



July - August 2011

# HARBOUR HEADLINES

## President's Report 2010/11 By Ken Pagurek

**Cape Management.** On April 1<sup>st</sup>, 2010 the Board signed a two year contract with Cape Management to take over the day to day management of the Harbour. We have entered the second year of that contract. I was not on the board when that decision was made, but I find myself fully supporting their decision. With Cape running the daily care and feeding of the Harbour, we have an outside view from professionals with no special agendas. They have the experience of managing home owner associations across the outer banks.

Cape has given the Harbour Headlines Newsletter a facelift. Many of our residents have provided favorable comments. We also have the ability to email the newsletter (and eNews updates) to every resident who provides an email address, thereby providing savings on paper, copy machine time, postage and of course the time volunteers who prepare, fold and address the snail mail newsletter. If you would prefer electronic copy only of the Harbour Headlines, please email Cape and request to be removed from the hardcopy list.

Cape has also redesigned the community website ([www.colingtonharbour.net](http://www.colingtonharbour.net)) making it more appealing and functional. Since they started a community blog, for instance, many residents have made comments requesting more police radar use to make the roads safer for those walking. The Association encourages you to use our website, and we appreciate your input and feedback.

**CAMA Permits.** Also during the past year, we've applied for a CAMA Major permit for dredging the channel and replacing the failing bulkheads in our marina area as well as spot dredging in the Harbour area. This permit will be in effect for 5 years, avoiding the process and cost of applying each year. The replacement of the groins in the Soundfront Park beach has also recently been approved by CAMA, allowing us to replenish lost beach area and save the beautiful live oak tree by the climbing tower.

*Continued on page 3...*



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## 2011/12 BOARD OF DIRECTORS

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SECRETARY: FRANK HENDRICKS  
MEMBER-AT-LARGE: STOKES SEEGARS

## John Roschen Awarded President's Award

At its recent Annual Meeting, the Colington Harbour Association proudly awarded 2011 President's Award to John Roschen. Over the past 15+ years, John has been involved in the Coast Guard



Auxiliary, and has acted as the unofficial Harbormaster here in the Harbour. In his role, John has been instrumental in keeping positive and productive relations with the U.S. Coast Guard. Keeping the Harbour entrance properly marked and illuminated per their standards has been one of his primary endeavors.

As the navigation of our Harbour channel has become more difficult, John has also successfully arranged to provide accurate reports of the depth soundings. Under his watchful eye, the Association has been able to direct dredging operations to keep the channel access safe to our community boaters. In addition, under his watch, all inlets and canals in the Harbour have been identified with signs on the bulkheads at the entrance of each canal.

The Association gratefully commends John's years of service to the community.



*High Cotton BBQ  
Saturdays are Back!*

**BBQ FUNDRAISER FOR THE ASSOCIATION**

**July 2, 16, 30**

**August 13, 27 • September 3**

**4-7 pm, Setup in Marina Parking Lot**

## Manager's Report

### Avoiding Conflict with the Neighbors

*Can't we all just get along?* The key to good relations with your neighbors is communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

**Say hello.** At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.

**Provide a heads up.** If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.

**Do unto others.** Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.

**Know your differences.** Make an effort to understand each other. Differences in age, ethnic background and years in the neighborhood can lead to different expectations or misunderstandings.

**Consider the view.** Keep areas of your property that others can see presentable.



**Appreciate them.** If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.

**Stay positive.** Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.

**Talk honestly.** Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.

**Be respectful.** Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.

**Remain calm.** If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.

**Listen carefully.** When discussing a problem, try to understand your neighbor's position and why he or she feels that way.

**Take your time.** Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

*Have a great Summer, and say "Hi!" to your neighbors in the Harbour – Cape Management*

### COLINGTON HARBOUR ASSOCIATION INC.

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1000 Colington Drive Kill Devil Hills, NC 27948

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## (President's Report Continued)

Of interest, a safety study performed by a structural engineer during the past winter found several issues that presented potential safety hazards and liabilities within our sound side park. Since then, our maintenance staff has corrected those issues, and the Association is planning on installing some new playground equipment over the course of the upcoming year.

**Entrance Guard Gate.** In 2007 the board sent out a survey. One of the questions on that survey regarded the Guard Gate. If I remember correctly, 76% of those responding were in favor of keeping the gate. Others felt the gate impeded the flow of traffic at peak times, when only one lane was open and visitors were checking in.

