



Snug Harbor News

Fall / Winter 2021 Issue

Because of your feedback, the Newsletter is changing!

Published by Snug Harbor Property Owners Association (SHPOA)

Office Location and **NEW** Mailing Address: 1241 Snug Harbor Road Hertford, NC 27944

Phone: 252-426-5172

Annual Meeting Announcement

Annual Meeting Information

Everyone is welcome!!

Welcome to the Snug Harbor Annual Meeting.

Come to hear an update from all the committees and meet the current board members.

The Annual Meeting will start at 9:00 am on November 13, 2021.

Coffee and snacks will be served at the meeting.

The ballot box for voting for board positions will be open until the close of the Annual Meeting.

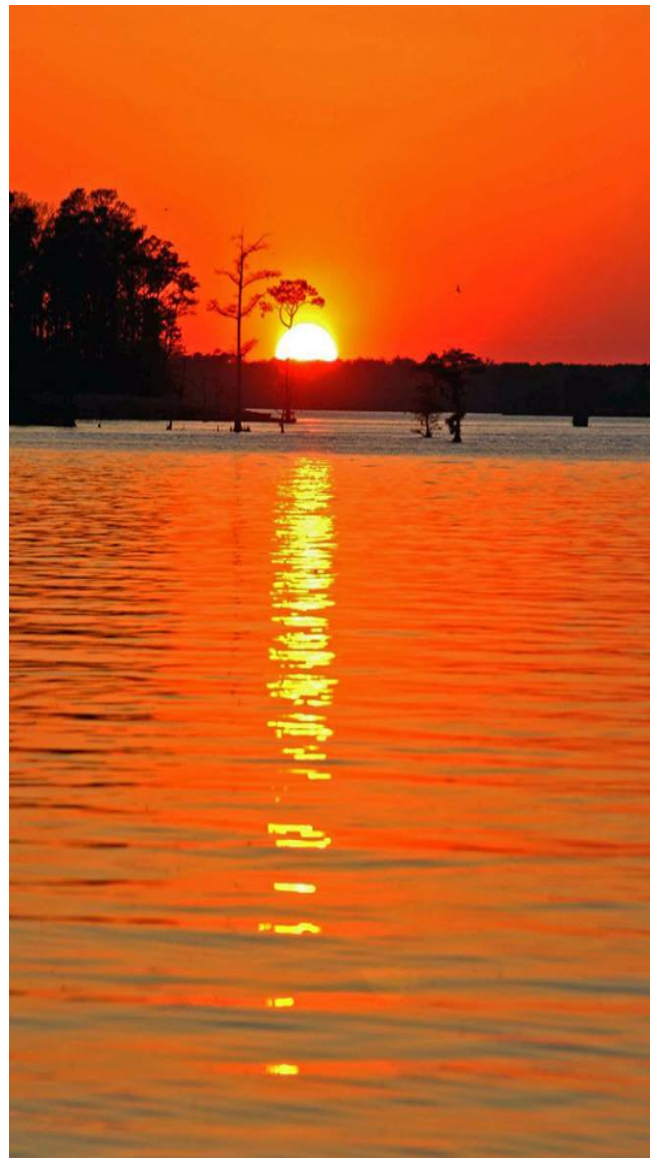
If you mail your ballot in advance, the ballot needs to be received in our new mailbox at 1241 Snug Harbor Road, Hertford, NC 27944 by November 13, 2021 at 9:00 am or can be dropped that morning in the ballot box.

Ballots are available in this newsletter, in the office or on the table at the Annual Meeting.

After the close of the meeting, the ballots will be counted, and the new board members will be announced.

Currently there are no NC COVID restrictions for groups or gatherings, but if that changes, it will be posted on the Snug Harbor Facebook account.

We look forward to seeing you on November 13!!



Photograph by: Tom Morrell

President's Letter

Fall is here! Snug Harbor amenities are amazing! I hope you had the opportunity to visit the Pool, Park and boat ramps this summer. If you did not, plan a visit this fall.

