturday January 31 from 1pm – 5pm. Both meetings will be facilitated by Madeleine Henley of Walking Stick Associates. All homeowners are encouraged to attend one of the meetings to review the proposed covenants with the ability to offer further comments, concerns and questions. All information gathered from these meetings will be compiled into the proposed covenants document, and ready for vote at the Annual Meeting in June.

Animals and Pets

Per the Colington Harbour governing documents and State and county regulations, please remember that no animal is permitted to become a nuisance to other property owners within our community. Animals are not allowed to run free on any property except the owner's. When off the owner's property (such as for exercise), the animal shall be under restraint or immediate supervision. No member, lessee of member, guests of member or contractors shall violate any local, state or federal rule, law or regulation regarding animals and pets. Please note that the Association will take action if your unleashed dog is found running off your property.

Thank you for helping to keep your pets under control in Colington Harbour!



Board of Directors Elections

If you are interested in serving on the Colington Harbour Association Board of Directors, elections are upcoming this Spring. *The Association's governing documents require you to do the following:*

Between the first and fifteenth day of April, any member in good standing may file with the Secretary of the Association a statement of candidacy for election as a Director of the Association for the term beginning immediately following the annual meeting of the Association, together with endorsements of candidacy signed by ten (10) members in good standing and a brief statement of not more than one hundred (100) words limited to biographical background to be included in the notice of such annual meeting.



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Manager's Report

We're Having What Kind of Meeting?

What's the difference in a board meeting and a special meeting, or an annual meeting and a town meeting? Confused? Here's some clarification.

Annual Meetings

Annual meetings—or annual membership meetings—are required by Colington Harbour Association's governing documents, which specify when they're to be conducted and how and when members are to be notified about the meeting. This is the main meeting of the year when members receive the new budget, elect a board, and discuss items of common interest.

Special Meetings

Special meetings are limited to a particular topic. The board can call a special meeting at any time, and they must notify all members in advance. The notice will specify the topic so interested members can attend. Special meetings give the board an opportunity to explore sensitive or controversial matters—perhaps an assessment increase. Members normally do not participate in the meeting, unless asked directly by a board member, but they have a right to listen to the board discussion.

Town Meetings

Town meetings are informal gatherings intended to promote two-way communication; full member participation is essential to success. The board may want to present a controversial issue or explore an important question like amending the bylaws. The board may want to get a sense of members' priorities, garner support for a large project or clarify a misunderstood decision. Please note that a Town Meeting to discuss the proposed Covenants revisions is scheduled for January 30th and 31st at the Colington Fire Department.

Board Meetings

Most of the business of the association is conducted at regular board meetings. Board members set policy, oversee the manager's work, review operations, resolve disputes, talk to residents and plan for the future. Often the health and harmony of an entire community is directly linked to how constructive these meetings are.

Executive Session

The governing documents require the association to notify you in advance of all meetings, and you're welcome—in fact, encouraged—to attend and listen. The only time you can't listen is when the board goes into executive session. Topics that the board can discuss in executive session are limited by law to a narrow range of sensitive topics. Executive sessions keep only the discussion private; no votes can be taken. The board must adjourn the executive session and resume the open session before voting on the issue. In this way, members may hear the outcome, but not the private details.

Parties

Occasionally the association notifies all residents of a meeting at which absolutely no business is to be conducted. Generally these meetings include food and music, and they tend to be the best attended meetings the association has.

Oh, wait! That's a party, not a meeting. Well, it depends on your definition of meeting.



Cape Management

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Drivers and Pedestrians Beware!

During this past Fall, a number of accidents occurred on Harborview Drive where vehicles missed a turn and drove off the road. In one instance, the driver ran over a mailbox and hit a large pine tree. In another, skid marks indicated the driver attempted to stop but couldn't and ran into a yard and took out a shrub. We are raising attention to these accidents, because the Harbour is filled with residents/teenagers walking and biking in the evenings, and serious injuries likely would have resulted were any pedestrians involved. As a safety reminder, please be careful driving within the Harbour, and remind your children that just because they can see a vehicle, the vehicle may not see them.




Owner / Tenant Forms

Thank you to everyone that has turned in the Owner/Tenant Information Update Forms! We are working very hard to update our system and want to thank you for your patience and time in completing the information for us.

If you find that your barcode is not working as you enter the Harbour that means we did not receive an information form to verify your barcode in the system. If you have not turned yours in please do so quickly. We will easily be able to reactivate your barcode as soon as we receive it.



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Pam, a **Local Colington Harbour Resident** is **Marketplace Certified** & can help you find a plan that fits your budget, and help determine if you may qualify for government subsidies.



Cristina Garey
(252) 256-0996

I'm still here! Living and working in Colington; please let my 30 years of Colington Harbour experience work for you. I specialize exclusively in Colington Harbour and I am 5 minutes from your property every day. I strive to always keep your best interest in mind and that is a promise.

Other agents come and go but Cristina Garey is still in Colington, after all these years.

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Safety Tips for Winter Road Trips

Preparedness is paramount when it comes to road trips year-round, and hitting the road for a long drive during winter months is no exception. With an increased risk of potential driving hazards like sleet, snow, strong winds and frigid temperatures, it's a good idea to think about ways to ensure you'll travel safely.

Consider the following tips when preparing for your winter road trip:

Invest in an emergency kit for your vehicle. Available at most major retailers, these kits are relatively inexpensive and contain items like flares, booster cables, flashlights, ponchos and first aid supplies for minor injuries.

Develop a contingency plan. Create a strategy for dealing with a flat tire, vehicle accident, dead battery or other potential travel delays. Keep a hard-copy list of people or businesses to contact for help should you need it.

