



QUEENS GRANT COMMUNITY NEWSLETTER

FEBRUARY 2020 VOLUME 1, EDITION 1

926 N Anderson Boulevard
Topsail Beach, NC

SERVING:
QUEENS GRANT REC ASSOC.;
QUEENS GRANT HOA; QUEENS GRANT SOUND SIDE
QUEENS GRANT MARINA

Hello,

February is here and that means Spring and Summer are just around the corner. We have been very busy getting the property ready for the season. The WWTP has a new roll up door. The bulkhead repairs are in full swing and the new wall looks great. As we approach the season just a reminder to be aware of your surrounding as there is a lot of material and equipment on property. Here is a link with pictures of the bulkhead progress.

<https://photos.app.goo.gl/yb4pTEk9JKiBpdDY6>

For our residents that have fur babies, please make sure to pick up after them. We have bags by the pavilion as well as by the WWTP. Let's keep the grass clean for everyone.

Stay tuned for some great events that we are planning for this summer. I hope you will make your plans to join us.

Susan

WWTP NEW ROLL UP DOOR



THINKING OF SELLING?

While we would hate to see you leave the community, if you are considering selling your property here in Queens Grant please have your listing agent contact me. There are forms that need to be completed at closing to transfer your Flood Insurance Policy to allow the new homeowner to be "Grandfathered" in at current rates. Also, I have a New Owner packet that I want to provide to the new owners. The packet is a way to welcome them to Queens Grant as well as provide information about our community.

REOPENING FOR THE SEASON

I will try and keep you updated as businesses reopen for the season here on the island. Here is a list for the month of February.

Twisted Sisters Bake Shop – Topsail Beach
Beach Shop & Grill – Topsail Beach
Shaka Taco – Surf City
Beauchaines – Surf City

WWTP REPORT

We have contracted with Applied Plastic Services, Inc. and Atlantic Construction and Development, Inc. to make the necessary improvements required by the State to keep our WWTP in compliance. We need to install new risers and modify the dose tank based on permit requirements and 100 year flood levels. This work will begin by the end of February and should only take approximately 2 weeks to complete. There will be no disruption in service while this work is being completed.



Community Update

QUEENS GRANT ASSOCIATIONS BOARD OF DIRECTORS

QUEENS GRANT REC ASSOCIATION

KIM QUINN
SALLIE DICKINSON
KRISTINE PERRY
JIM HEPNER
VICTOR SANTORO
RON BROWN
OPEN POSITION*

QUEENS GRANT HOA ASSOCIATION

JIM HEPNER
RAY RIVENBARK
TED SHIELDS
SCOTT CATAPANO
RUBY BULLARD
TOM BLANGIARDO
NANCY VAUSE

QUEENS GRANT SOUND SIDE ASSOCIATION

SALLIE DICKINSON
AL WILDER
KRISTIE LANIER
BILL McLEAN
KIM QUINN
JEREMY LEMAIRE

Once the bulkhead is complete and the ground has settled, we will have all of the irrigation lines and heads replaced on the Sound Side. Once irrigation is installed, we will start to lay sod. Please note that we are doing all we can to have this project accomplished by mid-April. But unfortunately we can't control the weather which may alter our schedule.

The skimmer leak at the pool has been repaired. I have been in touch with Pender County Health Department to make sure we are up and running by our deadline of April 10, 2020. The Hot Tub is still in the works and the QGRA BOD is working diligently towards a solution.

The QGHOA will have Greenhill Restoration (GHR) begin their rebuild on February 20, 2020. GHR has given a conservative timeframe of approximately 5-6 weeks to have all units completed. Water Works will also start pressure washing the units on the 20th. This process should be completed in approximately 2 weeks. All main water valves on the Ocean Side have been replaced. If you arrive and have no water, please check the main valve outside to ensure it is on.

GHR has approximately 13 units to wrap up on the Sound Side. Adam sends me a status update every Friday to Sallie, Bill and myself. If your unit is still in the process of being repaired, feel free to contact me and I will provide you with an update of the work.

All homeowners should have received a letter with new gate access codes. The first code is for the homeowner to use and the second code is for your guests/renters. Please note effective March 1, 2020 all "old codes" will be deleted. This will include the generic codes that have been issued to vendors. I have been in contact with vendors that service the community on a regular basis. If you have a vendor coming to perform work at your home, please let me know the following information and I will provide a code for your vendor.

1. Name of Vendor to include phone number
2. Scheduled first day on site
3. Estimated time on site

This will allow us to provide a more secure environment for the entire community. It will also allow me to keep you updated as to when the vendor arrives at your home.



NEW ROOF ON BUILDING A