



To Contact Board Members or the POA: call **579-2044** or e-mail at [CSPOA@carolinashores.net](mailto:CSPOA@carolinashores.net)

**Joe Watts** – President, **John Csernecky** – Vice President, **Kerry Jarrell** – Treasurer, **Sue Hensler**– Secretary,  
**Kelly Wilson** – Director, **Al Franklin** – Director, **Diana Maddall** – Director, **Carol Davis** – Director

**Merrilee Burns** – Co-Editor      **Linda Rugg** – Co-Editor  
Bulletin email: [cspoabulletin@gmail.com](mailto:cspoabulletin@gmail.com)

CSPOA website: [www.carolinashoresPOA.org](http://www.carolinashoresPOA.org)

Office Hours: Monday through Friday - 9:00 a.m. to 12:00 noon

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### *Message from the Board – Joe Watts, President*

Thanksgiving began in the year 1620 and this year is the 400<sup>th</sup> celebration. I hope you can enjoy it, in whatever way is appropriate for your family! Maybe we can continue to celebrate throughout the year by being more respectful of each other, more forgiving and more thankful.

The lawsuit (Town of Carolina Shores vs CSPOA) was heard by a judge on November 12 and 13. We await the final written decision and will share with you at the earliest possible time.

The clubhouse remains closed as the most recent directive from our Governor reduced the number of attendees to ten (10). The Office and the ACC continues to work diligently to accommodate our members by email and phone requests. The Board is working on painting the interior of the clubhouse and resurfacing the parking lot. Our final Board meeting for the year is December 9 at 9:30 a.m. at the pavilion.

**The office will be closed from December 24, 2020 until January 4, 2021.**

Happy Thanksgiving !

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THANK YOU TO OUR BULLETIN EDITORS LINDA RUGG and MERRILEE BURNS  
**IMPORTANT DATES:**

**December 9, 2020 at 9:30 a.m. – MONTHLY BOARD MEETING AT THE PAVILION**  
**ALL MEMBERS IN GOOD STANDING ARE WELCOME TO ATTEND.**

**IF YOU ARE NOT ON OUR FREE COMMUNITY EMAIL DISTRIBUTION LIST, PLEASE CONTACT THE BUSINESS OFFICE. YOU MAY HAVE MORE THAN ONE EMAIL ADDRESS PER HOUSEHOLD.**

**Please remember to notify the office if you change your phone number, email address, name, or mailing address. It is extremely easy to overlook this, but difficult for the office should we need to contact you. Thank you.**

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## ***ACC Corner – Joe Martere, ACC Chairperson***

The ACC has received a few questions regarding whether “Fire Pits” are allowed in our community. They are, but certain guidelines must be met.

1. You must **check with the Town of Carolina Shores and Calabash Fire Department** for any restrictions that they require. According to North Carolina state fire codes, even in an approved container, they still must be at least fifteen (15) feet from structures. Any condition that could cause fire to spread within twenty-five (25) feet of a structure needs to be eliminated before lighting the fire. The fire cannot be more than three feet in diameter and must be two feet or less in height.
2. The fire pit must be equipped with a screen if burning wood or imitation logs.
3. If you are going to use a permanent propane source, such as a 50-gallon tank that is used for a gas fireplace or hot water heater, you will need to submit a request for a permit to the ACC. A 20-gallon propane tank does not need approval from the ACC but might need some type of approval from the local fire department. Again, before starting, always call the ACC at 579-2044, or email me at: [acc@carolinashores.net](mailto:acc@carolinashores.net) if you are unsure.

According to **NC State law 47F and CSPOA Declarations Restrictions Section 6 subsection 18**, all political signs, banners and/or flags must be removed from display as of November 11, 2020 date. If you have not done so, please remove them immediately.

The office will be closing prior to Christmas and stay closed until after the New Year. The ACC will not be available during this time. Please submit any requests for service and permits prior to December 18, 2020 for approval of any projects for this year.

Thank you, Merry Christmas and stay safe

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## ***NOVEMBER IS BUDGET MONTH – Kerry Jarrell, Treasurer***

This year’s budget process began in September with the various CSPOA committees, board members and staff submitting funding requests for 2021 to the Finance and Audit Committee. The Committee assimilated those requests and submitted the first draft of the budget for 2021 to the Board of Directors at the October board meeting.

Under normal circumstances, a community members’ meeting would be held at the clubhouse in early November to go over the proposed budget. Unfortunately, that meeting will not be possible this year; however, the proposed 2021 budget is included in the November CSPOA Bulletin.