This past year, we successfully installed a new bar code reader and stop light system. Our intent is to keep both lanes operational at all times. If a vehicle without a valid bar code decal passes, a photo is taken of the vehicle and its tag number. If the tag number traces to a resident, the Association will send a letter informing the resident of a violation. Repeated passes through the red light will result in a formal hearing before the Board, and subject the resident to potential monetary fines. If the tag traces to a non resident, the Association will send a letter informing the non-resident of a trespassing violation. Repeated violations by non-residents may result in the issuance of a court summons by the Dare County Sheriff's Department. Please note that we intend to enforce the system.

OUR INTENT  
IS TO KEEP  
BOTH LANES  
OPERATIONAL  
AT ALL TIMES



**Paving, Sealing and Slurry Coating of Roads.** I'd like to thank Eric Morrison for his efforts in researching this important topic for the Association. In case you are unaware, all roads within the Harbour are private, and therefore must be maintained by the Association. Each year, a good portion of your association dues is directly applied to such expenses.

The Harbour has a plan in effect that calls for the repaving of each Harbour road every 15 years. Due to the cost of asphalt, the traditional paving process had been deemed too costly. While certain roads in the Harbour have been slated for repaving, in an effort to stretch your paving dollars (and avoid a special assessment), we are trying alternatives including the crack-filling of all roads, and sealing and slurry coating of a few streets to extend their lives. The initial results of these efforts over the past year appear very promising.

**Walking Paths.** The standard right-of-way on our roads is 30 feet from the center of the road on both sides. To judge that distance, you can look at where the telephone poles are located. Those poles are on the Association's right-of-way. Therefore, any parking pads, plantings, fences, shrubs, etc. between the poles and the road are in the right-of-way. If and when a walking path is deemed affordable, whatever side of the road chosen for the path will need to have the obstructions removed at the owner's expense.

**Speeding in Harbour.** When folks entered comments about the walking paths on our website blog, they also made comments regarding cars driving too fast. 45% of those comments requested more control of speeding cars. To comply with this request, the Sheriff's Department has been asked to increase the frequency of radar operations in the Harbour. Don't blame the Association Board if you get a summons, it's being done at the request of the your fellow residents.

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**Assessment Collections.** The budget we have to operate Colington Harbour depends on the successful collection of each resident's annual dues assessment. As a sign of the economic times, our efforts to collect these funds have become increasingly difficult. As result, the Association currently has liens against some 25 properties, but that doesn't get the money on our books.

Over the past year, several properties with liens against them have gone to foreclosure. Once foreclosure occurs, the Association cannot collect the money owed to us. In order to collect the assessment on the properties that are in arrears, the Association can also opt to initiate foreclosure on delinquent properties. This past year, we initiated 6 foreclosure proceedings against owners who did not respond to warning letters from the Association's legal counsel. It is important to note that the legal fees incurred by the Association are passed along to the offending party. This may seem like cruel treatment of our friends and neighbors, but we all must pay our annual dues assessments, and Colington Harbour has one of the lowest assessment rates of any private community on the Outer Banks.





## Smoke an Irritating Concern

By Sandy Semans, Sentinel Staff



*Smoke from a recent burnout next to the Navy Dare Bombing Range sent billows of smoke into the air. (Cory Waters | USFWS)*

State air-quality officials continue to issue unhealthy air quality advisories for various portions of the eastern part of the state as smoke from the Pains Bay Fire on Alligator River National Wildlife Refuge and the Dare Bombing Range continues to burn.

The fire was ignited on May 4 in a densely wooded area south of Stumpy Point and was first seen and reported on May 5. Since that time, it has burned more than 45,000 acres - almost three times the amount of privately-owned land in Dare County.

Smoke from the fire has shifted with the ever-changing wind direction and has been reported as far north as Washington, DC, west to Raleigh and south to Myrtle Beach.

In the evening and early morning hours, smoke seems to be thicker and more prevalent on the mainland and Roanoke Island.

The air quality advisories recommend staying inside when the heavy smell of smoke is present. These times are when the highest particle concentrations in the smoke have been monitored. Particles can be harmful to breathe and contribute to haze and other air quality problems.

High particle levels can impair breathing and aggravate symptoms in people with heart and respiratory problems, and irritate the lungs in healthy individuals. People with chronic lung and heart ailments as well as children and older adults should reduce physical exertion and outdoor activity, states a press release from the NC Division of Air Quality issued on Monday.

The Environmental Protection Agency advises that healthy individuals are usually not at a major risk from short-term exposures to smoke.

According to the Center for Disease Control (CDC), smoke from wildfires is a mixture of gases and fine particles from burning trees and other plant materials. It can cause scratchy throat, irritated sinuses, shortness of breath, chest pain, headaches,

stinging eyes, runny nose and can exacerbate asthma. For those with heart or lung disease, heavy smoke can cause chest pain, rapid heartbeat, shortness of breath and fatigue.

