



Homeowner's Association
1505 Salter Path Road
Atlantic Beach, NC 28512
252-247-2080 / summerwindscondos.com

NEWSLETTER ~ Summer 2023



Chris Evans #201

Summer has officially begun at Summer Winds. The “A” pool and indoor pool decks have been painted and look really nice. The indoor pool was painted as well as the indoor hot tub. The flowers are loving the sun and are blooming all over. We have our seasonal employees hired but can always use a few more. Please wear your wristbands to help these new employees (and older ones) know who you are. It makes our jobs easier.

May 2023 Open Meeting Notes

There were 39 units represented at the May meeting. Sandy gave a report of what has been going on at Summer Winds over the winter and spring. Maintenance was busy stripping the coating off the indoor pool and deck. They repainted all surfaces including the indoor hot tub at a cost of \$8000. They were also able to complete the grinding and repainting of the “A” pool deck for \$6000. Maintenance painted pickle ball lines on one of the tennis courts. We continue to clean the buildings and sidewalks.

Some of the purchases over the fall and winter included a used golf cart (\$1800) so housekeeping can haul all their supplies around. A new freezer at \$2700 for Ginger's Café which replaced the 30+ year old one in there. Repaired the deck and belt on one of the treadmills in the Sports Complex. This was a \$300 repair versus a new machine at a cost of over \$3000. A new indoor pool heater had to be purchased for \$5000. We had pool motors repaired to have back-ups for all pools. Warranty work as well as wear and tear repairs have been completed on the roof. The roof warranty will expire in 2026. Please make sure when you have HVAC work done on your roof top unit or replaced, the HVAC unit is secured to the framing on the roof. Negotiated the propane price from \$3.67 to \$2.99.

It took some time, but mulch and rock finally arrived in May. Maintenance spread the rock in high wind areas and the mulch was put in the plant beds everywhere else. We put out weed/feed product to see how well it would do. Fertilizing the grass is an

expensive undertaking. Maintenance continues to treat the property for ants. The north parking lot has a sinkhole that will be repaired at a cost of \$14,000.

Three more stairwells have been replaced with fiberglass. We have a total of 13 stairwells and 5 have been replaced. Building walkway work will begin in the fall. Once the HOA office knows what areas will be replaced, we will keep everyone informed. Our maintenance department continues to do monthly inspections and preventative maintenance on all the buildings. Summer Winds annual fire inspection was done in April will just minor issues needing addressed.

SINK and TOILET WASTES

Dear Renter – Welcome to Summer Winds and we hope you enjoy your stay. We have a new Waste Treatment Plant at Summer Winds. To insure it's remains functioning properly PLEASE:

DON'T SINK IT!!!

DON'T FLUSH IT!!!

<p>NO GREASE</p> <ul style="list-style-type: none"> Fats Butter Wax Cheese Heavy Cream 	<p>NO LIQUID WASTES</p> <ul style="list-style-type: none"> Pesticides Drain Cleaners Household Chemicals (Unless specified safe for septic systems) Paints Paint Thinners Photographic Solutions Solvents (e.g., hobbies) Oils 	<p>OTHER NO'S</p> <ul style="list-style-type: none"> Coffee Grounds Excess Food Wastes Grout Sheetrock Mud Plaster Concrete
<p>NO PLASTICS/LATEX</p> <ul style="list-style-type: none"> Wrappers Feminine Product Covers Lids/Liners/Rings Condoms Band-Aids 	<p>NO PAPER/MATERIALS (Other than Toilet Paper)</p> <ul style="list-style-type: none"> Baby Wipes Paper Towels/Towelettes Facial Tissue Napkins Gauze Dental Floss Matches 	<p>OTHER NO'S</p> <ul style="list-style-type: none"> All Medications Coffee Grounds Cigarettes Left Over Food Hair Clippings Kitty Litter Pet Wastes Grease/Oils Solvents

ONLY FLUSH TOILET TISSUE AND HUMAN WASTE

Thank You!

The waste treatment plant has received new membranes at a cost for Summer Winds of \$30,000. We share the waste treatment plant with the Nautical Club condominiums across the street. Membranes have to be replaced depending on usage and what is washed down the drains. This is why it's so important to follow the list of what cannot go down the drains. If you need a copy of this list to post on your refrigerator, the HOA office will be glad to either email it to you or you can come buy the office to pick up.

More Useful Information from May Meeting

The Sports Complex hours have been amended to 8am to 10pm for all homeowners, guests (renters) and visitors for the Summer.

