



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

NEWSLETTER ~ Winter 2023

40th Anniversary Celebration - The 40th anniversary was celebrated October 28, 2023. There was good homeowner attendance with delicious food that was planned and prepared by Tom Jordan, Director of Services, and staff. There was fun entertainment that included Polynesian Dancers, door prizes, and a slide show presented by Sandy. Bluewater Realty, Shorewood Realty, Emerald Isle Realty, Realty World, Captian's Kitchen, and Eastern Carolina Properties either donated door prizes or provided desserts for the celebration.



Dale Williford, Mayor of Indian Beach and past Summer Wind's Executive Director, signed a 40th Anniversary Proclamation at the town meeting on November 8th. Dave Scott, homeowner, and Sandy were at the meeting to receive the Proclamation..



Town of Indian Beach

Elizabeth (Dale) Williford, Mayor
Michael Luther, Mayor Pro Tem

Commissioners
Ryan Kelley
Randel Bentley
Sam Lovelace

Tim White
Town Manager



1400 Salter Path Rd.
Indian Beach, NC 28512

(252) 247-3344

Mayor's Proclamation

Whereas Summer Winds was the first condominiums in the Town of Indian Beach with the first resident moving in Thanksgiving 1983, and

Whereas Summer Winds contributes to the quality of life of residents and is a valued contributor to our community, and

Whereas Summer Winds is celebrating 40 years of fine living at the beach, and

Whereas, the Indian Beach Board of Commissioners likes to recognize excellence and contribution made to the community, and

Now, Therefore, I as Mayor of the Town of Indian Beach and representative of the Board of Commissioners here by proclaim:

Summer Winds 40th Anniversary

This the 8th day of November 2023.


Elizabeth (Dale) Williford, Mayor



May 2023 Open Meeting Notes

There were 52 units represented at the Annual Meeting. The meeting hosted a guest speaker, Corey Lewis, from Sound Choice Insurance in Morehead City. Corey is the insurance agent for the master property policy for Summer Winds. He explained why coastal properties are getting harder and more expensive to insure. It's mainly due to worldwide disasters and limited insurers and re-insurance. Corey also recommended to review your condominium homeowner's policy carefully to make sure you have adequate coverages especially for wind-driven rain.

President of the Summer Winds Homeowner's Association, Luther Griffin, gave a report on completed and current projects that have been going on at Summer Winds over the winter and spring. Completed projects included 5 new stairwells, sinkhole repair in the parking lot, resurfacing of pool decks and indoor pool, roof repairs, landscaping rock and mulch, pool heater replacements, and new equipment for Ginger's Café. Current projects will include replacing walkways on the B building, repairing the exterior of the HOA building, and the Wi-Fi upgrade. He further reported that there will be a dues increase of 15% effective January 1, 2024. This is based on the 40% increase in pool maintenance and chemicals, increase in labor, increase costs of the waste treatment plant, and keeping up with current wages. He also informed the homeowners that the insurance portion of the dues will no longer be included in the monthly dues. The insurance portion will now be paid in 4 yearly installments as this will keep the guesswork out of how much to collect for insurance premiums. New coupon books will be sent out pertaining to the dues increase and quarterly insurance payments mid-December.

Election of board members was conducted but there were no nominations, so the board remained the same. The unapproved minutes for the annual meeting are attached to the email that includes this newsletter.

2023-2024 Board Members

Luther Griffin, President	(2023-2026)
Sharon Scott, Vice President	(2022-2025)
Ben Owens, Secretary	(2022-2025)
Phillip Langley, Treasurer	(2023-2026)
Bob Rehnlund Director	(2021-2024)
Steve Bryant, Director	(2023-2026)
Carrie Otto, Director	(2021-2024)

Contacting the Board of Directors

If you have questions or concerns about the Rules & Regulations or any Summer Winds information, please do not hesitate to call the HOA office or send an email to manager@summerwindscondos.com for a quick response. If you need to contact a board member, please email them at summerwindsbod@summerwindscondos.com

