



# QUEENS GRANT *topsail island*

## QUEENS GRANT COMMUNITY NEWSLETTER

May 2021

926 N Anderson Boulevard  
Topsail Beach, NC

Hello QG Community/neighbors,

Summer buzz is in the air (and water) around Queens Grant. As occupancy picks up so will identified issues, or created ones. Please be sure to relay things you see around the 'hood to me so I can see if they fall within the role of Community Manager, or if they need to be deferred to another entity. As a reminder, issues internal to a unit are most commonly a personal item to be handled by the owner or management agency.

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.

Hopefully over the Memorial Day weekend you were able to take time to pay respects to those that have paid the ultimate price for freedom. May they forever be in our gratitude!

Yours in service,

*Jeremy*

### Pool Status

The pool is open and being enjoyed. Last month I relayed the pool hours as 8am-830pm. This is not correct. The permit in fact allows for **pool hours** to be **6am-830pm** and the gate software has been updated to reflect this. Thank you to our neighbor Chase for the question that pushed me to research and correct it. Please clean up after yourselves, returning furniture and taking trash after you're done for the day.

The broken screws that were along the fence have been replaced. The fencing company did the work for free with some persuasion 😊. Glad that is secure again.

The gates should not be propped open for ANY reason, please ensure it closes securely behind you for everybody's safety and access control. Speaking of access control, do not share your code or open the gate for others. They should have their own code, if they are having trouble they need to get in touch with the owner and the owner can get in touch with me to troubleshoot. Most gate code denial issues have been determined to be user error.

The hot tub is closed and a gate has been put up with zip ties to prevent access. Please do not attempt to gain access to that area.

### Waste Water Treatment Plant Status

The Envirofilter (media) tank 1 backup problem I mentioned last newsletter was tackled over the past 6 weeks. It took quite a bit of manual labor to clean out the tank and get it safe to enter to then clear the blockage. This required uniquely skilled crews and expertise. Of course, this means it was expensive to the tune of \$40k or so (still pending charges). We have filed a claim with insurance and I will be working with them to get the details and reports all filed so they can make a determination on coverage. More on that as the results come about.

The surface drip field lines have been reinstalled and should be tested soon to ensure they are working properly with the new valves. This field is used during peak capacity (usually only a few weeks in the summer at high occupancy) to discharge cleaned water.

Considering all we have worked to get fixed up in the past 6 months or so the WWTP should be sitting good for the summer (or much longer – knock on wood).

### Furry guests \*Not just your husbands/boyfriends! Haha

Please be aware that in accordance with town code animals must be **leashed**.

There are 8 dog waste stations around the community to help folks **cleanup** dog poop. There have been quite a few complaints this past month regarding waste that has been not cleaned up. Please use the bags, receptacles that are available to ensure the community is kept tidy for all. We have quite a few kids and adults that walk around and should not have to dodge the minefields. Your support is appreciated!

Please pass this along to renters/guests also.

### Fireworks

In general, sparklers, fountains, and novelty fireworks items that do not explode or are not intended to leave the ground and fly through the air, are permitted for use in North Carolina. But any fireworks can be very dangerous in a community such as ours. **Fireworks are prohibited in QG.** Please refrain and ask that your guests/renters also refrain from using ANY fireworks here. Over the Memorial Day weekend there were at least 3 separate known units that had folks shooting off fireworks. Passing the word will help us all and help them not waste money on fireworks they cannot use here. It also keeps anybody from having to be the party police for such an event.

### Trailer Parking Update

The Recreation Board has voted on quote a bit to formalize the trailer parking areas and registration process. If you have not completed the boat trailer survey, please do so to be considered for the issued sticker needed to park your trailer on site. Trailer stickers will be issued to those that have completed it. I will be mailing those out soon.

Renters can use the area just south of the WWTP entrance to park during the days/week they are here.

### Landscaping Status

We went from having almost drought conditions to full blown storms the last couple of weeks pretty steadily. This has been good for the grass of course. This has also caused more weeds and quite a bit of mulch displacement though. The landscaping crews are aware and are working to mitigate this. It rained so much last week the crews were not able to even come out and cut the grass, so the grass was getting pretty high.

The landscaping crews have asked that dog waste be picked up also. They have witnessed quite a bit and this causes them pretty messy scenarios.

### Bird Nesting Issue

Last newsletter mentioned this dilemma. There were only 5 owners that responded to the call. In the mean time it was been determined that the vendor we used last year to clean out vents is not willing, able to continue work in our community. Thanks to Ruffin we have another vendor that came out of retirement to help out. The vendor is: Farris Dryer at 910-612-3748. He performed a vent cleanout for \$175 and installed the critter cages over the vents for \$25/ea for a couple of neighbors a couple of weeks ago. Please give him a call. There wasn't enough interest for me to work a bulk rate.

### Beach Cleanup – 19 Jun

The May cleanup went well. Ms. Phyllis claimed more than 3 full bags worth of debris from under the beach crossovers and boardwalks.

Next QG beach cleanup walk will go down on 19 Jun. I will have bags for folks to use, please just meet me in between Buildings C & D at 9 to be able to split the beach area and walk to pick up anything that does not belong in the sand naturally.

### Parking Tags

\*These are only needed for parking outside of our gates in the clubhouse or beach front parking lots. In an effort to prevent unauthorized parking in the clubhouse and beach front parking lots the Rec Board voted to have parking tags issued to any owner that requested one. This will be displayed in the windshield of the vehicle so that it is visibly clear that it is authorized to park in those lots. With the paid parking in the towns north of us more folks will be looking to park down in our town. This increased traffic will undoubtedly work its way into those lots. Identifying your vehicle as a QG authorized user will prevent it from being towed.

Please consider only parking there if your carport is full and there are no other parking spaces available within the gated part of the community.

If you feel you need a parking pass please email me far enough in advance that I can get one documented and mailed to you before you require it.

### Sea Turtle Season

Our town has 3 sea turtle nests already! Please remember or remind guests/renters to **fill in any holes or knock down sand castles** they created in the sand (or see others have left behind), avoid disturbing any of the ladies that come ashore, keep **lights** (including flashlights) down/off at night on the Ocean front and on the beach, and to **take all garbage** and items off the beach in the evening. Some visitors are not aware of these requests that help save the turtle's lives or help them with nesting but their help is definitely necessary. Helping the endangered turtles is important. Here is a loggerhead (the most common to our island)...