If you have an icemaker, it would be a good idea to have the shut off valve set in the wall like the washer hook ups are. We have had several shut off values broken off when the refrigerator has been replaced or moved around.



We have had two, very bad water leaks caused by items hanging on the wall over the toilet falling off and breaking the toilet supply line. If you have anything hanging on the wall over your toilet, please remove it.

A good rule of thumb to help reduce costly leaks is to turn your water off when you are not going to be in your unit for at least three days or more. This helps keep the flow to the waste treatment plant lower when there are leaking toilets, hot water heaters, etc. Shutting off your water also is a life saver when there is a leak in a common pipe.

The list of vendors that is provided in the homeowner's directory are those who have been doing work at Summer Winds for a while. They are not "approved" vendors that are the only ones allowed to do work here. They are listed in the directory because they usually follow the rules and seem to do good work. Please always do your research and choose licensed, insured contractors.

Spectrum Upgrade

The Spectrum Upgrade will be mid-July...hopefully. The Access Point on the ceiling in the units will need to be replaced. Spectrum will need access to all units, and they will not "skip" units for renters or anyone who refuses them to enter. We will give you additional information when the work begins as soon as we know more. The upgrade will be the most recent technology such as WiFi6 and 500Mbps. The upgrade will also allow homeowners more control over their passwords onto the network.

2022 – 2023 Board of Directors

Luther Griffin – President
Sharon Scott – Treasurer
Bob Rehlund – Member
Ben Owens - Member

Steve Bryant - Vice-President
Carey Otto - Secretary
Phillip Langley – Member

New Homeowners since Oct 2022:

139 Grant Armstrong
330 Ted Whitehurst
508 Steve & Chris Wheeler

319 Robert & Cynthia Blackley
342 An & Tram Le
522 Roger & Gloria Hill

Gate Codes

The codes for the main gate remain the same:
Homeowners #5150
Renters/Contractors #4321

Unit Maintenance Reminders:

- Please paint your front door and front storage door if the paint is faded or peeling. Replace any rusted hinges so that the doors close properly. Paint is available for sale at the HOA office.
- Clean the HVAC drain with a product specifically made for HVAC condensation drains or ¼ cup of bleach at least twice a year.
- Clean, paint, and re-caulk your window frames. Paint can be purchased in the office or at Sherwin Williams. Sherwin Williams in Cape Carteret knows the Summer Winds' color needed, Architectural Bronze.
- **All tattered and torn screens need to be removed from windows and doors.**
- Replace the batteries in your smoke detectors. Replace the entire smoke detector if it is past its useful life.
- Check for any leaks under your sinks and in and around toilets. Make sure the water shut off valve in your unit actually works.
- Check hot water heater for deterioration or leaks. Those over 7 years should be replaced.
- Have your HVAC professional check that the HVAC unit on the roof is secured to the roof framing.
- Overhead, front door light fixtures and balcony light fixtures are available for purchase at the HOA office. They need to be the same style as the original.
- Prior to ordering shutters, please make sure you get written approval from the HOA office.
- Only bronze tinted glass is allowed for the windows.
- Only flat panel front doors are allowed.
- **All building materials, large cardboard boxes, packing materials, and furniture need to be disposed of off the property.**

Please do not ever hesitate to call the HOA office if you have any questions about the Rules & Regulations, By-Laws, or Declaration of Unit Ownership. We are glad to answer any concerns you may have.

What Else is Going On



Independence Day Celebration will be on Tuesday July 4th. Join us around the "A" pool for a hot dog cookout starting at 11:00 am. Hot dogs, drinks, watermelon, and popcorn are \$1.00 each and select beer is \$2.00. There will be a Fried Chicken and Shrimp Dinner at 6:00pm. Tickets for the dinner are \$16 each. A DJ will be here that evening playing your favorite tunes.



Ginger's Café is open and has a few new menu items: pizza pretzel, fried artichokes, chicken and waffles, and orange/pineapple ice cream.

Disaster Re-Entry Permits. In the event of a disaster or evacuation an Indian Beach Disaster Re-Entry Permit will be required. Permits can be obtained at Indian Beach Town Hall Monday - Friday between 9 AM and 5 PM. Identification and proof of residency must be provided (utility bill, lease, tax document, etc.). Permit pricing is based on permits per physical residence:

- 1st Re-Entry Permit: No cost (\$25.00 replacement fee if lost)
- 2nd Re-Entry Permit: \$25.00 fee (\$25.00 replacement fee if lost)
- 3rd Re-Entry Permit: \$25.00 fee (\$25.00 replacement fee if lost)

Turtle Information

The Indian Beach and Salter Path beaches are common sea turtle nesting areas.