In this Newsletter you can vote for new board members. Please VOTE for the three board members to represent you in the upcoming years. If you have an interest in board service, I would be happy to meet with you to discuss board service. You can call the office and let Cristy know, and I will be happy to schedule some time to meet with you.

I want to take a moment to share all the wonderful things we as a community accomplished this year. I will start with a thank you to all the volunteers who have given of time, talent, and treasure. Starting with board members. These folks give many hours a month to meet the guidelines of the Covenants and Bylaws. We are constantly working to improve what is offered to the community as we continue to maintain the fabulous amenities that make living in Snug Harbor so wonderful. Other volunteers have donated money and items for projects, time, and talent to help clean, fix or improve our community.

2020 was such a tough year for everyone. We are so happy to have come back and have the following highlights of 2021 to share:

Accomplishments:

Installed a new roof on the Clubhouse
Pool opened for extended hours for most of the season, added a snack bar with items for sale
Hired staff for the maintenance position, pool, and park, and continue to employ Cristy in the office
Basketball court was replaced with concrete
Pressure washed and painted the Comfort Station in the camping section
Instituted "Adopt a Highway" program from Apache to Dogwood
Submitted a petition for all Snug Harbor Roads to be paved
4th of July Picnic and Boat Parade
Working with Red Cross to revisit our status as an Emergency Shelter
Computer hardware and software upgrades
Working with lawyers to put 2 properties in foreclosure
Installed a new mailbox and changed mailing address to the Clubhouse
Reviewed all information and contacted the County for buoy maintenance
Worked with the Civic League on the 4th Celebration, Ice Cream Socials, and encouraging so many new and exciting events
Received a donation of a Ping Pong Table
Snug Harbor Church donated a Pool/Air Hockey Table, and Foosball Table.
Submitted a request to the County for fixing and cleaning the street signs.
Resolved the water leak at the clubhouse, lights in the clubhouse have all been replaced, reinstalled fencing at the pool, water issues in the bathrooms fixed

New Policies:

Facebook
Concern Policy

New Processes:

Volunteer
Electronic Voting
Document Retention and Destruction
Chain of Command for employees
Board Handbook and a new Board member orientation
Updated and reviewed some of the job descriptions

It is with great pride that we continue to work towards updating our processes, and our webpage, continuing with civic events, finding ways to welcome all who live in Snug Harbor. Please look through the newsletter to find upcoming events. Take a minute to vote and plan on attending the Annual meeting on November 13. We will continue to improve the community so that Snug Harbor is a great place to live and play!

Warmly,



Toni Cacace-Beshears
President, Snug Harbor Property Owner's Association



SHPOA 2021 Election Ballot



*Three Board of Governor's Positions are open for 2021
Mark Three Candidates Only*

<i>John Williams</i>	
<i>Chris Taylor</i>	
<i>Gary Lowry</i>	
<i>Write In Candidate</i>	
<i>Write In Candidate</i>	

<i>Printed Name</i>	
<i>Signature</i>	
<i>Date Signed</i>	
<i>Lot(s)</i>	
<i>Email</i>	

******Ballots must be signed to be counted******



Mailed ballots must be received by 9:00 am, Saturday, November 13, 2021. Only property owners in good standing may vote.

Non-mailed ballots will be accepted until the ballot box is closed at the conclusion of the Annual Meeting on Saturday, November 13, 2021.

If you have questions, call (252) 426-5172.



Step 1 – Fold Here

Step 2 – Fold Here



Snug Harbor Property Owner's Association
1241 Snug Harbor Road
Hertford, NC 27944

MEET THE CANDIDATES RUNNING FOR THE BOARD

My name is **John Williams**. I feel that I would make an excellent candidate for the SHPOA Board. For the past three years, I have served on the board as the maintenance supervisor and ask for your support and consideration for re-election.

I have an educational background in electrical work with 37 years of electrical and construction experience. I have been an electrical superintendent for over 20 years, overseeing large projects, managing manpower, regulating material, and controlling job costs.

