



A publication of the Carolina Shores Property Owners Association for the sole use of its members.

To Contact Board Members or the POA: call **579-2044** or email at csboa17@gmail.com

Please note: the email address csboa@carolinashores.net is no longer in service.

Please use csboa17@gmail.com when contacting the POA office.

Jeff Alt – President, *John Csernecky* – Vice President, *Kerry Jarrell* – Treasurer, *Sue Hensler* – Secretary,
Julia Lally – Director, *Philip Laura* – Director, *Chris Edwards* – Director – *Rick Griffith* – Director

Merrilee Burns – Co-Editor *Linda Rugg* – Co-Editor *Mary Keleigh* – Co-Editor

Bulletin email: csboabulletin@gmail.com

CSPOA website: www.carolinashoresPOA.org

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

The Board and Staff want to wish everyone a Happy and Safe Holiday Season.

The office will close December 23 at noon for the holidays and re-open January 2, 2024 at 9:00 a.m.

Message from the Board – Jeff Alt, President

Walkers, Bikers and Dog Walkers

As more people move to our community and the roads become busier, please be mindful and share the road. Drivers – please obey the speed limit and slow down when you come to pedestrians on the road. For our walkers, dog walkers and bicycle riders, please be aware of the cars in front of you as well as behind you.

Drivers:

1. Follow the speed limit. Small differences in speed can be the difference between life or death if a person is hit while walking.
2. Actively watch for pedestrians.
3. If it's raining or dark, slow down to give yourself more time to react and stop for pedestrians.
4. Drive slowly and be prepared to stop when turning or approaching a crosswalk.

THANK YOU TO OUR BULLETIN EDITORS LINDA RUGG, MERRILEE BURNS and MARY KELEIGH
IMPORTANT DATES:

December 11, 2024 at 9:30 a.m.– MONTHLY BOARD MEETING AT THE POA CLUBHOUSE.
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 it is difficult for the office should we need to contact you. Thank you.

How to Submit Articles to the Bulletin

The **DEADLINE** for submitting articles for the Bulletin is **5:00 p.m. on the 20th of each month** for the following month's issue.

YOU MUST EMAIL ARTICLES to: cspoabulletin@gmail.com. **Do not use** the office email. Be sure to include **the name of the activity** in the "subject" line of your email. Thank you.

2025 Election will take place on February 1, 2025 – We have 3 (three) openings and 4 (four) candidates.

CANDIDATES FOR ELECTION TO THE CSPOA BOARD OF DIRECTORS FOR 2025

Candidates in Alphabetical Order



Joanne Bendy – Resident since 2010. Education BA from Newark State College, NJ 1973 and Master's Degree in Education from Rutgers University, NJ 1985. Experience/Skills-Public school teacher for 26 years in New Jersey, 12 of which were in the inner city of Trenton. Certified Pre-K-12th grade, as well as a supervisor and teacher of the handicapped. Active member of the Calabash Elks Auxiliary and Veterans Committee which serve people and communities through benevolent programs. 2013-2014- President of the Brunswick County Extension Master Gardeners Volunteers, where I accrued almost 1000 volunteer hours and received an award for overseeing a plant clinic at the local library. 2019- 2022- Served as President of the Carolina Shores Garden Club. Presently I organize programs and speakers and oversee the Beautification Committee. I have served on the Advisory Committee and volunteered on the Recreation Committee in the past. I attend many of the POA functions and the monthly board meetings. Areas of Interest: Advisory Committee, Maintenance Committee, Communication Committee and Nominating Committee.