New Homeowners since Oct 2022:

103 Robin Caveness	112 Susan Whiteheart
127 Carrie Pendelton	139 Grant Armstrong
231 Greg & Janice Burke	235 Kathy & Roger Crow
238 Chet & Susan Williams	303 Alan & Pamela Bell
309 Lisa & Jeff Schaeffer	310 Gary & Barbara Braswell
319 Robert & Cynthia Blackley	330 Ted Whitehurst
342 An & Tram Le	404 Vista LLC
406 Kevin & Debbi Braswell	413 Gary & Jill Osborne
508 Steve & Chris Wheeler	522 Roger & Gloria Hill

Please accept our apologies if we missed your name above.

Gate Codes

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

Rental Fee

If you rent your unit through an agency or self-rental, the rental fee remains at 3% of the gross rental, not net rental. Rental agencies send this amount in weekly. This fee needs to be sent in monthly for those of you who self-rent or use on online rental company such as Vrbo or AirBNB. Please send in the fee monthly to avoid penalties. It is much easier for accounting purposes.

Summer Winds Services

Ginger's Café is available for rental in the off season (September-Mid May). You can book a party or event in the Café. There is a \$150 rental fee with a \$100 deposit. This fee allows homeowners to rent for three hours and then \$50 for each additional hour. The community can rent the Café for \$300 plus a \$200 deposit for up to three hours and \$200 each additional hour. We will provide tables and chairs. It is the renter's responsibility to clean up afterwards. Also, during the off season, October through March, the Sports Complex and Indoor pool is available for birthday parties.

Please call Tom, Director of Services, for more information concerning the rental of the Café or Sports Complex. 252-247-5231.



Tom Jordan and Staff received a sanitation grade of 100 in Ginger's Cafe this summer. Tom works hard during the summer months keeping the Café in compliance with State Health Department rules and regulations.

Sports Complex Winter Hours:

***Daily ~ 8:00am – 9:00pm through April 30, 2024**

Thanksgiving ~ 8:00am – 3:00pm

Christmas Eve 8:00am – 3:00pm

Christmas Day ~ CLOSED

New Years Day ~ 8:00am-5:00pm

***Hours subject to change without notice**

The indoor pool is only open during the Sports Complex hours. There is no homeowner only swimming due to vandalism, not being able to identify who is in the pool area, and other issues. The winter hours have been extended to 9:00 pm every day.

The office will be closed on Thanksgiving Day, Christmas Day, and New Year's Day.

Wi-Fi

The Wi-Fi upgrade has been completed except for a few units in the west side of the B Building. These units are inaccessible due to the walkway construction. Most homeowners that have connected to the new Wi-Fi have had no issues at all.

Please refer to the emails sent out November 8 and 9 with your credentials and instructions on how to log on. There are two separate emails. Both will be from a No-Reply sender. The first email wants you to agree to the terms and conditions. Once you click the link in this email another email will come with your new login information. Then follow these instructions:

ON YOUR DEVICE YOU MUST "FORGET" THE EXISTING "summerwinds_homeowners" NETWORK.

Then let your device search for the new "summerwinds_homeowners" network. Put in your new password from the email sent to you. Then agree to the terms of Spectrum (or vice versa).

There may still be issues with some of the Aps installed in your unit. If you can connect one device and not another, it may take a few attempts. Even try shutting off the device and see if it connects once it comes back on. If the connection fails after several attempts, do not call the HOA office.

You have to call Spectrum at 855-895-5302 if you cannot log on.

The guest network is now "summerwinds_guest" and password is summerwinds08.