I am also very knowledgeable and have experience in various aspects of construction and maintenance including drywall, plumbing, heating, and air conditioning, landscaping and lawn and garden development and care, maintenance management, preventative maintenance, and heavy equipment operation.

I am a goal-oriented person with an attention to detail, I can communicate with others effectively, and I have excellent time management skills. I would appreciate your vote so that I may use my skills and abilities to help improve the appearance, quality, and safety of the Snug Harbor grounds, facilities, and special amenities.

I look forward to continuing to serve on the board and working on projects to better our community.

My name is **Chris Taylor** and I feel that I would make an excellent candidate for the SHPOA Board of Governors.

My history with this community started 45 years ago when my in-law's bought property in Snug Harbor. My family (wife, daughter, and I) spent most of our summer holidays and many vacation weeks in Snug Harbor throughout the years. Eight years ago, my wife and I purchased what we thought would be a weekend vacation home. However, within weeks of the purchase, we were breaking ground to add an addition. We knew Snug Harbor was going to be our forever home.

We love this community, we love being active members of Snug Harbor Community Church, and we love the peace and beauty surrounding us.

I have been blessed with 40 years of successful business ownership experience of a tuxedo and bridal company expanding over seven locations. This exposure instilled in me a robust sense of leadership and teambuilding, a vast knowledge of marketing, the ability to troubleshoot issues of any type or complexity and made me an effective communicator.

You may know that I'm the interim Vice President for this current term. In this role, I'm getting to know the community, the Board of Governors and many of you. I believe my recent experience on the Board and my past experience building relationships and problem solving would make me an asset on the Snug Harbor Board of Governors for the next three years. I would greatly appreciate this incredible opportunity.

I believe I would be an asset on the Snug Harbor Board of Governors.

MEET THE CANDIDATES RUNNING FOR THE BOARD

My name is **Gary Lowry** and I request your consideration in voting for me to represent you on the Board of Governors.

During the past year I served as the legal as well as policy and procedure representative on the Board.

My philosophy is to treat all residents with respect and to assist them in their endeavors to upgrade their properties utilizing the Covenants and By-laws.

Accomplishments this past year:

- Reignited the movement of three foreclosures that have been ongoing for a couple of years. Two are close to becoming reality and the third we worked out the situation to where the owner was able to keep the property while paying on the debt owed.
- Instrumental in cleaning a property on corner of Dogwood and Snug Harbor which had been an eye-sore to the community for years. Provided info to residents who were interested in buying that property. Property was sold and now is clear of all debris.
- Worked with both the Aesthetic and Architectural Chairs providing advice and help in these critical areas. Provided spreadsheets which have now been implemented in both areas for easier tracking.
- Worked with Maintenance supervisor and maintenance hire on several projects throughout the year.
- Instrumental in removing downed trees in the park after a straight-wind storm came through the Harbor.
- Removed trash and debris for a resident who lived out of state and unable to travel at the time preventing continuing fines.
- Mowed several yards for residents who asked for assistance due to personal circumstances.
- Instrumental in helping resident who had been trying to have Mediacom to raise a low cable so he could remove a dilapidated trailer from a lot.
- Led the effort in identifying and documenting the procedure on maintenance and placement of buoys throughout the Harbor.
- Submitted all dirt roads, which Snug Harbor is responsible to maintain, to the District DOT office. They will ID which roads they may be willing to take responsibility to maintain.
- Led the effort in identifying and documenting the procedure to fix or replace dilapidated street and road signs which need maintenance in the Harbor. Hopefully we will see results soon.
- Have a professional relationship with the County's Zoning and Inspections Department as well as with the County Manager and Sheriff.

If elected, I will continue to do my best within my capabilities to make Snug Harbor a place for all of us to be proud to call it our Home.

