



QUEENS GRANT *topsail island*

QUEENS GRANT COMMUNITY NEWSLETTER

January-March 2021

926 N Anderson Boulevard
Topsail Beach, NC

Hello QG Community/neighbors,

As you undoubtedly heard I am the “new Susan” or better known as your Community Manager (CM). As your CM I hope to continue to help make this a better community for us all. Being a neighbor that lives on site full time gives me a unique opportunity to be involved with much of the goings-on around our beloved community. Please email, call, or text when you need something that relates to the community at large, a question on the contracts/contractors the Rec employs, and your gate codes. I will do my best to be the eyes and ears in the area, but it takes us all to run QG, so please don't hesitate to reach out or share something you notice. There has been some changes made in the past quarter and the board members seem to be settling into their roles to represent us all as well as they can.

Spring is upon us now and that means more visitors, fresh mulch, and getting the pool and other amenities ready for the warm weather seekers. There are lots of moving parts taking place to prepare for the “season” so we (and guests) can all enjoy what QG has to offer.

I know quite a few are part of the QG Community Information FaceBook (FB) Group, and may then be getting some of this information multiple times. I apologize if this is redundant. Some prefer FB and read those postings/messages much more quickly and thoroughly than emails nowadays.

As I've said before – if things are going well please let me know; if things are not going so well then the Board President is:... LOL just kidding. I have met most of you, but for those I have not met yet please be sure to wave or trip me as I walk past you at some point this Spring or Summer. ☺

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



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 has been discussions around the town about the future plan for a sewer system and some scuttlebutt that at least one of the plans being drawn up involves use of QG property in some fashion. The details will be ironed out with the Mayor and Commissioner with Rec Board input of course, and info will be relayed as the water becomes less murky (pun intended).

In the meantime work continues in and around the WWTP to keep it running as it should. The Operators have been tweaking issues as they arise and we have been getting after long term maintenance items that don't smell any better with age (yep, I got another one in there! Ha). The new PLC was successfully installed in January. The Plant is now accessible remotely which allows our operators insight to the status in real time. A new turbidity meter (I could explain what I've learned but you may end up more confused than me lol) was installed, and a pump was repaired in the lift station (probably the dirtiest job in the whole system!). The surface drip field lines and valves are original and require replacement, which will occur in the coming few weeks.

I know that sounds like a lot (which equates to \$\$\$ in your eyes), most everything has been within to date. If you have specific budget or financial concerns the financial docs are posted on QG website, or you can contact the Treasurer.

Repair Field



Trailer Parking Update – crisis averted and future plans

The astounding work by our neighborhood trailer park boys (I just made that up) has resulted in the violation by the county to be discarded. The gravel road over there was moved thanks to quite a bit of donated time and use of equipment by one of our neighbors. The Board is considering the options to standardize a parking plan for owners and guests/renters in that area. It is clear that long term parking will be on the north side of the repair field, while short term will be on the grassy area in front of the WWTP. We hope to have some marked off spots before too long. Long term trailer/vessel parking may be by permit (designated by sticker and registration). Short term parking may require trailer info to be shared with me to keep track of who should or should not be parking there to keep it all straight and minimize problems as much as possible. More to follow as the Board makes final plans on the trailer committee's recommendations.

Landscaping – on track and more cut back

Landscaping crews are busy getting on the Spring freshen up and some overdue cleanup items. This work is being handled quick and efficiently, making the area look revived. All landscaping crews did "hard pruning" of the bushes and trees around the property to get them back to a manageable proportion. Some of the bushes and trees look a bit thin or scalped even right now but they will grow back and healthier I have been assured.

Gate Codes Refresh and Refinement

Thank you to all for your patience as we work through updating all personal and guest codes. Some were compromised, some were not being used properly, and some were plain forgotten. Thank you also for sending the contact info (name and number) for the contractors, vendors, delivery folks being used in our community. Our personal and guest codes have increased access to amenities that service personnel should not have, so we have worked it to give them unique codes with security levels that only allow access through the swing arm gates. As of today, I am proud to announce that 3/4 (@300) of the codes have been changed and shared. Email seems to work well to send service contact info for me to set them up in the software and reply back pretty quickly. If the service person will be only performing a one-time deal or temporary work please share that also in the email so I can deactivate their code. Please keep your codes close-hold to help everyone.

Pool Status – Set to open 1 May

The Board chose to have PH Pools handle regular maintenance of the pool this year (as of 1 Mar). This company has dove right in (I crack myself up) and started taking care of preparing the pool and surrounding area for inspection this month. The fencing is missing quite a few screws, which will be handled by yours truly to save some money for us. The wood decking needs a good solid powerwash to avoid folks sliding around. The concrete decking had some cosmetic work done to it by PH Pools to level it out in certain areas. There are also some repairs needed (being performed by Trident Pools – a sub of PH Pools) to replace the deep end skimmers. This work is scheduled for 23 Apr as of now.

Beach Nourishment Project – Done (mostly)

The Town contractors finished up the sound and beach nourishment project just last week. The Tower Ct north canal is open for business now that the dredging pipe has been removed. The sound is now 12 ft deep down Banks Channel the full length of the town. The Beach was extended out 300 feet making beachfront property MUCH more expansive (social distancing will be real easy). The dune between D & E bldgs. was put back in proper order and seeded, the Town planned to plant sea oats on the front (oceanside) of the dune, and a little "pestering" about the bare sand (as a result of their work) they will be also planting the sea oats on the condo side to hold that together better. The contractors did do some damage to the sod and the seawall on Observation. Incredible Lawns (Soundside landscaper) will be installing new sod there next week (paid for by the project). The seawall will be repaired by the town expert (Hal Fogleman). I have been in frequent contact with the Site Manager for this project to keep the items moving along.
*in the picture below you can see how the shoreline has been pushed east dramatically

Beach Expansion

