



# QUEENS GRANT COMMUNITY NEWSLETTER

AUGUST 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,

We are definitely in the dog days of summer. The heat has been high and we have already had our first hurricane of the season. Hurricane Isaias did some damage but thankfully nothing major. We have made some of the repairs and other repairs are in the process of being completed. We will be rebuilding the fish station with Trex material instead of lumber in an effort make the station a little more durable. There is a side of the chimney on top of the clubhouse that is missing vinyl siding. David has some on order due to what was installed is no longer made.

Now is a good time to review your hurricane preparations and make sure you are ready in case another one comes. What are the trouble spots for your home? If you are on the ocean side how did your sliders do? Some owners on the ocean side are considering putting sand bags in front of their sliders to help prevent water intrusion. If you need help securing your unit do you have someone lined up? I know making preparations are not a fun part of owning a home on the island but we need to be ready in case another storm heads this way.

There will be openings on several Boards that will need to be filled at annual meetings in October. If you are interested in volunteering your time to help Queens Grant continue to improve, please let me know. I know the current Board Members would appreciate your participation.

*Susan*

Jeremy and Susan at July Beach Sweep



## Waste Water Treatment Plant

We learned some important lessons at the WWTP after Hurricane Isaias. We learned that the generator does work as designed and kept the plant running while the power was out. We learned the importance of having spare parts on hand and we will over the next couple of months be purchasing spare parts to keep on site in case another storm hits. But overall, the plant fared well. Darrell Covington, our operator went above and beyond to ensure our facility was operational before, during and after the storm. We do have some repairs coming up that will need to be completed to keep the plant operational. Please keep in mind the plant is 12 years old and parts are starting to reach the end of their life span. We will repair if possible if not we will replace the equipment as needed. We recently replaced 5 fans that provide ventilation for the treatment tanks. They provide the oxygen to the living bacteria that consume the wastewater (carbon/food in wastewater). Since the treatment process is aerobic it requires oxygen to perform at its potential. In the summer when the bacteria is most active they consume more oxygen therefore the fans are especially important in the summer. We just installed a new recirculating pump that is required to pump the water through the filtration process. Little by little we are making the needed improvements to keep the plant operational and maintain compliance with our State permitting requirements.

## BEACH SWEEP

Special Shout Out to Jeremy Lemaire for coming out on July 11 to help me with our monthly beach sweep. Between the two of us we covered our area and picked up a good amount of trash. Our next beach sweep will be on **August 29, 2020**. This will give us the opportunity to clean our beach before the Labor Day Weekend. We will meet at the beach access between Buildings A&B at 8:00 am

## Community Update

### DUMPSTSER

The dumpster we have on site is dumped every other Thursday. If you have items that will not fit through the doors on the side, please make other arrangements to dispose of your items. Please do not leave items outside of the dumpster if the dumpster is full



Items left outside of the Dumpster

We have installed a new dog waste station at the end of Tower Court near the actual tower. We will be installing an additional station on Observation this month.



Dog Station at the End of Tower Court

\*We have recently been having some issues with the irrigation systems. It seems that the timers are being adjusted or even worse turned off. This has caused the lawn to have some brown spots. Fortunately, Andrew and Abraham have reviewed all of the timers and they are properly set. Please do not adjust timers as the landscapers have them set to run during the night and not in the heat of the day. If you have questions regarding your lawn, please contact me and I will get you the information you request.

\*Just a reminder that there is NO GRILLING ALLOWED on the ocean side. Grilling is allowed on the Sound Side at ground level 10' away from a combustible structure per Topsail Beach Fire Department. If you see someone grilling under their car port or on their decks, please notify me. We have charcoal grills available at the picnic shelter.

\*The 4 ladders we had on order from Lowes are no longer available. The company can't give a ship date because of a lack of production due to Covid 19. I have cancelled the order and have ordered 4x5 step ladders from Decks and Docks. Once they are on site, I will have them installed. My apologies for this project taking most of the summer.

\*Parking on the grass has reduced significantly. Many thanks to everyone making an effort to stay off the grass. I still have to leave the occasional note but not nearly as many as before.

\*Access to the pool after hours has reduced however, we still have homeowners/guests trying to access the pool late. The latest time has been 1:00 am. Please make sure your guests/renters do not try and access the pool after hours.

\*David Horrell, our handyman, is in the process of shoring up the decks of all the first-floor units on the Ocean Side. He is replacing the 2x4 supports with 4x4 supports which will help with the stability of the railings.

\*Fire Bricks have been installed in the charcoal grills. I would appreciate feedback if this has been helpful.

\* Unfortunately, Autumn with Topsail has been cancelled for this year due to Covid 19. The Historical Society feels that it is better to protect the safety of the public than have the event. The event will be held in 2021. The Sound Side BOD has scheduled their Annual Meeting for Saturday, October 17, 2020 at 8am. The Recreation Association BOD has scheduled their Annual Meeting for Saturday, October 17, 2020 at 10am. The HOA BOD has scheduled their annual meeting for October 17, 2020 immediately following the Rec Association meeting approximately at 1:00pm. We are keeping in contact with our attorney so to what our options may be if we are not allowed to meet in person. I will post details as they become available.

\*Do you have something you would like to see included in the monthly newsletter? Please email me your idea and I will do my best to incorporate it in upcoming issues.