The budget contains two components, an operating budget, which funds the routine expenses for the clubhouse, pool, tennis courts, office, etc., and a reserve budget, which funds the annual contribution to the facility repair/replacement reserve. It goes without saying that 2020 has not been a typical year. With the clubhouse closed for much of the year and social/recreational activities greatly curtailed, expenses for those budget categories were less than expected; however, expenses in the remaining budget categories were fairly typical. The budget for 2021 was built on the expectation that next year will be a return to normal operations.

Under this proposed budget for 2021, member dues would remain unchanged. Members are encouraged to review the budget and refer any questions or concerns to the office.

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CAROLINA SHORES POA PROPOSED 2021 BUDGET

REVENUE	<u>2020</u>	<u>2021</u>
Member Assessments (\$290 per lot)	361,340	361,340
Uncollectible Assessments	(3,000)	(3,000)
Interest and other Income	<u>4,490</u>	<u>4,390</u>
<b>TOTAL REVENUE</b>	<b>362,830</b>	<b>362,730</b>

**DISBURSEMENTS**

POA General

Internet Service	900	1,019
Audit & Taxes	4,000	4,000
Insurance	26,000	20,000
Legal Fees - General	42,460	25,000
Safe Deposit Box	75	75
Security ADT	2,400	2,420
Other Expenses	2,000	2,000
Real Estate Taxes	1,500	1,500
State Corp Income Taxes	400	200
Federal Corp Income Taxes	<u>1,400</u>	<u>1,400</u>
<b>Total POA General</b>	<b>81,135</b>	<b>57,614</b>

POA Office

Salaries	40,000	40,000
Payroll Tax	3,600	3,800
Telephone	2,300	2,375
Office Supplies	3,800	3,800
Computer Repair & Services	400	400
Copier	2,000	1,800
Professional Fees	<u>400</u>	<u>400</u>
<b>Total POA Office</b>	<b>52,500</b>	<b>52,575</b>

Communications

Newcomer Welcome	100	100
Postage & Delivery	2,400	2,800
Printing	525	1,525
Website	<u>60</u>	<u>100</u>
<b>Total Communications</b>	<b>3,085</b>	<b>4,525</b>

Grounds Maintenance

Electric	2,300	2,600
Irrigation Water	1,200	1,200
Maintenance - Other	14,000	12,500
Maintenance Contract	<u>43,200</u>	<u>43,800</u>
<b>Total Grounds</b>	<b>60,700</b>	<b>60,100</b>

CAROLINA SHORES POA PROPOSED 2021 BUDGET

	<u>2020</u>	<u>2021</u>
<u>Club House</u>		
Electric	6,000	6,000
Water	900	900
Clubhouse Supplies	1,100	1,100
Janitorial	5,000	5,000
Maintenance & Repairs	<u>4,500</u>	<u>4,500</u>
<i>Total Club House</i>	<b>17,500</b>	<b>17,500</b>
<u>Member Activities</u>		
Picnics & Parties	<u>17,000</u>	<u>16,650</u>
<i>Total Member Act.</i>	<b>17,000</b>	<b>16,650</b>
<u>POA Pool</u>		
Salaries	15,900	13,000
Payroll taxes	1,431	1,235
Electric	7,700	7,000
Water	4,000	3,000
Phone	1,300	1,300
Equipment	1,000	4,800
Maintenance & Repairs	<u>23,579</u>	<u>23,000</u>
<i>Total Pool</i>	<b>54,910</b>	<b>53,335</b>
<u>Tennis Courts</u>		
Electric	5,700	6,300
Supplies	500	500
Maintenance & Repairs	<u>2,500</u>	<u>1,500</u>
<i>Total Tennis &amp; Rec Area</i>	<b>8,700</b>	<b>8,300</b>
<u>Pavilion/Recreation Area</u>		
Maintenance & Repairs	<u>2,800</u>	<u>3,500</u>
<i>Total Pavilion/Rec Area</i>	<b>2,800</b>	<b>3,500</b>
<b>TOTAL DISBURSEMENTS</b>	<b>298,330</b>	<b>274,099</b>
Contribution to Reserves including "Reserve Fund"	<u>64,500</u>	<u>88,631</u>
<b>TOTAL DISBURSEMENTS &amp; RESERVE CONTRIBUTIONS</b>	<b><u>362,830</u></b>	<b><u>362,730</u></b>
<u>Dues Calculation</u>		
Operating Fund	238.23	236.94
Reserve Fund	<u>51.77</u>	<u>53.06</u>
<b>Total</b>	<b>290.00</b>	<b>290.00</b>