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 storm 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.**

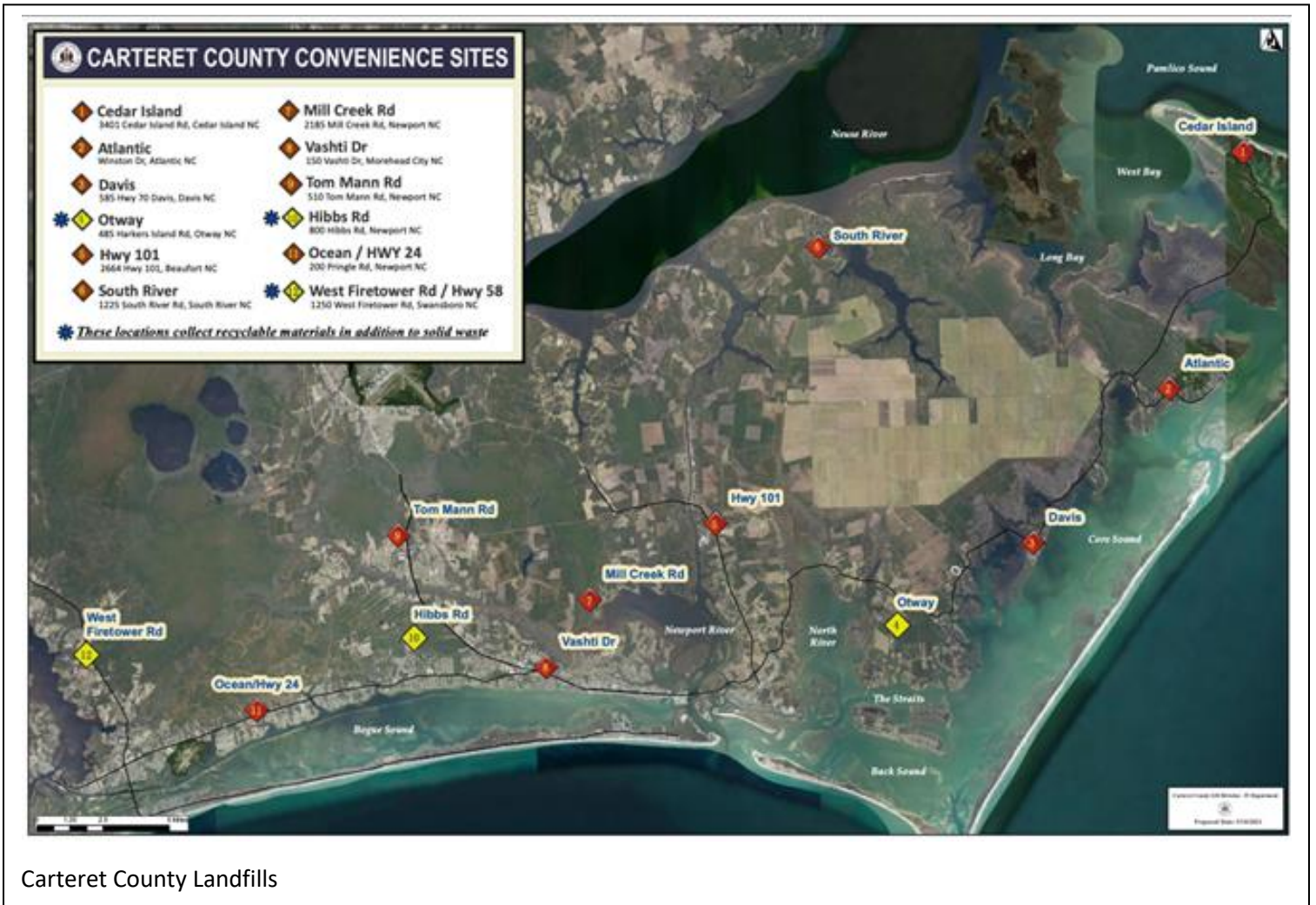
What Else is Going On

By-Laws, Declaration of Unit Ownership, Insurance information, and other useful information can be found on the website www.summerwindscondos.com or use the QR code here. We try to keep it as up to date as possible. Click on the Residents tab at the top of the home page. You can find information on this page, but to get to additional information scroll down to Residents Login. The resident's password is goldstein.



Below is information on where in the area to take large items to discard. Please do not use the compactors for anything other than household garbage (what comes from your kitchen and bathrooms). Please do not pile your unwanted items beside the compactors. It really looks trashy 😊 Here is the link to get additional information about what the particular solid waste site accepts and their hours.

