



May - June 2010

HARBOUR HEADLINES

Colington Harbour Association – Annual Report 2009 – 2010

*The 2009-10 fiscal year marked great strides forward for our Association. Thanks to all the volunteers including Board members **Melissa McAllister**, President; **Rikki Schuster**, 1st Vice-President; **Don Brady**, 2nd Vice-President; **Frank Hendricks**, Secretary; **John Collins**, Treasurer; **Keith Smaltz**, Chairman (now held by **Paulette Benz**); and member **Stephanie Coleman**. These volunteers pledged this past year to improving our community, and they sacrificed time away from work, families and friends to conduct the business of the Association. Please join me in thanking them for their devotion and dedication to Colington Harbour.*

Based on comments made at the June 6, 2009 annual meeting, over the past year the Board has:

- Continued mowing the vacant lots in the community and not charged the owners of those lots a fee
 - Made significant improvements in the drainage problem on Sunset Drive
 - Reduced the number of workshops and moved all business not deemed confidential to open meetings
 - Received a number of proposed changes to the Covenants prepared by a committee of members of the Association and the Board. At the time of this report, these proposals remain under legal review
 - Worked with the Manager to reduce the number of trailers and junk cars stored in the right-of-way and on vacant lots
 - Minutes of the meetings are now available on line at www.colingtonharbour.net
 - An Investment Committee was created to track the investment funds of the Association and report their status to the Board
 - A Covenants Committee was created to update the body of documents comprising the Colington Harbour Restrictive Covenants
 - A Minutes Committee was created to ensure our minutes properly record the business of the Association
- Through responsible fiscal management, payroll was reduced by \$24,000 (equivalent to a 10% cut)
 - The Association now accepts payments by Visa® or MasterCard® with a 4% processing fee
 - A serious problem with the accounting database was corrected in preparation for an audit planned for 2010-2011. Reserve funds are now reconciled and show an increase from last year to this year
 - The current contract with the CHY&RC to manage the clubhouse pool and tennis courts was not renewed. Negotiations are ongoing to provide the members of the community more social activities like the Memorial Day picnic as well as more access to the clubhouse. There is also a desire to increase rental income by marketing the clubhouse. The money generated can be used to cover contributions to the Association reserve fund, pave roads, update the clubhouse and restore the eroding beach with dredge spoil from the inlet
 - The Association has retained the legal services of Hornthal, Riley, Ellis & Malland to advise the Board on personnel issues, contracts and covenants violations
 - Harbour Headlines was made available by both mail and email to reduce postage expenses
 - Confidential memorandums prepared by Attorney Dwight Wheless in 1995 regarding the relationship between the Colington Harbour Yacht & Racquet Club and the Association were provided to the membership
 - Cape Management was hired as our Association Management firm

Upcoming Events & Meetings:

May 29th 12:30 – 3:00 PM – Free Pig Pickin'
@ Pool (Bring Dish to Share)

May 29th Pool Opens for Season!

May 31st Annual Association Dues Deadline

June 2nd Ballot Deadline (Cape Management Office)

June 12th 10:00 AM – Annual Meeting at The Clubhouse

June 15th 7:00 PM – Board of Directors Meeting at The Clubhouse

ALL ADS AND AD PAYMENTS MUST BE RECEIVED IN THE OFFICE NO LATER THAN TUESDAY, JUNE 15, 2010 TO BE INCLUDED IN THE JULY/AUGUST 2010 ISSUE OF HARBOUR HEADLINES. IF THE CHA OFFICE DOES NOT RECEIVE PAYMENT FOR ADS BY THE DUE DATE, THEY WILL NOT BE PRINTED.

