

## **Message from the HBPOA President**

Hello and welcome to our Fall 2024 Newsletter, bringing you a snapshot of what's happening on Holden Beach. As your new HBPOA President, I first want to thank Tom Myers for his stellar leadership and continued guidance.

As we approach the end of hurricane season, our hearts go out to the communities severely impacted by Helene, especially our west North Carolina neighbors. In this newsletter, you can read about what HBPOA is doing, and how you can help the relief efforts.

Our goal is to continue to provide our membership with a strong voice in the affairs of the island. Your feedback is essential. Please let us know how we're doing and what you would like to see going forward.

For additional information, please visit our website at [www.holdenbeachpoa.com](http://www.holdenbeachpoa.com)

Warm regards,  
Maria Surprise

## **Town Budget**

In June the Town adopted its 2024-25 budget. Key elements include:

- No tax increase
- No new debt
- No deficit spending
- Maintaining strong reserves in the General Fund

The budget funds efforts associated with the Town's highest priority objectives, including ADA compliance, sewer station #2 upgrade, adding to the beach & inlet reserve fund, new bathrooms on Block Q, audio/video improvements, and Lockwood Folly inlet dredging. It also provides \$200,000 to move forward with the plan for the pier. It does not include any big-ticket items like the pier, Block Q, a new pavilion, stormwater projects, or a new fire station.

## **Pier Status**

At a special meeting on October 3<sup>rd</sup>, the Town approved the issuance of a Request for Qualifications from engineering firms to develop preliminary designs and costs estimates for the repair or replacement of the pier.

The scope of work includes a structural analysis and preliminary design services for repairing the current pier; preliminary design and cost estimates to construct an entirely new pier; and cost estimates for extending the pier an additional 250 feet.

The results of this work are anticipated to provide 30-year lifecycle costs estimates to support a repair-versus-replace decision.

## **796 OBW**

The Town has decided to sell the house it owns at 796 OBW next to sewer station #2. Following an upset bid process (similar to an auction), a high bid of \$565,000 was accepted.

The Town purchased the property in September 2019 for \$342,500 because of possible noise issues with the sewer station upgrade. The property was leased for a while to a town employee and has sat vacant for the past couple of years.

## **No Member Appreciation Breakfast This Year**

Unfortunately, we will not be having our Membership Appreciation Breakfast the Saturday before the festival this year due to an issue with the chapel.

If you typically pay your dues at this event, please use our website ([holdenbeachpoa.com](http://holdenbeachpoa.com)) or mail us a check (PO Box 376, Supply NC 28462). We are exploring alternative ways to express our appreciation for your membership.

## **Inlet Hazard Area Update**

The HBPOA continues to track the proposed changes to the Inlet Hazard Areas on the island due to the potential negative impact on property owners living on the ends for our island. The Coastal Resources Commission (CRC) is meeting again in November, but revisions are not anticipated until the new year. Stay tuned as things continue to unfold.

## **Greensboro Sewer Station**

After several years of attempting to accomplish the uplift to sewer station #2, the project has been successfully bid in a favorable bid climate and a bid of \$3,899,000 was accepted.

As a result of receiving grants totaling \$4,551,336 from the EPA and DEQ, the entire cost of the upgrade should be covered by outside sources.

## **Bike Lanes Are Finally Here**

The long-awaited bike lanes on Ocean Boulevard have finally been completed. While we continue to have flooding problems following significant rainfalls, the extra paving does not appear to have caused the substantial problems that were feared.

As part of the project, new crosswalks were also added in several locations. Since these are "official" crosswalks, traffic is required to stop when someone enters the street at the crosswalk.

The Town is working on plans to keep the bike lanes clean following major rainfalls and needs to look at new signage at the crosswalks to direct oncoming traffic to stop.

Overall, the new bike lanes are seeing strong utilization and are a welcome new amenity.

## **HBPOA Elections and New Officers**

At our Labor Day annual membership meeting, Beverly Compton, Steve Kimbrough, Annette Smith and John Witten were all re-elected to serve on the HBPOA Board of Directors.

Following the membership meeting, the HBPOA Board of Directors elected new officers. Maria Surprise was elected President and Peter Freer was elected Vice President. Congratulations to these two new officers.

## **Block Q**

The Town is moving forward with plans for new public restrooms on Block Q, the property the Town purchased bounded by Southshore, Quinton, Brunswick, and Jordan. The stormwater plan was approved in September.

The Town has received a Public Beach & Waterfront Access Grant to help pay for the bathrooms. The deed restrictions on the grant are for 25 years, which obligates the three parcels of land that are involved with this phase of the project.

