



Monteray Shores Homeowners Association

Board Update

March 2021

The Board has accepted a contract with Hatchell to begin work on Phases 1 and 2 of the drainage project. Coastal Engineering will oversee the work which is scheduled to begin April 1, 2021 with a tentative completion date of May 1, 2021, weather permitting. Phases 1 and 2 include the areas around the boat ramp, Clubhouse entrance, main entrance, and retention ponds. The Board is in discussions with Coastal Engineering for preliminary recommendations for Phase 4, south along Monterey Drive, Phase 5, Sea Ridge and feeder cul-de-sacs, and Phase 6, along Golden Bluff and Spyglass. A recent winter storm highlighted the issue of increased flooding in our community. Please download the Monterey Shores brochure regarding our Flood Management Plan and become familiar with the difference between ground water table flooding and storm water flooding. When the ground water table is elevated, our sand bar cannot drain.

Bike Path Update: Continuing correspondence between MSHOA, Currituck County, and NCDOT remains inconclusive. The County has stated they do not intend to follow through with their promise to upgrade the path, even though they have completed the promised pocket park. NCDOT expects whoever built the path to maintain it. However, the original developer, Bob DeGabrielle, did not deed a large portion of that land to the HOA. There are legal issues as to whether the HOA has the right to repair or replace property they did not build on land they do not own. Therefore, the Board is beginning preliminary consultation with our lawyer for assistance in the best way to proceed.

The Board will attempt to post community updates monthly. Typically, the owners page is updated towards the end of the month, so checking around that time will give access to the latest communication. Updates to the information on the public pages, such as Clubhouse hours, occur as needed. Important, time sensitive announcements will be displayed on the banner running across every page, so owners do not have to log-in to see those.

The County has revised its Curbside Recycling information and added Hazardous Disposal information to the Currituck County website, Public Works section. <https://co.currituck.nc.us/>

The Board has scheduled a regular meeting via Zoom on Tuesday, April 13 at 7:00. The first 15 minutes of the meeting will be a public forum for owners to make a three-minute statement to the Board. A written follow-up response from the Board will be mailed to the owner within approximately two weeks. Owners who would like to present comments or concerns to the Board can request a meeting link via the Board email address, [monterayshoresbod@gmail.com](mailto:monterayshoresbod@gmail.com). Owners are requested to describe their reason for presenting and attach any related documents to the email request. The next regularly scheduled meeting in July will also include a 15-minute public forum opportunity. Additionally, owners are always welcome to email comments, questions, or concerns to the Board at the above email, and a reply, if necessary, will be sent via mail or email, after the next Board meeting.

Board Member-at-Large, Jon Pawlow, recently closed escrow on his house. Jon has resigned his position as Board member and as committee member of the Architectural Standards Committee. The entire community extends it thanks to Jon for his volunteer service as a steward of the Monterey Shores Community and sends best wishes for this next chapter.

If you or someone you know is interested in working at the Clubhouse this summer, please email Jim at [msclubhouse88@gmail.com](mailto:msclubhouse88@gmail.com). Due to insurance regulations we are not able to utilize volunteers but will need at least one full time equivalent position to support the rental season. Last summer, four dedicated owners split the position which allowed us to open seven days a week. Keep in mind, foreign workers are still not available, we are not able to sponsor a J1 visa unless we can provide housing, and locals have a difficult time making it to the Northern beaches during the summer.

If you rent: Please check your website and any information you have in the house to make sure it is accurate. We have found significant misleading statements on websites regarding Monterey Shores. This leads to disappointment when what is promised is not available. One example: renters will sometimes come to the Clubhouse asking for their Welcome Basket. Since there is no Welcome Basket to give them, they are disappointed. Please make sure your guests are aware of HOA covenants as any violations go to the lot owner, not the renter. We anticipate potential changes to procedures as the Covid situation evolves, hopefully for the better this year, but have nothing new to report currently. Any changes to procedures will be posted on the public pages of the website. Rental reservations are already coming in, so it looks like a busy summer ahead. Best wishes for a successful rental season!

Monterey Shores Homeowners Association

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