SHPOA OPERATING BUDGET REPORT 2022

		2022 Budget	2021 Budget
INCOME	2022 Assessments	\$ 137,100	\$ 131,587
	Past Dues and Other Assessments	\$ 12,400	\$ 12,400
	Pool Tags	\$ 3,500	\$ 2,800
	P-Section Utilities	\$ 2,914	\$ 2,760
	Other Income	\$ 5,725	\$ 1,025
TOTAL INCOME		\$ 161,639	\$ 150,572

EXPENSES	Payroll/Payroll Taxes	\$ 84,789	\$ 59,180
	Office & Professional Expense	\$ 12,200	\$ 10,830
	Insurance	\$ 20,000	\$ 23,000
	Utilities	\$ 12,940	\$ 11,950
	Maintenance	\$ 21,500	\$ 20,000
	Other Expenses	\$ 3,900	\$ 3,925
TOTAL EXPENSES		\$ 155,329	\$ 128,885
NET (Income Less Expense)		\$ 6,310	\$ 21,687

PROJECTS		\$ 50,000	\$ 52,000
	2021 Roof Clubhouse		\$ 28,000
	Basketball Court Renovation		\$ 20,750
	Picnic Tables at A Park		\$ 1,800
	2022 Replace Water Lines P-Section	\$ 17,000	
	Dock Replacement Materials	\$ 6,650	
	Roof for Maintenance and P Section	\$ 8,750	
	HVAC Clubhouse	\$ 17,600	
NET Project Expenses		\$ 50,000	\$ 50,550

Emergency Funds	Towards \$100,000 Goal	\$ 70,300	\$ 59,300
Additions:	2021 \$5,000		
	2022 \$11,000		

	Increase \$6 Per Lot Per Year	
2022 Assessments	Full Lot \$135 1/2 Lot \$67.50 1/3 Lot \$45	
	P-Section - Additional Annual Utilities - \$62	

Aesthetics Control Policy - Yard Maintenance Guidelines

The term “maintained as if someone permanently lived there” means:

Regular grass cutting, trimming of shrubbery and lawn, raking of leaves, and general yard maintenance. Owners are encouraged to maintain their yards to the road to assist water drainage, help control mosquitoes and to keep Snug Harbor looking beautiful.

Grass trimming under boats and cars is required. One way to identify an inoperative vehicle is the grass growing underneath indicating the vehicle hasn't moved in a while.

Aesthetics Control Policy – Sign Guidelines

It was recently brought to our attention that the Covenants list a restriction on signs - Article VI, Section 3(c). We have not been enforcing this restriction but will start in November 2021.

“No signs or advertising posters shall be permitted on any Lot except signs identifying the residents or name of the property, “For Sale” signs or “Yard Sale” signs which will be removed as soon as the sale has ended.”

Any property with signs not allowed by the Covenants will get a 15-day notice to remove signs. As with other aesthetic violations, if not corrected will be fined according to the aesthetic policy.

Lyme Disease and Alpha Gal Syndrome

Recent reports have confirmed a case of Lyme Disease and Alpha Gal Syndrome.

Lyme Disease: The Black Legged Tick or Deer Tick transmits Lyme Disease. This bacterial infection is spread by the first bite of a tick.

Alpha Gal Syndrome: The Lone Star Tick, which is very small, has a white star on its back. This tick can give you an allergic reaction to red meat and pork products. Symptoms can range from very mild to life threatening. A common symptom is diarrhea.

Prevention: Treat yard with an approved insecticide. **Garlic, sage, mint, lavender, beautyberry, rosemary, and marigolds** are some of the most familiar and effective tick-repelling plants, and they are great to use in landscaping borders around decks, walkways, pet runs, patios, and other areas to keep ticks away.

Facebook Guidelines

The Facebook groups are for Snug Harbor Owners and Renters. The purpose of the groups is to share information, report events, keep Facebook members linked to our website and make all members aware of how we are pulling our community together.

