

NEWSLETTER ~ FALL/WINTER 2022-2023

The weather stayed so mild and was nice enough to keep working on outside projects. But dang! The cold moved in fast. We continue to work on the "A" pool deck; removing the old coatings on the concrete. The stairwell project in all the buildings are moving along. We did not encounter any bad storms this year. The new dunes and sea oats held back Hurricane Ian's high tide with only some erosion at the beach access in front of the C building.



2022 Annual Meeting Important Notes

3% Rental Fee

The Annual Meeting brought in 62 homeowners and their guests. Several important items were discussed which included raising the rental fee for those who rent their units whether through an agency or self-rental. **The rental fee has been increased from 2.75% to the maximum of 3% of the gross rental.** This change will take effect January 1, 2023. Please make sure you sign a new Tri-Party Agreement. We have mailed out the new form to those who have not yet signed and returned the new agreement. Once you sign the new agreement, we will forward to your rental agent, if you use an agency. We do need the new agreement signed even if you self-rent or use on online rental service (such as VRBO, etc). We will also inform the rental agencies prior to January so they are aware of the increase. Self-renters please make sure you send the fee in monthly.

Insurance Increase

Also discussed was the increased cost of insurance. The agent that writes the property insurance for Summer Winds provided a letter describing the issues insurance companies are facing. This letter was passed out during the meeting. It was further explained that 22% of monthly dues is deposited into an insurance account. Currently that amount is \$374,323 per year. The 2021-22 insurance cost was \$474,000. President Luther Griffin advised the homeowners that there will be a **30% insurance assessment.** This is an assessment on the insurance portion of the dues and not the

entire monthly dues amount. This assessment will be included on the coupon booklets that will be mailed out in December or January.

President Griffin also discussed the expenses over the past year. He stated that the waste treatment plant had a lot of repairs including cleaning of membranes, coating of the tanks, and cleaning of the mixer tank. Ginger's Café had to have several windows replaced. Summer Winds purchased a used truck as the other truck had rusted to the point of no repair. He also said the 40 year old HOA office building was in need of repair.



During the meeting, new board members were elected. Phillip Langley, who filled Lane Wolf's position mid-term, was approved by a member vote to continue the position until the end of the term in 2023. Sharon Scott, whose term was up, was re-elected as a board member. Also, Ben Owens was voted to fill Wayne Schriever's, whose term was up. Welcome Phil and Ben for joining the HOA board!

2022 – 2023 Board of Directors

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

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

New Homeowners in 2022:

124 Ted & Beckie Rudder
228 Jason & Christine Wallace
412 Michael Riddle
235 Roger & Kathy Crowe

224 Ryan & Lindsey Huebler
321 Drew & Anita Hollander
425 Chris & Kayrn Martin
212 Rachel Cocchiaro

Gate Codes

The codes for the main gate remain the same:

Homeowners #5150

Renters #4321

Unit Maintenance Reminders:

Winter and early spring is the best time to get your condominium unit ready for the next season. Please take the time to go through the list below:

- Pine Knoll Shores Fire Department has recommended that you check your outdoor receptacles and make sure they have a water/weather-proof cover on them. Most units have a receptacle on the balcony. Please make sure there is a proper cover on it. Salt intrusion can result in fires.



- 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.
- 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.

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.

REMODELING/WORK IN UNIT: There is not an “approved” vendor list the HOA keeps. The HOA office only recommends contractors to homeowners. We base our recommendation on the reputation the contractor has here at Summer Winds and whether they follow the rules. No matter how small the job, please advise the HOA office that someone will be in your unit to do repairs/work. Please complete the Remodel/Work Notification and provide a copy of the Remodel/Work Rules to your contractor/workers. There are a lot of contractors that come in and out, that know the gate code. Sometimes they are given the keys to units by the homeowner; we still need to know when someone is in your unit working. If lights are left on or the door left unlocked security can handle the situation properly.

Do not allow contractors to dispose of building materials, paint, furniture, or any other construction debris in the compactors or the dumpster at the boat parking area. The homeowner will be fined. **All building materials, large cardboard boxes, packing materials, and furniture need to be disposed of off the property.**

What Else is Going On

All the outdoor pools are closed. The "A" pool is getting the deck paint coating redone. The indoor pool is still scheduled to be recoated in January. So just the pool area in the Sports Complex will be closed. This includes the hot tub and sauna.

THE INDOOR POOL WILL BE CLOSED IN JANUARY FOR DECK AND POOL RECOATING.