Jack Phillips Brinson –Part time resident since 2022. Education MBA from Babcock School of Management, Wake Forest University, BS in Business from U.N.C. Chapel Hill. Experience /Skills-CFO for NC Department of Labor; Deputy CFO NC Department of Justice; Chief of the Nuclear Reactors, Materials and Waste sector for InfraGard (a partner agency with the FBI). Elected to three statewide commissions by two NC governors. If I am elected, I want to maintain a balance between a strong community and a peaceful environment and local area development. I serve on the Community Emergency Response Team representing Carolina Shores and I have been contacting County Commissioners and the Town Council regarding the proposed sale of the community golf course. Areas of Interest- Audit and Finance Committee and Advisory Committee



George Choy- Resident since 2011. Education- Bachelor of Science in Nursing, National Registry of Emergency Medical Technicians- Paramedic, Retired NYPS Detective. Experience /Skills 25 years' experience in law enforcement with community involvement, 19 years' experience as a paramedic and fire fighter as first responder and patient advocate, 12 years' experience with Fire Marshall's Office in Nassau County as instructor. If elected I would like to research and evaluate proposals (past, present and new) for the betterment of our community. Areas of Interest: Maintenance Committee and Architectural Control Committee.



John Csernecky – Resident since 2003, POA Board Director since 2015 where I served as House and Communications Director, ACC Committee Liaison since 2016 and POA Board Vice President since 2017. Education – Electrical Engineering degree and BS in Business Administration. Experience/Skills – Town Commissioner in Hamburg, NJ for two four-year terms, Town Commissioner for Carolina Shores for one term, Carolina Shores Emergency Management Chair while Commissioner. Engineering Manager for multi-million-dollar Air Force test equipment programs. Volunteer fireman (retired) with the Calabash Fire Department, member of the VFW and American Legion, and a volunteer at the Brunswick County Senior Resources Thrift Store. If reelected, I will continue to support and maintain the facilities, including the pavilion, pool, picnic area, and clubhouse, which are used by numerous members. I want to ensure the application of the DoR requirements on an equal basis to all property owners. One new goal is to listen to and remain cognizant of the possible sale of the golf course and the ramifications for the POA and its residents.

Holiday Cookie Exchange – Sue Hensler
December 7, 2:00 p.m. – 4:00 p.m.



For the Holiday Cookie Exchange you will need to make two (2) dozen cookies, brownies or fudge. Drop off your homemade goodies at the POA clubhouse between 10 a.m. and noon on Thursday, December 5, or Friday, December 6.

On Saturday, December 7, the Recreation Committee volunteers will be serving up Holiday Punch, Eggnog and Apple Cider. After sharing some Holiday Spirit with your neighbors, you will hand-select two (2) dozen cookies from the Cookie Table for your Holiday enjoyment.

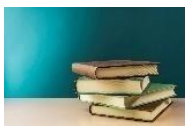
See you on Saturday - December 7

HAPPY BAKING

Reminder -- POA Office

Anyone using the POA clubhouse on a regular basis needs to complete a CSPOA Clubhouse Schedule Agreement before the beginning of next year. You can get forms at the office or online under Procedures and Forms/Forms/Schedule agreements.

Book Discussion Group – Susie Riggs



The Book Discussion Group met on Friday, November 15. Our reading selection for the month was Hello Beautiful by Ann Napolitano. This lovely book, a “profoundly moving story about the power of human connection and family loyalty” was inspired by Louisa May Alcott’s Little Women and led to an enjoyable discussion among our members.

Our next meeting will be held on Friday, December 20, at 10:00 a.m. in the main room of the POA clubhouse. We’ll be discussing Honey Drop Dead by Laura Childs. We will also continue to plan for our January meeting, which will be a special event with a potluck lunch and a visit from author Terri Brown.



ARCHITECTURAL COMMITTEE

POA Permits

In the past few months, we have had several cases of homeowners not obtaining permits needed for home repairs. To help clarify the permitting requirements for Homeowners for both the Town and the CSPOA, please find below a chart showing which permits are required. Contractors will often get permits from the Town and not get CSPOA permits that are required. To avoid fines in the future please use the following reference guide for home improvements.