**CANDIDATES FOR ELECTION TO THE CSPOA BOARD OF DIRECTORS FOR 2021**  
**Candidates in Alphabetical Order**

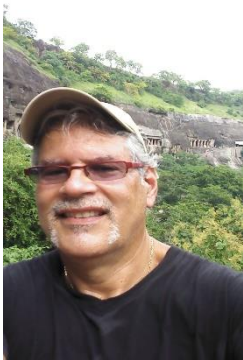


**John Csernecky**- Resident since 2003. Education: Electrical Engineering degree and B.S. in Business Administration. Experience/Skills: Town Commissioner in Hamburg, NJ for 2 terms, Town Commissioner Carolina Shores for 1 term, Engineering Manager for multi-million-dollar Air Force test equipment programs, Carolina Shores Emergency Management chair while Commissioner. POA Board Director since 2015 where I served as the House and Communications Director, POA Board Vice President and ACC liaison since 2016. Volunteer firefighter (retired) with the Calabash Fire Department, a member of the Calabash VFW and American Legion, and volunteer at the Brunswick County Senior Resources Thrift

Store, I have assisted the recreation committee and along with my wife and a group of friends we have decorated the entrances of the community with wreaths and garland for the past two years. Goals: The current Board has been working as a cohesive unit which has overseen the construction of our new Pavilion for the Picnic area, the remodeling of the CSPOA Office area, the rehab of pool equipment, and the generation of a new reserve study. I look forward to continuing this relationship to enhance our community.  
BOARD AND COMMUNITY AREAS OF INTEREST: ACC Committee.



**Julia Lally**: Resident since 2019. Education: Associates Degree in Nursing. Experience/Skills: My 26 years in nursing has taught me how to work and communicate effectively with people regardless of their backgrounds. I have volunteered within the Garden Club to help raise money for scholarships for Brunswick High School seniors. If I am elected, I would like to focus on the continued safety and prosperity within our community.



**Philip Laura** - Resident since 2012. Education: Culinary Institute of America- AOS Culinary Management & Arts, Schenectady Community College: Liberal Arts, History, Convention & Tourism Management, AA. Northern Virginia Community College: Architecture & Urban Studies & Historic Preservation AA. EXPERIENCE/SKILLS: I was HOA Board President for 9 years and a board member for 10 ½ years for Gloucester Townhomes in Raleigh, NC. I have 40 years' experience as executive Chef and pastry Chef, recently retired from Wholefoods Market. I would like to focus on maintaining the integrity of Carolina Shores green space and to take part in our many yearly events. My past experience on Boards has given me the opportunities in working together with Board members and new and older residents to foster good community

relations and communication.

BOARD AND COMMUNITY AREAS OF INTEREST: Advisory Committee, resource management, and infrastructure maintenance.

## ***Recreation Facilities – Rick Griffith***

Ready to play Pickleball? Open play will be on Tuesdays and Sundays at 1:00 p.m. on the Pickleball courts at the Tennis Courts. Wear tennis shoes and comfortable clothing. Paddles and Balls are available to use. This is a Covid “Safe” sport. Played outside and 6 feet distancing most of the time.

Interested in learning how to play pickleball? <https://www.google.com/search?q=how%20to%20play%20pickleball>

Scoring video: <https://youtu.be/RoheCHp6IDw>

Contact either Rick Griffith or Sue Berger for beginner lessons.

Rick Griffith 419.262.3832 / [GriffithRJ@hotmail.com](mailto:GriffithRJ@hotmail.com)

Sue Berger 919.410.1221 / [LeeSueBerger@gmail.com](mailto:LeeSueBerger@gmail.com)

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## ***The Lords Food Pantry – Mary Pritchard, Coordinator***

We had a very generous response to the October and November bulletin editions. Pleas for financial help--enough to go forward and repeat it for Christmas! Many, many thanks to all in Carolina Shores who helped make this happen. May God continue to Bless all who live here.



## **Would you like to Help Our Neighbors in Need this Christmas season?**

The Lords Food Pantry, a ministry of the South Brunswick Interchurch Council, is working to provide a complete Christmas Dinner Box to area families this season.

### **For \$20 you will provide**

12-14 pound turkey    two 14.5oz cans of corn  
two 14.5oz cans of green beans    one 14.5oz can cranberry jelly  
two 14.5oz cans turkey gravy    one 29oz can sweet potatoes  
one box stuffing    one dozen dinner rolls    one 9”pumpkin pie

Contact **Mary Pritchard 579-4684 or POA office**

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## ***Low Impact Chair Aerobics – Mary Timothy***



Chair Aerobics will be exercising Monday through Saturday at 10:00 a.m. at the pavilion. You will need to bring a folding chair, weights and a bottle of water. Wear layers of clothing to be prepared. No class if it rains. Hope to see everyone there.