The rules of the group are standard and are as follows:

1. Be Kind and Courteous
2. Respect Everyone's Privacy (Do not disclose someone's personal information such as job, address, or residence)
3. Hate Speech or Bullying will NOT be tolerated.
4. No Political Posts (such a promoting or criticizing a political party).
5. No Self Promotion or Spam (This is NOT a space for Advertising irrelevant or unsolicited messages)
6. No discussion of Legal Disputes (This is NOT the place for that).

Questions or concerns should be addressed to the Communication Chair.

Link to Snug Harbor Community Civic League Facebook Site

<https://www.facebook.com/groups/2830815117033473/>

Link to Snug Harbor Property Owner's Facebook Site

<https://www.facebook.com/groups/356948114938475/>

SHPOA Volunteers

The purpose of a volunteer is to aide in keeping Snug Harbor a great place to live. When a board member has a project, volunteers can be solicited. Once a volunteer and a project have been determined. there must be documentation. This is in the form of a volunteer log. The log records a volunteer's name, email, activity, check in/out time, and hours worked. Keeping track of volunteer hours helps us manage our volunteers and volunteer opportunities. It also ensures a concrete resource of what the volunteer program has accomplished and is also necessary for our insurance records.

Snug Harbor Community Classified Ads

ADVERTISEMENT INFORMATION

Business Ads (cost per issue)

Business Card Size \$15.00 / ¼ Page \$25.00 / ½ Page \$40.00 / Full Page \$65.00

Classified Ads

\$5.00 for a maximum of 2 lines including what, how much, condition, location, contact info

An additional \$5.00 will be charged for each additional line and each picture

Yard Sales may be advertised here.

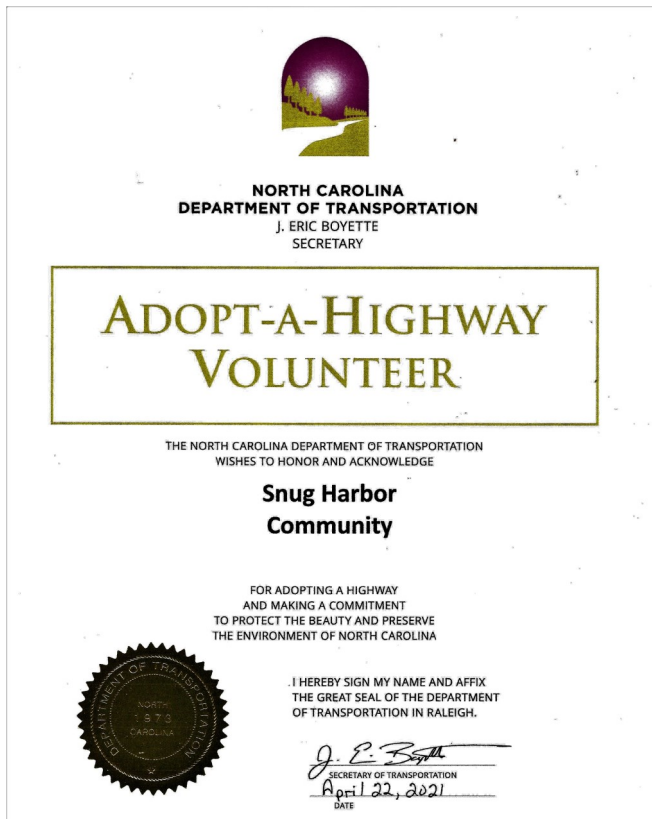
***** All advertisements will be reviewed by the Newsletter Editor for appropriateness.*****

Civic League Activities

Open to all Snug Harbor Residents and their Guests

Volunteers Needed to help with future activities. If you can spare any time, we would appreciate your help and participation!
Call Lisa Beyer at (856) 404-1383 or leave a message at the SHPOA Clubhouse Office at (252) 426- 5172