Older adults with heart or lung diseases and children whose airways are still developing and because they breathe more air per pound of body weight than adults are most likely to be affected.

Smoke can enter buildings, but there are some things that can be done to lessen the amount of indoor pollution.

The CDC recommends keeping indoor air as clean as possible by keeping windows and doors closed and running an air conditioner. The fresh-air intake should be closed and the filter clean to prevent outdoor smoke from getting inside. In extremely hot weather, those without air conditioning should find other shelter.

When smoke levels are high, do not use anything in the home that burns, such as candles, fireplaces, or gas stoves. Do not vacuum, because vacuuming stirs up particles already inside your home. Do not smoke, because smoking puts even more pollution into the air.

Do not rely on dust masks for protection. Paper "comfort" or "dust" masks commonly found at hardware stores are designed to trap large particles, such as sawdust. These masks will not protect lungs from smoke. An "N95" mask, properly worn, will offer some protection, according to CDC.

An update on the fire released Monday, June 13, states that the Stumpy Point community will be threatened if the fire escapes containment lines on the northeast quadrant. Officials continue to closely monitor this area and the potential threat.

Firefighters moved more equipment to the southwest side of the fire, because at the time of the report, the wind was coming from the north. Engine crews, irrigation systems and helicopter drops are being used to cool hot spots.

Firefighters are pumping up to 165 millions of gallons of water per day to suppress burning peat soil along the fire perimeter. Water is being pumped from Stumpy Point Bay, Point Peter Canal, Milltail Creek and will soon be pumped from Whipping Creek.

Most of the ground fire is higher in elevation than the water sources. In some cases, water is staged, and a second pumping station is needed to get water to the fire perimeter.

It is not possible to flood all ground fire areas, because the center of the burn is higher in elevation than surrounding ground, and there are no roads or canals in that area.

There are several areas of intense ground fire that are causing flare ups that could result in spot fires across containment lines.

SO HOW  
LONG WILL  
THE SMOKE  
LAST?  
...UNTIL THE  
FIRE IS PUT  
OUT.

**(Smoke Continued)**

The area of burning peat soil covers over 8,000 acres.

Infrared technology is being used to determine the extent of ground fire and detect hot spots.

The organic soil (peat) will continue burning until the fire consumes all the peat down to mineral soil, the fire burns down to a level of high moisture content, or the soil moisture level rises to the fire as a result of the pumping operations or a sustained heavy rain.

The intensity of the ground fire is determined by the dryness of the fuel, the relative humidity, the temperature and the wind speed.

There currently are 228 fire personnel on scene. Cooperating agencies include: U.S. Fish and Wildlife Service; U.S. Forest Service; National Park Service; North Carolina Division of Forest Resources; Department of Defense; Stumpy Point, Manns Harbor, Roanoke Island Volunteer Fire Departments, Dare County Volunteer Fire Departments; and Dare County Emergency Management Services, NC Baptist Men and firefighters from several states.

*Article reprinted with permission.*

*Comments or questions regarding this article should be directed to [sandy@obsentinel.com](mailto:sandy@obsentinel.com)*

**Dare County  
Crime Blotter...**

**FRAUD:** Numerous Dare County citizens have been receiving text messages telling them to call Gateway Bank in regards to their bank account. When the number is called, a automated service asks for the person's bank card number, pin and billing zip code. As of this date, we have had one victim in Dare County who provided this information and had their bank account funds taken. Please do not respond to any of these texts. If you have a question about your bank account please call your financial institution.

**LARCENY OF A FIREARM:** There have been reports of 3 males attempting to sell firearms in the Roanoke Island area. The firearms are suspected to be stolen. Two of the males are described as white, around 20 years of age and approximately 5 feet 8 inches tall. The third male is described as Hispanic, around 20 years old and approximately 5 feet 8 inches tall. The three were seen in a black, foreign-made, possibly a Toyota, car with a spoiler. They made claims that they had a 9mm and a .380 handgun to sell. If anyone has any information on these individuals, please contact Investigator Charles Craddock with the Dare County Sheriff's Office.

**BREAKING & ENTERING RESIDENCE:** A Breaking and entering was reported on May 25, 2011 in the 49000 block on nc 12 Highway in Buxton. Stolen from the residence was a Savage bolt action .22cal rifle.

**BREAKING & ENTERING BUSINESS:** A Breaking, Entering and Larceny was reported on Concord Ct. on Roanoke Island. Taken from the home were several items of platinum/sapphire jewelry and a fire safe. The owners are requesting the public's help with the safe return of these items, particularly the safe which contained documents of sentimental value.