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## ***Knit ‘n Natter – Diana Mardall***



The knitting group is meeting in private homes for now. **The meetings for December will be on the 7<sup>th</sup> and 21<sup>st</sup> at 6:30 p.m.**

If you have any questions, email me at [limeylady70@gmail.com](mailto:limeylady70@gmail.com) or call me at 910-575-7804.

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## ***Garden Club – Mary Conover***



We had an interesting meeting on Wednesday, November 11, with Wanda Maggart, Master Gardener, sharing information on "Fall Gardening Tasks" and answering individual questions.

The Garden Club's annual Soup and Bake sale held on Saturday, November 21, was a huge success. It was a beautiful day, and the pavilion was a perfect place to hold this event. Many thanks to Joanne Bendy, President and her husband, Jack, and Margie Pettersen, Publicity, for always working to make our events successful. Thanks to Carol Filkins and Linda Rugg, Chairpersons, and the many Garden Club members who helped. Also, many thanks to all of you who came out and bought the wonderful soups and baked goods and made cash contributions. Profits will go to the West Brunswick High School seniors.

The CS Garden Club meets the second Wednesday of each month, September to May. Dues are \$10/year. The Pavilion is located at the Carolina Shores Recreation Area, next to the Pool. Please contact Joanne Bendy at (910)575-0071 if you have any questions. Meanwhile, stay safe and healthy!

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## ***Book Discussion Group – Susie Riggs***



The Carolina Shores Book Group discussed Celeste Ng's novel, *Little Fires Everywhere* at our November meeting which was held outdoors under the pavilion. We have been extremely fortunate that good weather has allowed us to have our meetings outside during the pandemic. This month's meeting was especially pleasant, as we held a thought-provoking discussion while enjoying the beautiful day.

The novel, which is set in Shaker Heights, Ohio, centers around two women, Elena and Mia and their families. Elena is the "perfect" suburban mother doing her best to raise the perfect family. Mia is a nomadic free spirit who moves to the area and rents a home from Elena's family. Their lives and the lives of their children become entwined, resulting in a series of events that give the reader insight into relationships between mothers and their children while also examining such themes as class, interracial adoption, surrogate parenting, and family dynamics.

Although there were varying opinions about the book among the members, we all agreed that *Little Fires Everywhere* was an excellent book group selection because the discussion led to better understanding of the different levels of the story.

Our next meeting will be held on Friday, December 18, at 10:00 a.m. in the pavilion by the tennis courts. Our reading selection for the month is *The Extraordinary Life of Sam Hell* by Robert Dugoni. If you live in Carolina Shores and love to read and talk about what you have read, you are invited to attend!

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## ***Care Team – Beverly Rowse***



The Care Team now has twenty-three (23) people available to help neighbors in need when a request comes to me. If you want to be a part of this team or if you no longer want to be on the list, please let me know. When a call for help comes to me, I reach out to the members on NextDoor. I don't get very many calls for help, but people are so very grateful for the assistance they get! It really doesn't take much to volunteer. Help with a small chore at home, an occasional ride, a temporary need for dog walking, etc. is usually what is needed.

So, neighbors, continue to let me know if you need help and I'll do my best to find someone. You don't have to be on NextDoor to request help. You can call me at 919-271-3005

***New Neighbors – Flo Pflaster, Margie Pettersen and Charlotte Csernecky***

**NAME:** Kris and Mary Thorsten

**ADDRESS:** 1 Gate 10

**PHONE:** Kris-760-421-1511; Mary 760-421-1512

**Email:** [73andsunny@gmail.com](mailto:73andsunny@gmail.com)

Kris and Mary moved here from San Diego County, California in early November. They have family all over but found our area because they have relatives in Cherry Grove and Shallotte. Kris is a retired Marine, so they have lived in many places around the US, including South Carolina and Virginia, among others.

They have both been very active volunteers with veteran organizations. After retiring they owned a golf internet-based warehouse and worked in the restaurant business. Kris and Mary love to golf, love the beach and keep busy doing crafts. She loves to embroider, and he is a published author, poet and an artist.

**NAME:** Tiffini Davis and daughter Madison Gibson

**ADDRESS:** 7 Court 4 Northwest Drive

**PHONE:** 276-614-0866


**EMAIL:** [pamtifdavis@gmail.com](mailto:pamtifdavis@gmail.com)

Tiffini and her daughter Madison and their young poodle, named Pebbles, moved here from Abington, VA. Madison is working as an elementary school teacher and Tiffini is a retired CPA. They love to walk on the beach, and they are busy training the new puppy.