Asset improvements made this year:

- The East piers in the marina had reached a state of disrepair that required several slips to be closed for safety reasons. They have been repaired, and the income from the marina is expected to increase from \$18,000 to approximately \$23,300 annually
- A restricted swim area will be placed on a portion of our park beach. Boats will be prohibited from this section of the beach, and can face charges of reckless operation by the NC Wildlife Resource Commission
- New 'No Wake' signs will be posted at the inlet and in the canals
- A monofilament recycle bin was installed at the boat ramp
- Volunteers helped maintenance plant flowers at the gate entrance
- A study is underway (spearheaded by member Carl Miller) to study an alignment of the inlet jetties to reduce future maintenance cost associated with dredging and the repairs to the wood jetties
- A Boat U.S. approved sign was added to the ramp prohibiting power loading
- Another 1,000 cubic yards was dredged from the inlet in February, 2010
- A new sign was placed at the Colington Harbour Maintenance yard created by talented volunteers and donated to the Association
- The contaminated fuel was removed from the fuel tank at the marina
- The aging bulkhead around the marina parking lot and the main dock was repaired

Pending projects by the Board include:

- A 'CAMA Major' permit to allow the Association to dredge the inlet to a depth of 6' and width of 100' and use the spoils to renourish the eroding beach. The permit will allow the Association to keep the inlet clear 6' deep and 100' wide, and is not restricted to only removing 1,000 cubic yards of sand per the General Permits issued in the past. The Major permit lasts 5 years with an option to renew for up to 2 more years. A request will also be made to place rip-rap in front of the bulkhead west of the pool to protect the bulkhead and increase its service life. The groins on the beach lost in a storm will also be replaced
- Paving and drainage improvements on Rhodoms Drive, Sunset Drive, Quork Court and Lee Court, budget permitting
- Resurfacing the basketball court
- Presenting the Association with the feasibility of extending the jetties at the inlet and changing them to rock instead of wood in an effort lower future maintenance and dredging expenses

WANTED: Letters to the Editor

Have an issue you'd like to bring to the community's attention? Send an email to the Editor of Harbour Headlines at chamanager@embarqmail.com, and we may print your letter.



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MANAGER'S REPORT



Cape Management was hired by Colington Harbour Association effective April 1st of this year as your new management company. As background, Cape is the largest professional association and property management firm on the Outer Banks that's helped communities like the Harbour since 1989. Serving as Colington's Property Supervisor is Deke O. Bolte, your Association Manager is Niels E. Moore, and the entire staff at Cape's KDH office provides accounting and additional managerial services.

To date, we have completed our initial census of the Harbour's common property resources with an eye on identifying and mitigating potential liability risks to the Association, as well as determining how we can spruce things up, while keeping costs down. You will already notice improvements in the park and beach area near the clubhouse, and other areas throughout the community. On that note, we encourage you to volunteer for the new Board Subcommittees for Park Improvement and Entry Enhancement (at the front gate). Come out and lend a hand!

On June 12th, the Colington Harbour Association's Annual Meeting will be held at the clubhouse... if you want your voice to be heard, don't miss it! Of note, you should have already received your Annual Meeting packet in the mail. Be sure to read it closely. Last, but not least, your annual association dues are due no later than May 31st. Please be sure to pay in a timely manner. - Enjoy the Spring weather!

Boy & Cub Scouts

The Boy Scouts and Cub Scouts are alive and well on the Outer Banks. At the present time, the Outer Banks has three Cub Scout Packs: Pack 115 in Nags Head, Pack 116 representing Kill Devil Hills and Colington Harbour, and Pack 117 in Kitty Hawk. The Boy Scouts have two troops: Troop 116 for Kill Devil Hills and Colington Harbour and Troop 117 for the Kitty Hawk area. I'm Hugh Lutton, and I'm one of the Assistant Scout Masters in Boy Scout Troop 116.

Our troop, as well as Pack 116, is very active. Each month we have at least one activity, and sometimes two. We make every attempt to go camping 8 to 10 weekends a year. Then there's summer camp. Last summer we spent one week at Camp Raven Knob. The camp is in the mountains in the central part of North Carolina, a few miles from Mt. Airy. Nearly a hundred Merit badges were earned by the 24 scouts who traveled to Raven Knob. We rounded out the week by hiking to the top of Raven Knob Mountain to watch the sunrise. The 1,800 foot mountain overlooks the camp and the half mile long lake where the scouts take merit badges in swimming, sailing, and other numerous water sports. Since then, we've camped at the Currituck airport, where the Boy Scout Albemarle District has a camp; at the Coast Guard Base in Elizabeth City; and at Black Stone in Virginia. One of the favorites was the overnigher in Virginia Beach doing laser tag.