## **Hurricane Relief**

As response to Hurricane Helene continues and recovery intensifies, countless local donation drives have been organized to provide donations to Western North Carolina residents in need. The best way to help Western North Carolina recover is with a monetary donation. North Carolina has established the North Carolina Disaster Relief Fund which is managed by United Way of North Carolina. Donations can be made at [www.nc.gov/donate](http://www.nc.gov/donate) and are being used to provide grants to nonprofits working directly in impacted communities. HBPOA has donated \$5,000 to support our fellow North Carolinians.

## **Stormwater Master Plan**

The Stormwater Master Plan was presented to the Town in June. The report focused on six areas of concern: 1) 300 block of OBW; 2) Mullet Street and Avenue A; 3) 1300 block of OBW; 4) 700 block of OBW; 5) Carolina Avenue; 6) Davis Street.

Alternatives were developed along with project phases and estimated costs. The cost total for the six areas was between \$2M and \$3M. To pay for the work, the report recommends the establishment of a Stormwater Utility that assesses a monthly fee on every parcel.

## **A Summer Without the Pavillion**

Concerts were held at Bridgeview Park this past summer, with the bands playing under the picnic shelter. This required closing the park on Sunday afternoons to prepare the area and allow the bands to set up. Portable toilets were rented to provide bathroom facilities since the park bathrooms were closed during the concerts.

Initial feedback indicated attendees liked the setting by the waterway and the access to playground equipment, but a better arrangement for dancing was needed. The dancing was performed on the street behind the band.

The Town will be reviewing the lessons learned from the summer as it explores options for next year.

## **ADA Compliance Projects**

The Town is on track to complete the ADA projects required by the arbitration agreement with the Department of Justice. The deadline for these projects is March 2025.

The Quinton beach access and restroom facility is now in service and the 801 OBW emergency and public access will be complete in October. Parking, access, and restrooms on the far east end are on track to meet the March 2025 deadline.

The Town is also in the process of conducting a self-assessment regarding ADA compliance.

## **Sea Oat Seed Collection**

For the past several years, the Town has permitted its landscaping contractor to harvest sea oat seeds from privately owned oceanfront property. While no one has objected to the contractor harvesting seeds in the public trust land or land with an easement, some do not want the seeds harvested from close to their homes in their backyards. Some of these plants were initially placed by homeowners, not the Town.

If you are an oceanfront property owner, we have a form letter you can send to the Town informing them if you do or do not want to grant permission for the contractor to enter onto your private property for the purpose of stripping the seeds off the sea oat plants on your land.

Please send us an email if you would like a copy of this form letter.

## **Water & Sewer System Asset Management Plan**

The Asset Management Plan for our water and sewer system was presented to the BOC at our July meeting. The plan provides an inventory of system assets, assessment of asset conditions, proposed capital improvement projects, and a description of operations and maintenance of the system.

The plan also provides a detailed analysis of the need for a new water tower. The plan identifies four scenarios in which the Town would be reliant on elevated water storage alone. All four scenarios are highly unlikely, but possible. Emergency response plans for these scenarios are described in the report appendices.

Based on the State Department of Water Resources (DWR) water demand growth projections, a new water tower would not be needed for water delivery or fire suppression until sometime between 2037 and 2046.

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# HOLDEN BEACH PROPERTY OWNERS' ASSOCIATION

holdenbeachpoa.com

Fall 2024 Newsletter

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## **Please Verify Your Membership Information**

You can check your status, pay your dues, and update your mailing and email addresses online:

- 1) Log in to WildApricot.com using the email account associated with your membership and the password HBPOA2018 (or one you created). New members should create an account.
- 2) Click 'View Profile' to update your information
- 3) To pay your dues: Under 'Membership details' select the 'Renew' button

If you received this newsletter but no longer own property on the island, please send us an email at [HPBOA@hotmail.com](mailto:HPBOA@hotmail.com) so we can remove you from our mailing list and save postage and printing costs.

## **Want More Information?**

Additional information on these and other topics is available on our website at **HoldenBeachPOA.com** and on our Facebook page (Holden Beach Property Owners Association). You can add your comments, share our posts, and choose to follow us to receive emails when we post something new.

Members can also easily stay on top of what is happening at the beach by providing us with your email addresses. We send out two to three emails per month including a summary of what happened at the Commissioners 'Meeting. It is an easy way to stay up-to-date on current events on the island. Just update your email subscription preferences in Wild Apricot.

Supply, NC 28462

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HBPOA