**BREAKING & ENTERING RESIDENCE:** A prior larceny was reported on Holly Ridge Road on Roanoke Island. Taken from the residence was a 9mm Baretta handgun and a .380 handgun (unknown make/model). There were no signs of forced entry.

**BREAKING & ENTERING RESIDENCE:** A larceny from a residence was reported in the area of Broadbay Drive in Colington. Unknown suspect(s) entered an unsecured residence and removed 2 rifles. The first rifle is a Winchester 270, model 700, 5-shot, bolt action, with a 24" barrel. There is an after-market 9x40mm scope mounted to the rifle. The second rifle is a Savage Mark II, .22 cal, bolt action with a Simmons 9x40mm scope.

**Anyone with information should contact Crime Line 800-745-2746 or the Dare County Sheriff's Office at 252-475-5980. Anonymity Assured.**

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## Colington Fire Department Update

### Grill Safely This Summer

With warm weather, there are a few risks that come along with it. An area of concern for firefighters is grill safety.

Grilling is a great way to prepare your favorite foods, however you should always use caution when using your outdoor grill. The CVFD hopes you'll consider the following safety tips:

- Propane and charcoal BBQ grills must only be used outdoors. If used indoors, or in any enclosed spaces such as tents, they pose both a fire hazard and the risk of exposing occupants to toxic gases and potential asphyxiation.
- Position the grill well away from siding, deck railing, and out from under eaves and overhanging branches.
- Place the grill a safe distance from lawn games, play areas, and foot traffic.
- Keep children and pets from the grill area: declare a three-foot "safe zone" around the grill.
- Put out several long-handled grilling tools to give the chef plenty of clearance from heat and flames when cooking.
- Periodically remove grease or fat buildup in trays below the grill so it cannot be ignited by a hot grill.

When using charcoal grills, Purchase the proper starter fluid and store out of reach of children and away from heat sources. Never add charcoal starter fluid when coals or kindling have already been ignited, and never use any flammable or combustible liquid other than charcoal starter fluid to get the fire going.



When using gas grills, Check the propane cylinder hose for leaks before using it for the first time each year. A light soap and water solution applied to the hose will reveal escaping propane quickly by releasing bubbles. If you determined your grill has a gas leak by smell or the soapy bubble test and there is no flame:

- Turn off the propane tank and grill.
- If the leak stops, get the grill serviced by a professional before using it again.
- If the leak does not stop, call the fire department.

## The CVFD Annual Fund Drive is now underway!

Property owners in Colington should have received our annual fund drive letter. This fund drive has become a vital part of our ability to provide quality fire and life safety services to the community. Just one example of what good comes from this fund drive is that we were able to replace both of our old, non-compliant Automatic External Defibrillators (AED) with two new, up to date models. These are proven life savers.

We would like to thank everyone that has had an opportunity to assist us in our efforts. If you haven't heard of our fund drive but would like to help, **please send your donations to the Colington Volunteer Fire Department, 108 Schoolhouse Road, Kill Devil Hills, NC 27948.** You may call our office at (252) 441-6234 to find out more. Your help is greatly appreciated!

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## Colington Harbour Yacht & Racquet Club News

Welcome to all of our new members. We have approximately 100 new members and we would like to invite all Adult new members, as well as renewal members, to join us at a "WELCOME COCKTAIL PARTY" on Saturday, July 30 at 6PM at the Club House. New members will be able to see the Club House facilities and meet neighbors. Appetizers will be provided, we ask you to BYOB. Please RSVP your intent to attend at 441-5886. We are limited in the number that can be accommodated so please call now to reserve a place if you wish to attend. It is not too late to join CHY&RC. Applications are still available up at the club house. All Residents of Colington Harbour (inside the gate and outside the gate) are welcome to join and enjoy the fun and activities!

We want to thank all of the Colington Residents who attended this year's Pig Pic'n. It was a wonderful time for all. A special thank you to High Cotton, Outer Banks Brewing Station, Kelly's Outer Banks Restaurant and Tavern, Colington Yacht Club, and the McNair family for their contributions of food and drink for this event as well as to each of you who contributed delightful, delicious dishes to share with your neighbors and friends. Thank you too for all the volunteer workers who helped to cook, set up, serve, and clean up. Without the volunteers this event could not take place every year. Congratulations go to our neighbors Jane and Doug Wirth for having the winning ticket in the raffle for a one year free membership to the club!