See the exciting activities planned for the next few months! Please note all activities are subject to change. Check Facebook for updated information and more details.	October 09, 2021 Ceramic Painting Donations accepted for unfinished pieces. All paint and paint brushes will be provided. 10:00 am – 1:00 pm
October 16, 2021 Covered Dish Potluck Bring your favorite dish to share with 15 other people. Come taste the variety and meet your neighbors. 6:30 pm – 8:00 pm	October 23, 2021 Ceramic Painting Donations accepted for unfinished pieces. All paint and paint brushes will be provided. 10:00 am – 1:00 pm
October 30, 2021 Trunk or Treat Party! Come to the Clubhouse parking lot and decorate your cars for the kids to trick or treat. Music and dancing available. When you've had enough fun at the Clubhouse, walk through the lighted path to the Snug Harbor Church for another Trunk-or-Treat event!! 6:00 pm – 9:00 pm	November 6, 2021 Breakfast is Served! \$5.00 Adults /\$3.00 Children 5 and Under Eggs. Sausage Patties, Pancakes and Syrup, Orange Juice, Water, Coffee 8:00am – 10:00 am
November 13, 2021 Ceramic Painting Donations accepted for unfinished pieces. All paint and paint brushes will be provided. 10:00 am – 1:00 pm	November 20, 2021 Thanksgiving Dinner Civic League will provide the turkey, and the fixings will be potluck. Bring your favorite dish to share with 15 others. This is a free event for all residents!! 6:30 pm – 8:00 pm
November 27, 2021 Ceramic Painting and Holiday Tree Decorating Donations accepted for unfinished pieces. All paint and paint brushes will be provided. Christmas Tree Decorating- there will be a tree inside that will be decorated with ornaments provided 10:00 am – 1:00 pm	December 4, 2021 Breakfast with Santa and Santa's Workshop Breakfast is served with Santa! \$5.00 Adults / \$3.00 Children 5 and Under Santa's Workshop Bring children 12 and under to shop for the family. Items will be under \$1.00 Breakfast - 8:00 am – 10:00 am Santa's Workshop - 8:00 am – 12:00 pm
December 11, 2021 Christmas Tree Ornament Making and Tree Lighting We will be making ornaments for the tree outside the Clubhouse. They will be animal friendly ornaments!! Come to the Clubhouse to enjoy the beautiful lights and decorations. Refreshments will be served. Ornament Making - 12:00 pm – 2:00 pm Tree Lighting Ceremony - 8:00 pm – 9:00 pm	December 18, 2021 Christmas Dinner Civic League will provide the ham and the fixings will be potluck. Bring your favorite dish to share with 15 others. This is a free event for all residents!! 6:30 pm – 8:00 pm
December 31, 2021 New Year's Eve Party Come to the Snug Harbor Clubhouse and Celebrate the New Year. More details to come! 9:00 pm – 12:30 am	



The purpose of this program is to create ongoing public involvement to help in keeping North Carolina's Highways clean and beautiful, and it is the participation of many fine groups such as ours that make the program a success.

Snug Harbor's Adopt a Highway Program extends from Dogwood Drive to Apache Trail.

Brenda Kelly has accepted the position of Adopt a Highway Volunteer for the Snug Harbor Community. She will be coordinating all clean up events.

The next Adopt a Highway Community Clean up Event is scheduled for October 16, 2021. All volunteers should meet at the Snug Harbor Clubhouse at 9:00 am.

Note of Thanks from Brenda Kelly

The Adopt a Highway project is something that our dear friend, Annis Murphy, was passionate about. We do these projects in honor of her memory. It was so important to her, and I know she would be so proud of all the cleanup work being performed in our community. I am sure she is looking down smiling so big and watching over everyone to keep them safe. This was such an important project to her, so thank you, Snug Harbor, for keeping our community beautiful.

Thanks to everyone who came out to clean up the old house on Snug Harbor Road and Dogwood Drive. Annis would be so grateful it was cleaned up!

Thank you all for your help in making our trash clean up event a very successful day.

Bless everyone and I hope to see you at our next clean up.



Snug Harbor Property Owner's Association
1241 Snug Harbor Road
Hertford, NC 27944

Marketing Mail U.S. Postage PAID Permit # 10 27944
--