Most of the exterior doors have been painted. The handrails going up the steps on the front of the building will get a coat of paint. We continue to do monthly building inspections, roof inspections, and checking the common areas and grounds. Repairs need to be done on the HOA office. We really want to get pickle ball lines drawn on the tennis court. Maintenance and housekeeping continue to work hard to keep the property in good condition.

Reminders

PETS Renters are not allowed pets. Homeowners cannot authorize pets..

RENTERS ARE NOT ALLOWED TO BRING BOATS There just isn't any room in the boat parking area. During the fall and winter, if room is available in the boat lot, renters can bring a boat with written permission from the HOA office.



GINGER'S CAFÉ During the off-season, Ginger's Café is available to rent for parties and meetings. It has a 100 person capacity. Please contact Tom Jordan, Director of Services for details. 252-247-5231.

CAR CHARGING We cannot allow electric car charging on the property. Summer Winds is not in a position to install any charging stations. Please direct any concerns to the town of Indian Beach to express interest in a local charging station.

PARKING Summer Winds continues to have building repairs done. Even though there are areas marked off, please be aware of where you park in relation to the construction. Parking is at your own risk.

DUMPSTER at the Boat Parking Are 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.

DUES COUPON BOOKS will come out by January. The monthly insurance amount will be a separate line item on your coupon books starting in January. If you have paid the increase insurance amount, it will be posted as a credit on your account. The total dues on the coupon book will reflect the new total dues, even if you have already paid

the assessment. Again, the credit will be on your account if you paid the insurance assessment in full for the year.

If you are set up on ACH with Truist Association Services to pay your dues, you will not receive a coupon book. They will send you a letter outlining your monthly dues. The ACH set up also adjusts your dues amount automatically, you do not have to do anything. If you mail in or have your dues paid through bank draft or electronic bill pay from your own bank, please remember to make the adjustment through your bank.

CHRISTMAS CHEER – Its not too late to contribute to the Staff's Christmas Cheer. Some have asked if we have sent the annual letter out and we did on November 15. The staff appreciates all your gifts.

Summer Winds Fun Facts

- Summer Winds is located at Lat 34° 41'10", Long 76° 53'42" and the elevation is 15.35 feet above sea level, according to a 2010 elevation certificate.
- Tom Jordon, Director of Services, fell into the indoor pool one year looking at Christmas lights. Katie from Housekeeping had to find him dry clothes.
- Notable people that have visited Summer Winds includes Randy, the cowboy from the singing group The Village People, Geraldo Rivera, Walter B. Jones, U.S. representative, Elizabeth Dole, U.S. Senator, and Jim Hunt, N.C. Governor.



Summer Winds "A" building under construction.

Next Meetings

Regular Open Meeting: May 2023. Details coming.
Annual Homeowner's Meeting: October 28, 2023 at 10:00 a.m.
This will be Summer Wind's 40th anniversary.



Winter Staff

Sandy Plisko	Executive Director
Susan Mason	Executive Assistant
Randy Webb	Supervisor Maintenance & Grounds Staff
David Cieslinski	Maintenance & Grounds Staff
Brian Odum	Maintenance & Grounds Staff
Tom Jordan	Director of Services
Noah Plisko	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
Kuchi Hige Yamiguchi Plisko	Watch Cat



The Staff of Summer Winds would like to thank all the homeowners for their wonderful compliments concerning the property. Thanks for noticing the staff's hard work!

Have a wonderful Christmas season.



Meet Randy

Randy Webb was born in Edgecombe County, North Carolina. His father was a veteran and also worked as a mechanic. His mother stayed home and raised her 5 children. Randy has 3 brothers and a sister. He has a son, daughter, and grandson.

Randy joined the Summer Winds' maintenance team in 2019. He loves working with and around the great people at Summer Winds. He enjoys seeing Summer Winds grow and transform each year with the staff's great work. He particularly enjoys the experience of the 4th of July celebrations and watching fireworks from Summer Winds. A most memorable experience for him is trying to spread mulch while driving a tractor in the pouring rain!

Twenty-two years of maintenance technician work is what Randy brought to Summer Winds. He worked for First Eastern Rentals doing HVAC, plumbing, electrical, carpentry, and masonry work. His first job was in farming when he was 15 years old.

Favorite activities Randy does in his time off include fishing, playing corn hole, grilling out, and making wood crafts to sell for his side business. Randy has also been involved with building and racing cars and go carts as well as legend cars.

Is there anything Randy can't do? We thank Randy for everything he does at Summer Winds. He is not afraid to tackle any project!