- Please take down tents **and fill in holes** when leaving the beach to ensure the turtles' safety.
- Use caution around the sea turtle nest barricades. This helps protect the sea turtle eggs.

Reminders

- Renters are not allowed pets. Homeowners cannot authorize pets. Summer Winds does not allow emotional support animals only ADA service animals.
- Renters are not allowed to bring boats, trailers, or storage trailers. Homeowners need to contact the office or security before bringing boats, trailers, or storage trailers to make sure there is room in the parking area.
- No electric car charging on the property.
- Parking at Summer Winds is at your own risk.
- DUMPSTER at the Boat Parking Area is for Summer Winds use only. Contractors cannot use it and no construction debris, remodeling materials, furniture, appliances, or any other materials should be disposed of in it. It's for grounds and overflow trash for Summer Winds.
- Pest Control comes once a month to spray units. They usually come the Tuesday and Wednesday of the last week of the month.



Please always let us know when a guest (renter), visitor, or contractor/worker is coming to your unit. Security wants to make who's allowed to be in your unit and on the property. If we have not been advised someone is coming, we will not let them on the property. Thanks for your cooperation.

Summer Winds Fun Facts



Look at the “A” pool in 1983! Diving boards, no fencing, no one probably even had on Sunscreen...it’s a wonder we all survived the ‘80’s!

It is wonderful how much everyone enjoys the pools here at Summer Winds.

Summer Staff

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|---|--|
| Sandy Plisko | Executive Director |
| Heather Price | Executive Assistant |
| Randy Webb | Supervisor Maintenance & Grounds Staff |
| David Cieslinski | Maintenance & Grounds Staff |
| Brian Odum | Maintenance & Grounds Staff |
| Michael Northern | Maintenance & Grounds Staff |
| Tom Jordan | Director of Services |
| Noah, Linbe, Brooklon,
Collin, Allison, Mila, Chris,
Lori, Joshua | Services |
| Katie Toomer | Housekeeping |
| Tami Felts | Housekeeping |
| Bill Spickett | Security Chief |
| Eddie Smith | Security |
| Marc Rouse | Security |
| Fred Newingham | Security |
| Gayle Joyner | Security |
| Cornelius Wiggins | Security |
| Ruben, Charles, Joe | Security |
| Kuchi Hige Yamiguchi Plisko | Watch Cat |



Summer Winds' staff would like you to know how appreciative they are of your compliments concerning the hard work they do to keep Summer Winds operating. We have a good team of employees that go outside their regular duties to help everyone. Thanks homeowners and staff!



Insurance information, homeowners forms, and other information can be found on the Resident's page of the Summer Winds website. Call the HOA for the password if you do not know it. summerwindscondos.com

Please do not ever cut any vegetation on the dunes. We realize that the first floor may have some vegetation that may block a perfect view, but it is against town ordinance to cut any vegetation on the dune. This vegetation protects the property from erosion.

Indian Beach Town Ordinance Sec. 12-49. - Prohibition.

The cutting or destruction of any vegetation in the beach protection zone is prohibited

Next Meeting

Annual Meeting October 28, 2023. 10:00 am, Gingers Café
40th celebration details coming soon



Meet Sandy

Sandy Plisko has lived in Carteret County all her life. She, along with her 2 sisters and two brothers spent most of their summers at the local beaches. Her father was a retired Marine, and her mom is a retired nurse. Sandy and her husband John have been married for 28 years and have 3 children and 1 grandchild.

Sandy has a Property & Casualty Insurance license, an Associate of Applied Science Degree in Paralegal Technology, and a Bachelor of Science Degree in Business Administration with a concentration in Information Systems. Sandy's first job was "pulling" tobacco for a farmer in Newport, NC. She has enjoyed other jobs that led her to Summer Winds.

Summer Winds takes up a lot of Sandy's time. She enjoys making sure the property is taken care of as well as the employees! She loves that all the employees get along well with each other and willing to fill in wherever needed to help another out. She has been at Summer Winds for a little over 5 years now and her most memorable event has to be taking care of the aftermath of Hurricane Florence. She enjoys talking with all the homeowners, especially the one who stole the rock (you know who you are)!

In her time off from work Sandy enjoys gardening, boating, and just lying on the beach. She loves being with her family and cooking for everyone. Thanks for allowing her to be a part of Summer Winds.

40 years of fun in the sun!