Our latest scheduled activity was the annual 'Freeze-o-ree' held each year at the end of January. The campout is District sponsored and is usually attended by 200 scouts.

Unfortunately, the campout was cancelled because in part by (of all things) snow. The snow, 4" to 8", depending where you lived, came on the morning we were to leave for the campsite. Another factor for the cancellation was the heavy rains we received days before that flooded many of the camping areas. All the scouts in our troop were working on their Wilderness Survival Merit Badge, which included sleeping in shelters made from tarps, brush, limbs, leaves, etc. - no tents allowed. Additionally, each scout would have been required to start a fire three different ways, without using matches or a lighter. What we carried in our packs was what we would have had for the weekend. But, it wasn't meant to be - Safety first!! Good News!! Our troop completed a 'Survival Weekend campout where many of the scouts earned their Wilderness Survival Merit Badge

Because the scouts had such a great time at summer camp at Raven Knob, they voted to return there again this year. It's a great summer camp, midway across the state near Mt. Airy. To help the parents and scouts with financial concerns, scouts will gladly help anyone this spring with yard clean-up. And, if they want scouts to cut their grass throughout the summer, they'll gladly do that too. Also, we could also use a couple of canoes and a rowboat to practice those merit badges before going to camp. If you have either, a rowboat or canoe, which you haven't used in a long time, we will be glad to take them off your hands. Just call me at 441-3638. And, you can call this same number if you have any questions about Boy Scouts or Cub Scouts. Boys can join Cub Scouts or Boy Scouts any time of the year. "Scouting, where the adventure starts."

- Hugh Lutton

DARE COUNTY SHERIFF'S OFFICE

Crime Blotter

BREAKING & ENTERING BUSINESS: Two businesses in Wanchese were recently reported broken into; Wanchese Trawl Supply located on Harbor Road and Wanchese Fish Company located on Mill Landing Road. The Wanchese Trawl incident occurred on or about January 25th when an individual or individuals entered the building through a window and attempted to break into a safe. The Wanchese Fish Company incident occurred on or about February 24th when an employee arrived at work to find the safe damaged. In both cases, the safes were heavily damaged but not entered.

BREAKING & ENTERING BUSINESS: Early Sunday morning, March 14th, deputies responded to a Breaking and Entering at Duck Village Outfitters in Salvo. Suspect(s) gained entry through a window and various items were stolen from the business.

BREAKING & ENTERING RESIDENCE: On March 18th, 2010, the Dare County Sheriff's Office received a report of a Breaking, Entering and Larceny from a residence on Lovey Lane in Frisco. The victim had returned home and noticed a 27" flat-screen TV missing from the residence. No other items appear to be missing as of the time of the report.

BREAKING & ENTERING RESIDENCE: On March 20, 2010, the Dare County Sheriff's Office received a report of a Breaking, Entering and Larceny from a rental property on Tower Circle Rd. in Buxton. Taken were a 32" flat screen TV and a Blu-Ray player.

BREAKING & ENTERING RESIDENCE: On April 12, 2010, while opening a house for the summer season, a maintenance worker discovered a residential break-in at a location on Oramar Drive in Buxton. Additionally, there were 2 flat screen TVs taken from the residence. It appeared that someone gained entry through a rear door.

BREAKING & ENTERING RESIDENCE: On April 21st, in the area of Sandpiper Drive in Colington, there was a breaking and entering of a residence. A 50" flat screen TV was stolen. Deputies were able to obtain fingerprints from the scene.

BREAKING & ENTERING RESIDENCE: A breaking and entering of a residence occurred in the area of Decoy Drive in Buxton. Multiple items were stolen from the residence and a storage building on the property. The following is a list of the missing items: 1. Wetsuits (2) 2. Surfboard 7'6" 3. Safe 4. Miscellaneous Kiteboarding equipment valued at approx. \$5000.00 5. "Taurus" 410 Firearm 6. "Smith and Wesson" handgun 7. Shotgun

COLINGTON HARBOUR ASSOCIATION INC.