Upcoming and current events and activities are posted on the bulletin board at the front gate as well as on the web site at [www.CHYRC.org](http://www.CHYRC.org). Some of the things to look for are:

- Water Aerobics Monday, Wednesday, and Friday mornings 9:30 to 10:30 and new this year additional classes are being held on Tuesday and Thursday evenings at 7PM
- Yoga every Tuesday evening at 6PM in the lower level of the club house.
- Monthly club dinners
- Saturday Social hours at least once a month
- Bingo will be held in the near future – watch for details! (anyone interested in helping with this please let us know!)
- Yard sale – please let us know if you would like to bring a table or need a table to set up to sell items.
- Swim lessons are available – information at the pool

VOLUNTEERS are needed to help coordinate and organize events and activities. Please let us know if you can help in any way!!

## CY&RC Annual Picnic!



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## Jerry Raveling Recognized for His Community Service

At the 2011 Annual Meeting, Colington Harbour President Ken Pagurek presented a special award to Jerry Raveling for his long-time Community Crime Watch leadership within the community. Over the years, Jerry led the Community Crime Watch group, and served as the liaison between the Association Board and the Sheriff's Department. He devoted a great deal of time attending meetings with other law enforcement agencies including the NC State Police, Kill Devil Hills and the other departments here on the Outer Banks. Jerry provided his community watch report at the monthly meetings, and kept Association members informed of the various crimes committed in the area. He also relayed security suggestions provided to him by the various law enforcement agencies regarding the safe keeping of our person, homes and vehicles.

Jerry recently decided to pass the Community Crime Watch torch to another volunteer, and his service will be sorely missed. The Association appreciates all Jerry has done to serve the Harbour community.

THE CHA  
APPRECIATES  
ALL JERRY HAS  
DONE TO  
SERVE THE  
HARBOUR  
COMMUNITY

## Board of Directors Election Results

Congratulations to Marion Carroll, Dennis Linkous and Stokes Seegars on their election to the 2011/12 Colington Harbour Association Board of Directors!

### WANTED: Community Crime Watch Chairman

The Association is seeking a leader to head up our Community Crime Watch program. This is a volunteer position. Interested parties should contact the Association office (252-441-5886)

### Waters Inside Colington Harbour Are No Wake Zones

All canals and waterways inside Colington Harbour are No Wake Zones. Watercraft producing wakes cause damage to bulkheads, docks, piers, and watercraft moored along these structures. The Association is in the process of installing No Wake signs throughout the Harbour, and they will be enforced. Please be considerate of your fellow boaters and property owners.

### Like to Play Tennis?

A fall league is being formed in Colington Harbour. A CHY&R membership is required to use the court in the Harbour. If you are interested, email Nancy Bond at hnmsj@yahoo.com.



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## Resolution in support of a multi-use pathway along SR 1217 in Atlantic Township, Dare County, commonly known as Colington Road.

*(Editor's Note: The Dare County Board of Commissioners passed the following resolution of interest to Colington Harbour residents)*

**Whereas** SR 1217, Colington Road, is the most travelled secondary road of its kind in North Carolina, and:

**Whereas** SR 1217, Colington Road, is a curving, winding roadway, heavily traveled by tractor trailer trucks, recreational vehicles, recreational and commercial fishermen with boats and large trailers in tow, and has no facility for pedestrians and bicycle riders and thus creates an unsafe situation with user conflicts between drivers and non-motorized users, and:

**Whereas** SR 1217, Colington Road, serves a large year around and an even larger seasonal population with in excess of 100,000 vehicles entering the community of Colington Harbour in any given summer month and offers the only option to travel on and off the islands, and:

**Whereas** SR 1217, Colington Road, is the only route

to First Flight Schools for 682 students in Dare County Schools, and:

**Whereas** bicycle and pedestrian improvements along SR 1217, Colington Road, will improve safety, traffic circulation and comfort for all user groups, and:

**Whereas** bicycle and pedestrian improvements along SR 1217, Colington Road, will create an additional scenic by-way in Dare County.

**Therefore** be it resolved that the Dare County Board of Commissioners strongly supports the construction of pedestrian and bicycle facilities for the length of SR 1217, Colington Road; and that the North Carolina Department of Transportation include pedestrian and bicycle facilities in its Comprehensive Transportation Plan for SR 1217, Colington Road; and furthermore, that the North Carolina Department of Transportation install a multi-use path along any section of SR 1217, Colington Road, that is reconstructed or improved.

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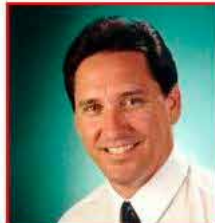
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