



QUEENS GRANT *topsail island*

QUEENS GRANT COMMUNITY NEWSLETTER

April 2021

926 N Anderson Boulevard
Topsail Beach, NC

Hello QG Community/neighbors,

Spring is well on its way (that pollen was a doozy this year!) and the nicer weather has of course beckoned those that want to partake in our great community. As visitors pick up there are undoubtedly more items to tackle and more observations of things to improve. Keep the ideas and comments flowing, and of course if you see something say something (to me or your respective Board members) so I can either let you know I (we) am all over it or that I (we) was not aware and will be all over it soon. Keep in mind that some things on the island are much more difficult or lengthy of a process than I care to admit. But I am assuredly working these things for all of us. Please be patient with me (as much as you can) while I chase down contractors to get them to commit and/or actually act on the requests we have of them. I can promise you I am low level stalking them (kidding, but not really) to get our community standards to the most comfortable levels.

Speaking of ideas - the Recreation Association Board has put a couple calls out for volunteers for a Recreation Committee (headed up by Victor Santoro). If you have not emailed him to be on the committee then be sure to do so. He will be rallying the troops (if you will) shortly he has said, so be on the lookout for him to contact you soon. Not all ideas will make it through the gauntlet of course, but do not be shy to pitch them and see if we can get them to work. For those with different skills - there is also a request for a Finance Committee to be formed (if there is enough interest in boring numbers haha), be sure to contact Bill McLean for the details of that one.

I hope you get to come here and enjoy yourself in the setting made possible by your dues, the hard work of your Board members and the Contractors that support us all. They have been putting in long hours to have things running as smoothly as possible and looking good for you and your guests to come and relax while here.

Yours in service,

Jeremy



May 15, 2021. A day to honor those currently serving in our Armed Forces.

Waste Water Treatment Plant Status

The WWTP is the number one concern of the Rec Association required by State permit and QG Covenants and Declarations to keep the plant operational. There was a meeting with Commissioner Blanchard and a few of us that could make it down for the sit down. He relayed their research and initial thoughts on the idea to utilize Queens Grant to put the treated, filtered water in our existing wastewater fields. The town has requested Queens Grant verbally agree to the cooperation so they can pursue more detailed engineering plans that include our grounds and the WWTP in some fashion.

Work continues in and around the WWTP to keep it running as it should. The Operators have been tweaking issues as they arise and have been getting after long term maintenance items that have been causing some stink (got one in there).

The surface drip field lines have been pulled up and we used this opportunity to get the field tilled up to rid it of vegetation (per the permit). The existing valves in that field will be replaced and the new lines will be put down soon. A block between two of the media filter tanks sprang up a few weeks back. We have been chipping away at the cause and determined that a grate in tank 1 has fell down causing some issues. We have the experts that installed the tanks working on it, with many other moving parts (some about as fast as sludge water HA). I may get a 'WWTP novice' sticker before too long as I am managing the project and it is like drinking out of the lift station pumps! This work should be completed in the next week or so.

Gate Codes

You should have received new gate codes by now for you and your guests' use. If you haven't seen an email on this to you directly then be sure to contact me so I can get you fixed up. Shoot me an email with contact details and dates for any vendors you will have coming for your unit (this includes estimates). We do not want local vendors to have access using anyone's personal codes.

I was informed recently that some insurance agencies offer a discount for having a gated community so be sure to call them and save a few bucks.

Trailer Parking Update

The Recreation Board is considering the options for trailer/water vessel parking and should finalize those soon so they can be shared. Be sure you have completed the Water Vessel/Trailer registration documentation to be considered for a parking spot on site. Renters can use the area just south of the WWTP entrance to park during the days/week they are here.

Landscaping – let there be water (but only what is necessary!)

Landscaping crews are buzzing around the community now that the ground temps are above 60 degrees and our type grass will come out of its dormancy stage. The irrigation is being troubleshot, repaired and programmed to run more consistently. Watering panels should not be bothered so that they stay on the cycles established by the professionals for proper care of the areas they are responsible for and to minimize waste of our resources. The hard pruning appears to be growing back as promised. Landscaping workers are difficult to come by in this economy I have been told so some of the work has been slow unfortunately as they deal with less workers. This has impacted some of the tasks that we would normally expect to be accomplished by now. I am keeping up with the contractors and holding them to get the items we requested per the contracts completed.

Beach Cleanup – 15 May

The Town of Topsail Beach has scheduled their beach cleanup for 15 May. I figured we could follow suit and meet up to do Queens Grant's stretch of the beach. Thanks to the extra beachfront now there is quite a bit more ground to cover to the water so please do not be shy about coming out in full force. I will have bags for folks to use, please just meet me in between Buildings C & D to be able to split the beach area and walk to pick up anything that does not belong in the sand naturally.

Bird Nesting Issue

I have witnessed and been told by a few owners that birds have made themselves at home in the vents around the community where there are missing cages or flaps even. Obviously you don't really want eggs that fresh for breakfast and the nests need to be removed then to have cages or new vents put up to prevent this in the future. If you are interested in being part of this project please email me so I can get a headcount of interested parties to then be able to get a quote together from a local vendor that can handle such an effort without getting scrambled (HA!).

Pool is Open!

Oh happy days as the pool is open and the water (although a bit too chilly for the adults) has been utilized by some kiddos. The 'missing screws in the fence project' I said I would get done stumped me so I had to call in the fencing experts (no swords are being used for the record), this will be happening in the coming days they have said.

The repairs to the deep end skimmers went well as they got them taken out and reinstalled new ones relatively quickly. It is back in order obviously and ready for your wading desires.

Please do not prop open the gates or try to enter the hot tub area, and clean up after yourself and guests.

Beach Nourishment Project – Done (mostly) *update

The damage to the sod and the seawall on Observation are still pending refurbishment. I am hounding them constantly to get the projects completed. The seawall repair is scheduled 12 May by Allied Marine, please steer clear of that area as they will have excavators and other equipment moving around. Incredible Lawns (Soundside landscaper) will be installing new sod there next week (paid for by the project).

Sea Turtle Season

Sea Turtles have started their descent on our beaches along the island to handle their egg laying business. This season runs through October usually. Please remember or remind guests/renters to keep lights (including flashlights) down/off at night on the Ocean front and on the beach, to take all garbage and items off the beach in the evening, to fill in any holes they created in the sand (or see others have left behind), and avoid disturbing any of the ladies that come ashore. Some visitors are not aware of these requests that help save the turtle's lives but their help is definitely necessary.
Turtle tracks...