<https://www.carteretcountync.gov/470/Solid-Waste-Recycling>



- ✓ Only immediate family members are allowed to have pets. Homeowner cannot authorize pets. Summer Winds only allows ADA service animals, this **does not** include emotional support or therapy animals.
- ✓ Renters cannot bring boats or storage trailers at all during the summer season. If space permits, renters can bring boats and trailers October through March with permission and there is a \$100 per week fee for renters.
- ✓ No electric car charging is allowed at Summer Winds. We do not have the infrastructure and the charging cord stretched across the sidewalks and other areas is a trip hazard.
- ✓ Pest control comes once a month to spray every unit. It usually takes two days for them to complete all the buildings. They are here usually on Tuesday and Wednesday of the last week of the month.
- ✓ Owners or their contractors are required to obtain City (or county) permits for any construction or remodel or work that involves structural or demising walls, or modification of or addition of electrical or plumbing. Permits are to be filed with the HOA office.

Summer Winds Fun Facts

One of the original marketing flyers

*We'll Bring You
Wide Smiles
with our Wide Beaches!*

Carteret Rental Agency at Summer Winds, a Tetterton Management Group Company, provides the finest service and the friendliest people in the resort business. We handle everything from family vacations to business conferences. Our courteous staff is proficient in helping you make the right decisions about your beach vacation.



Come spend your vacation with us. Let us show you our island and our home. Stroll along miles of white sandy beaches, enjoy the sea, the sound, the wonders of nature, enjoy... Summer Winds.

We welcome you to inquire further about our outstanding vacation opportunities. Call our toll free number today for detailed assistance regarding your next beach vacation!



- oceanfront with private beach
- indoor heated swimming pool
- three large outdoor pools
- lighted tennis courts
- indoor and outdoor hot tubs
- 2, 3 & 4 Bedroom condominiums
- conference facilities
- racquetball courts
- lounge
- video game room
- exercise room
- sauna & steam showers
- full-time security staff
- nearby theme parks & golfing
- boat/boat trailer parking on site

Exclusive on site rentals and sales by



A Tetterton Management Group Company
P.O. Box 620, Salter Path, North Carolina 28575
in NC (800) 992-8545 outside NC (800) 334-6866

SUMMER WINDS



An Elegant, Full-Time,
Year-Round Resort
Community.

Break Away From The Ordinary...

*Treat yourself to the oceanfront
resort vacation of a lifetime!*



Now, for the first time, there is a rewarding, secure way to assure your family of the most pleasure and value from your Bogue Banks holidays throughout the entire year.

Vacation every chance you get in a superior, oceanfront condominium at incomparable Summer Winds.

Extraordinarily impressive with its stunning, oceanfront location and remarkable facilities for comfort and recreation, Summer Winds keeps you in touch with everything the island has in store for you...whenever you wish. And, at the same time, the community affords you tranquil privacy, quite removed from the press of Bogue Banks' visitors.

Located in the quaint fishing village of Salter Path, Summer Winds' beach homes are sure to meet your highest expectations. These are high-quality, comfortable two, three and four-bedroom residences, each with broad decking that ensures spectacular views of the beach, ocean and sound.

Completely equipped kitchens, fine carpeting, decorator tiles and spacious living and sleeping quarters provide the best accommodations in which to experience the perfect holiday.



The Summer Winds natural setting enables you to stroll miles of immaculate beach from just outside your door... enjoy the



pleasures of the ocean and seaside sports...sail the sea and sound...or just sun away the day completely carefree and at ease.



You may also enjoy the recreational features that help make Summer Winds outstanding among foremost vacation places. These include indoor, heated swimming pool, whirlpool bath, men's and women's saunas, professionally equipped exercise room, spa, and two racketball courts. In the courtyard of the sports building are two lighted tennis courts. An oceanfront pool with sun deck and boardwalk is yours to enjoy in the company of your family, guests and neighbors.