**Please be aware that during the Pandemic, all visits will be done with social distancing and masks or by phone.**

**If you recently purchased a home in Carolina Shores and have not been greeted by the Welcoming Committee, please contact Flo at 575-6243 or [dfp324@atmc.net](mailto:dfp324@atmc.net).**






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	<p><i>In Memoriam</i></p> <p><i>William Collins</i> <i>Marcus Alexander Harris</i> <i>James Quigley</i></p>
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## Sales and Services

DISCLAIMER: The CSPOA assumes no responsibility for the services provided in the following ads. It is the customers' responsibility to find out if the service provider is **BONDED AND/OR INSURED**.

	<p><b>Beth-Lyn Building &amp; Remodeling, LLC</b>          Ron Schnur office (910)575-8148 or Cell (440)225-9937 Contractor, Remodeling, Handyman Services-Free Estimates. License Bonded &amp; Insured</p>		<p><b>LEFEVRE HOME SERVICES</b> - Handyman work, Electrical, plumbing, Carpentry &amp; More... Reliable on-time service. Call Gary Lefevre at 910-800-0892 or email at <a href="mailto:garylefevre@yahoo.com">garylefevre@yahoo.com</a>. Fully insured. Free estimates.</p>
	<p>Mary Conover, a Carolina Shores resident and local Realtor with 31 yrs. experience, has teamed with Coldwell Banker Sea Coast Advantage. Contact Mary at 703-409-9612 or <a href="mailto:maryconover@seacoastrealty.com">maryconover@seacoastrealty.com</a>. Referrals greatly appreciated.</p>		<p><b>At Your Service</b> Manicures and Pedicures <i>in your home</i>. Call Lisa Teague at 336-906-0717 or email at <a href="mailto:Lsadie027@gmail.com">Lsadie027@gmail.com</a> for an appointment</p>
	<p><b>Luxury Weight JCP 7 PIECE King Comforter Set Floral Country French, Traditional. Shams, 2 valances, bed skirt</b>          Local \$40. 579-7526</p>		

**“For Sale” ads** must be renewed by the **20<sup>th</sup>** of every month to appear in the the following month’s bulletin. **Business ads** must be renewed every three months as follows: by the **20<sup>th</sup> of May** for June, July and August bulletins; by the **20<sup>th</sup> of August** for September, October and November bulletins; by the **20<sup>th</sup> of November** for December, January and February bulletins; and **20<sup>th</sup> of February** for March, April and May bulletins.

**ALL ACTIVITIES IN THE CLUBHOUSE HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE! BELOW IS THE CALENDAR FOR THE PAVILION.**

<b>Pavilion Calendar for December 2020</b>						
<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>
		<b>1</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>2</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>3</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>4</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>5</b> Chair Aerobics Mary Timothy 10-11 a.m.
<b>6</b>	<b>7</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>8</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>9</b> <b>Board Meeting</b> <b>9:30 a.m.-Noon</b>	<b>10</b> Chair Aerobics Mary Timothy 10-11 a.m.  Renegades 4:00 -6:00 p.m.	<b>11</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>12</b> Chair Aerobics Mary Timothy 10-11 a.m.
<b>13</b>	<b>14</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>15</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>16</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>17</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>18</b> Chair Aerobics Mary Timothy 10-11 a.m.  Book Group Pat McKay 10 a.m.-Noon	<b>19</b> Chair Aerobics Mary Timothy 10-11 a.m.
<b>20</b>	<b>21</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>22</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>23</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>24</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>25</b>  <b>Merry Christmas</b>	<b>26</b> Chair Aerobics Mary Timothy 10-11 a.m.
<b>27</b>	<b>28</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>29</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>30</b> Chair Aerobics Mary Timothy 10-11 a.m.	<b>31</b> Chair Aerobics Mary Timothy 10-11 a.m.		

**Recycle Center Schedule**

*Windshield Sticker Required*

Monday, Tuesday, Thursday, Friday 9:00 a.m. – 3:00 p.m.

Wednesday, Saturday 7:00 a.m. – 12 noon.

Closed Sundays

***Please note in 2020 the recycle center will close on the following days: April 10, May 25, July 3, September 7, November 11, 26, December 25. Please check the town website for adjusted hours.***

**Important:** DO NOT LEAVE CAR PARKED AT THE TRASH COMPACTOR WHEN DISCARDING ITEMS IN THE RECYCLE BINS.

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