Stay in touch. Check in with a designated contact during your journey with updates on your location, delays encountered or unexpected situations that require longer travel time. When driving, remember always to pull off the road before using your cell phone.

Check the local weather report before heading out. Winter weather can be tricky and forecasts aren't always accurate. You can double check your destination's weather history on a variety of websites to determine typical conditions to expect in that area during your travels.

Store warm clothes and blankets in your vehicle. Be prepared to stay warm if you're stuck for extended periods by keeping a blanket or two in your car. Also, pack a small travel case with snow boots, socks, gloves, a scarf, hat and heavy sweater in case you need to leave your vehicle.

Review your travel route without GPS. Read through detailed driving directions, including alternate routes, so you know your options. Also consider keeping a map handy in case your navigation system is compromised during your trip.



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Colington Fire Department

An Overlooked Hazard

In this issue, the Colington Volunteer Fire Department is turning to the experts at the United States Fire Administration for information on a very serious fire problem that has affected homes in our area in the past. Dryer fires are more common than you think. Please take a moment to read this important article.

For many households and other establishments, the clothes dryer is an indispensable convenience and necessity. However, if clothes dryers are not properly installed or maintained, critical fires can occur.

Lint is created from the clothes as the water is removed and the clothes dry. While much of the lint is trapped by the dryer's filter, lint also is carried through the venting system, together with moist air. The accumulation of lint, both in the dryer and in the dryer vent, reduces the airflow and creates a highly flammable fuel source. In addition to the accumulation of lint, blockage in dryer exhaust vents also can occur from the nests of small birds and animals or from bends in the venting system itself. A compromised vent will not exhaust properly to the outside. Overheating may result, possibly causing a fire. A clear exhaust vent will also help the dryer do its job more efficiently, saving money!

All manufacturers now state in their manuals not to use plastic flexible dryer ducts between the vent and the

clothes dryer. However, many homes, as well as some new construction homes, continue to use plastic flexible ducts. The plastic itself can provide additional fuel for a fire. Even flexible foil vents are not the best choice for venting clothes dryers. Flexible vents can sag, allowing lint to build up and catch on fire if it comes in contact with a sufficient amount of heat. If a fire starts beneath the dryer when the motor overheats, then the drafts from the dryer can pull that fire up into the duct and venting allowing a house fire to develop.

CONSIDER THESE FACTS:

- Clothes dryer fires account for about 15,600 structure fires, 15 deaths, and 400 injuries annually.
- "Failure to clean" is the leading factor contributing to clothes dryer fires in residential buildings.
- New home construction trends place clothes dryers and washing machines in more hazardous locations away from outside walls such as bedrooms, second-floor hallways, bathrooms, and kitchens.

The Colington Volunteer Fire Department urges everyone to take the time to clean your lint traps regularly as well as clean behind your dryer. At least annually, remove and inspect your vent pipe, vacuuming as necessary. Wash your dryer filter every few months and let it dry completely

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A native of Richmond, Virginia, Jennifer and her husband, Jay Sylvia, relocated in the late 80's to enjoy the Outer Banks lifestyle. They have been Colington Harbour residents for 15 years and enjoy boating, fishing, water sports and watching the sunsets with their two sons.

Jennifer has over 25 years of experience in marketing, advertising and real estate. She likes the gratification she gets when helping her clients achieve their real estate goals.

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Colington Fire Department

Continued

before using. Even though you can't see the lint, there is a buildup in the mesh that restricts air flow, which can cause the dryer to overheat too. It's sound advice to check your smoke alarm too!

CVFD SEEKING TO REPLACE FIRE APPARATUS

The CVFD has determined the need to replace one of their fire trucks with a mid-size ladder truck and would like the support of the community. Apparatus are depended upon daily to carry personnel and equipment safely to emergencies. According to Fire Chief Glenn Rainey the department has been planning the replacement for some time to update its aging fleet but changes to the Insurance Rating system have caused the acceleration of the replacement. The major change was the reduction of the threshold limit (which is building height) from 35 feet to 32 feet. That change means the majority of homes in the fire district exceed the limit which requires a Ladder Truck response to all structure fires.

Colington residents currently enjoy an ISO rating of Class 5. That rating directly influences premiums on fire insurance. A higher rating (6 – 9) means higher premiums. The amount of premium increase depends on several items including value of the property and insurance company. Not having the required Ladder Truck will cause the fire department to lose points in the rating system. Neighboring departments' ladders may not count for ladder truck credit due to mileage restrictions.

The CVFD's fleet of pumpers are 20, 21 and 28 years old. Obviously, technology has improved vastly over the years, as have safety standards. None of the pumpers meet the modern NFPA (National Fire Protection Association) standard for fire apparatus. The most relied upon pumper is Engine 15. This truck is 21 years old and even lacks shoulder belts in the seatbelt system. It is in need of body repair due to rust and has other mechanical issues. All three apparatus are costing more to repair. Parts are harder to find simply due to age and the oldest pumper is only a two person cab that barely meets the needs of the department. The department's plan is to trade or sell the 1987 pumper and purchase a new multi-purpose ladder truck, commonly known as a Quint, to more adequately meet the needs of the firefighters and the community. This type of apparatus has the capability to handle multiple types of incidents, from wrecks to structure fires.

Replacing an apparatus is one of the largest undertakings of any fire department and is a major purchase. The CVFD is seeking a fire tax increase of 2 cents to enable the department to make payments on the new apparatus and allow for repair and upgrades to the existing apparatus to improve longevity and safety. Strong community support is necessary for us to proceed. Please feel free to contact Chief Glenn Rainey at the fire station for more information. The station number is (252) 441-6234.



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To

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Terry Bell

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