On the ground-floor level near the pool courtyard, there is a spacious, window-walled conference room designed to accommodate up to 150 persons. The atmosphere is relaxed and casual, ideal for any form of meetings from serious work seminars to happy reunions. A complete catering service is available, and all visitors to Summer Winds have full use of the entire range of recreational activities.



Nearby are the attractions that make Bogue Banks and the Crystal Coast the wonderful vacation place it is: Croatan National Forest with its unlimited opportunities for camping, hiking and observing the wonders of nature... pier, boat, surf and deep-sea fishing... golf courses... shopping, superb restaurants... historical places of interest and amenities of Atlantic Beach, Beaufort, Morehead City and Swansboro.



*Escape to Summer Winds
and we'll promise you this:
a visit as exciting or relaxing
as you want it to be.*

Expenses

Summer Winds administration does everything possible to cut costs. Phone and fax lines have been cancelled, VoIP phones installed, and cellular phones (cheaper than traditional phone lines) have been exchanged for phone lines for the gates and the fire alarm system. The HOA office does all printing including Ginger's Café's menus, parking passes, and signage. Staff have gone from cell phone for communication to walkie-talkies. We buy pool chemicals when they are on sale and compare prices regularly. Maintenance uses resources they have around instead of just going out and buying. They love to repurpose wood, concrete, whatever they find that is free. They have been known to take apart pallets to reuse the wood. Nothing goes to waste. Sandy and Randy have been known to go thrift store shopping to find needed items. We try to minimize what goes in the dumpster to save on trash pick up. Mulch is being replaced with rock in the high wind areas. Eventually there will be minimum mulch that has to be replaced every year. We conserve energy in the Sports Complex by leaving the video games off and the racquet ball courts lights off unless in use. Most of the lighting on the property has been changed to LED so we are saving on our electricity bill. We are diligent about water leaks, especially those caused by pool equipment. There is savings on our water bill. Credit card processing has been changed to less costs in fees. The staff and board of directors would like you to be aware that nothing is wasted and we all strive to keep costs as low as possible. Nothing is purchased without first comparing prices.

Winter Staff

Sandy Plisko	Executive Director
Heather Price	Executive Assistant
Randy Webb	Supervisor Maintenance & Grounds Staff
David Cieslinski	Maintenance & Grounds Staff
Joe Scruggs	Maintenance & Grounds Staff
Tom Jordan	Director of Services
Noah, Chasity, Sierra	Services
Katie Toomer	Housekeeping
Tami Felts	Housekeeping
Bill Spickett	Security Chief
Eddie Smith	Security
Fred Newingham	Security
Gayle Joyner	Security
Neal, Charles, Ruben, Mike	Security

Summer Winds has an outstanding staff of permanent employees, some of which have been here for years. The complex could not function without the teamwork and all the talents this team puts in everyday. Thanks to the homeowners for noticing the hard work that goes into maintaining this gem on the ocean.

Next Meeting: May 2024

The staff would like to thank the homeowners for coming to our aid when we needed a microwave for the HOA office. Before you get rid of anything, please let us know because the office or maintenance may be able to find a use for the item.



Meet David

David Cieslinski was born in Biloxi, Mississippi aboard Keesler Air Force Base. After serving in the Air Force, his father was a self-employed business owner and post office employee. His mom stayed at home to raise David and his three siblings. His mom also owned a cleaning business. David moved to Carteret County in August of 2019 from Roanoke Rapids, N.C. He has two children.

David started working at Summer Winds in August of 2019. His favorite part about working here is meeting so many good people. David's past work experience includes Athletic Director for middle and high school sports. He was self-employed as a business owner that performed mobile home repairs. In his early days he flipped burgers at Hardees.

When David is not working, he enjoys working in his yard, reading, and sitting on the beach. He also enjoys sleeping. He is also champion of Summer Wind's annual employee corn hole tournament.

Summer Winds is fortunate to have a great team member such as David. He is a hardworking dude that will tackle anything asked of him. Thank you, David, for your positive attitude and hard work!!