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Miscellaneous
The American Red Cross Blood Drive is going to be held at the clubhouse on August 28th from 11 AM to 3 PM.
Special thanks to Harbour resident Gary Frazier who volunteered his expert building skills to help our Harbour maintenance staff replace the roof of the bus stop structure at the main gate. Kudos!
Special thanks to Harbour resident Terry Gannon who donated rope and a boxful of floats for the new designated "Swimming Area" at the park beach!

Volunteers Needed! CHA is looking for volunteers to lead the following two new Subcommittees to the Association:

Entry Enhancement Subcommittee. Do you enjoy gardening and landscaping? We need your help to spruce up things around the front entrance!

Park Improvement Subcommittee. Do you have fresh ideas about how our park area can be improved? Want to fix up the beach? This Subcommittee needs you!

To volunteer, please call Property Supervisor, **Deke Bolte (252) 441-5886**, or swing by the Association office in the clubhouse.

Reminder: Yard sales are prohibited within Colington Harbour. If you attempt to hold one, the front gate will prohibit entrance to non-residents.

Reminder: Parking vehicles (including cars, motorcycles, boats, jet skis, etc.) on any street is prohibited within Colington Harbour. Unattended parked vehicles will be towed at your expense.

Labels for Schools: Please turn in your Campbells soup labels and bonus coupons, General Mills box tops and printer cartridges to the Association office by May 27th. We can then donate the items to the First Flight Elementary school. These donations help the school purchase educational materials for the classrooms and the students.

- Submitted by Jerry Raveling

Fishing Line Recycling


Each year, anglers across the Country discard thousands of miles of used fishing line. Unfortunately, most of it ends up in landfills or, worse yet, waterways and shorelines where it can injure or kill fish, birds and marine mammals. Even when monofilament line doesn't prove deadly, it persists for years, as it isn't biodegradable.

As a result, the Association has acquired a fishing line recycling container located at the boat ramp for the disposal of monofilament fishing line. Disposed line is collected, packaged and sent to Berkley, Inc. which utilizes the recycled line to build artificial fish habitat.

-Submitted by Don Brady

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VOLUNTEERS NEEDED!

The Colington Volunteer Fire Department has openings for Volunteer Firefighters. As the name implies, the department relies heavily on people volunteering their time and effort to help keep our community safe, and Volunteers play an essential role in response to emergencies and daily operation of the station. Firefighting is not all "guts and glory". Being a firefighter requires hard work and determination. It requires the physical and mental ability to respond to all types of emergencies, under all types of conditions. From the hottest, most humid days of summer to the coldest, most bleak days of winter, you will be called upon to serve this community to the highest standards. Do you have what it takes?

If you are at least 18 years old and willing to serve your fellow citizens as a firefighter, the Colington Volunteer Fire Department is looking for you. From folks new to the community, to life-long Colington area residents, if you've got the time to dedicate to your community we'd love to have you. Previous experience is not necessary. Training and equipment are provided free of charge, and all firefighters are covered by Workers Comp insurance.

All firefighters must have a valid NC Drivers License, High School Diploma or G.E.D. or be currently enrolled in school.

If you believe you have what it takes to be a firefighter, please call or stop by the Colington Volunteer Fire Department and pick up an application. We'll show you around, and discuss how you can help your community. Department training is held on the first three Tuesdays of the month, and other specialized training is available. We also have a need for Support Group members. These dedicated individuals help the department "behind the scenes" with fundraisers and other fun, safe activities. So if you want to help, but don't like the idea of running into a burning building, the Support Group may be for you. Just call or stop by the station for more information.

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COLINGTON HARBOUR ASSOCIATION, INC. 2010/11 BOARD OF DIRECTORS SLATE OF CANDIDATES

For informational purposes, the following is the slate of candidates to fill the three available Board positions on the Colington Harbour Association (CHA) Board of Directors for the 2010/11 fiscal year. Annual Meeting packets have been sent to your mailing address, and all ballots must be returned to Cape Management no later than Wednesday, June 2, 2010.

Ken Pagurek

Property owner since 1988. Living here since 1999. Served Colington Harbour Board 2001-2008 as Board Member, Chairman (3 years), President (2 years). While President, I was instrumental in getting the C.V.F.D. fireboat stationed here. Worked on Dare County Transportation Board, traffic studies for improvements to Colington Road. Chairman: Colington Harbour Rockfish Tournament (6 years). Would like to further help improve the community as a member of the Board.

Lynn Brooks

I have been living in the Harbour since 2001 and began serving on the board of the Yacht and Racquet Club in 2003. I have enjoyed serving my community in this way and have been pleased to be a part of the positive changes that have happened at the pool and to the clubhouse. It is my desire to continue to serve my neighbors on the Board of the homeowners' association.

Donald E. Brady

I have been a resident of Colington Harbour for 11 years. I served in the Navy for four years on two destroyers. I retired from Public Service Electric and Gas after 33 years of service. I worked at two generation stations and I transferred to the central maintenance shop where I was a supervisor in charge of the warehouse and the gas turbine parts. I served with the Fords, NJ fire department for 23 years, I was an officer for 12 years and fire chief for two years. After moving to Colington Harbour I joined the Colington F.D. and have served for 10 years. I served on the Rockfish Tournament Committee. Also belong to the N.C. Beach Buggy and help with the road clean up.

Bryan Orosen

Married to Lisa with one son, Isaac. CH property owner since 1991. Veteran of US Nuclear Navy. Former manager Awful Arther's and co-owner of Chilli Peppers. NC General Contractor, NC Electrical Contractor, NC Home Inspector. Core values of fiscal responsibility, limited government, free market economics. If elected I will work for the good of the majority of property owners rather than any special group. My business experience supports my core values which can be directly applied to the issues facing the people who live in CH while my service supports my working as a team member.

Paulette Benz

I'm currently Chairman of the Board of Directors and glad to have the opportunity to serve the Colington Harbour community. I have been a resident of Colington Harbour since 2003. I am a mother, lawyer and wife. My husband Alex Williams is a nuclear engineer at Norfolk Naval Shipyard. We have a lovely two year old daughter Mary Savannah. I have developed an interest in preserving, protecting and developing our community and its rich resources. I look forward to being an active participant as a director of the Colington Harbour Association and a strong advocate for the community.

Betty Lou Daniels

My name is Betty Lou Daniels and I am seeking election for the Colington Harbour Association Board of Directors. I am an active mother of three children who seeks to help make sensible, logical decisions for our growing community. I have participated and directed numerous events and fundraisers for First Flight Elementary School, and I can offer my time and leadership abilities to Colington Harbour. As a member of the Board, my voice of strong family values can be an advocate on your behalf for the betterment of our community.

Beau Spivey

My name is Beau Spivey. I am native of Edenton and resident of Colington since 2004. Married to wife Courtney and 2 boys Jack and Finn. Graduate of East Carolina University and now in my 6th year of Construction and Mortgage lending with Gateway Bank and also a member of the chamber ambassador team. I want to create open lines of communication with ALL the residents of Colington Harbor. My objective is to be active and available to help relay the needs of our community to actual results. Let's realize the potential of our community.

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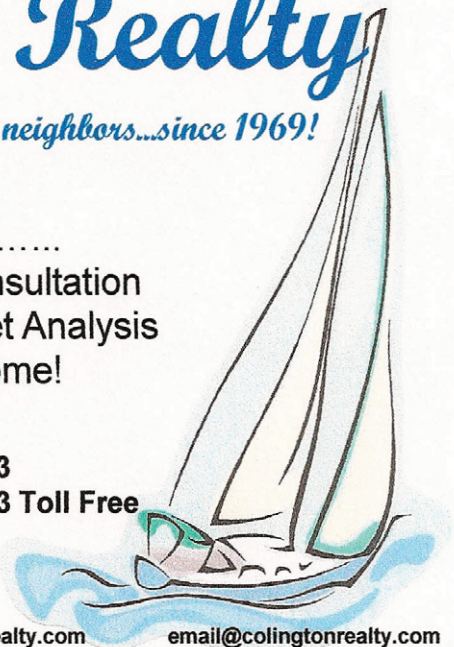
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