Town & CSPOA Permtng Regulations		
	Carolina Shores POA	Town Carolina Shores
HOMES	Permit-single story	Permit-2 story
Ridge Height	22 Ft	35Ft
Setbacks for homes	Chart 1	Chart 1
Setback Patio Home	Chart 1	Chart 1
Setbacks for Acres Home	Chart 1	Chart 1
Attic windows	3 1/2 Sq.Ft. ,H20"XW18"-44" from floor	no specification
Attic storage	Pull down only	Stairs
Headwalls	18 In. height	None
Culverts	Concrete or HDPE	Concrete or HDPE
Outbuilding/storage building	Permit 1 per home	Permit
Ridge height-4/12 pitch,no flat roofs	18Ft, not to exceed home ridge	35Ft.
Overall size	1000 sq. Ft. or less	No size regulation
Setback for outbuilding	Chart 1	Chart 1
Sheds	Permit 1 per home	Permit
sheds set back	Chart 1	Chart 1
Ridge Height limit	10 feet	None
shed size -wall height 8Ft.	120 sq. Feet Max.	10X10 feet
Shed location	In shadow of home	Behind House
Trees	Permit	Copies to Town by POA office
Work/windows, shutters, painting	Permit	None
HVAC/above ground tank	Trim fences- A/C or Gas Tank	None
Signs	Permit	Copies to Town by POA office
Roof	Permit	Sign off on install when replacing sheeting
Fence	Permit	Permit
Sunroom	Permit 1 per home	permit
Pergola	Permit 1 per home	permit
Porch with roof	Permit	permit
Deck	Permit	permit
Pool	Permit	permit
Driveways	Permit	Permit
Cement work	Permit	Permit

Chart 1

SETBACK REQUIREMENTS

Requirements	Town	CSPOA			
		Acreage	Homesites	Golf Course Homes	Patio and Gate Homes
Min Lot area	15,000 sq ft	None	None	None	None
Min Lot Width	75 ft	None	None	None	None
Min Front Yard	35 ft	50 ft	30 ft.	30 ft	20 ft
Min Side Yard	10 ft	15 ft	15 ft.	15 ft	7 ft
Min Rear Yard	30 ft	25 ft or 25% of length of lot (average of both side lines divided by 2), whichever is larger	25ft.	30 ft.	10 ft
Max Bldg. Height	35 ft	22 ft	22 ft.	22 ft	22 ft
Min Living Area	1200 ft	1400 ft	1400 sq. ft.	1400 ft	1400 ft
<u>CORNER LOTS</u>					
A corner lot shall be deemed to have a front line on each street – based on CSPOA lot designation, the setback will be 50 feet for Acreage lots and 30 feet for homesites.					

- Note: Measurement is based from property lines.

Tennis – Joyce Disano



Join us for open tennis starting at 8:30 a.m. Monday, Wednesday and Friday at the Carolina Shores tennis courts. Wear proper court shoes. Hope to see you there.

Chair Aerobics – Paula Guenther



Chair Aerobics is back to the original schedule: Tuesday, Thursday and Saturday at 9:00 a.m.

Little Free Library



Did you know that Carolina Shores now has a Little Free Library? It is located in the area between the pool and the pavilion and is available for anyone to come and take a book and/or bring a book. Thanks to Rob and Colleen Braun for doing this for our community. Rob built the library, and Colleen did the paperwork to register it as an official Little Free Library, a network of more than 175,000 little libraries in the United States and abroad. What an exciting addition to our neighborhood!

Garden Club – Happy Mullen



The Carolina Shores Garden Club meeting was held November 13 at the POA clubhouse. Nathan Burmester, the coastal plain stewardship manager for coastal North Carolina, explained the importance of controlled, or prescribed, burns. He explained that fire enables a variety of seeds to germinate, providing biodiversity that helps nature to continue. Nathan shared that the burns are planned specifically to allow wildlife to escape the fire, as well as to improve the growing conditions for a variety of native plants.

The annual Soup and Bake sale was held November 23, also at the POA clubhouse. The event was a success, giving many residents a chance to sample delicious soups and baked goods, visit with neighbors, while raising money for the scholarships that the garden club awards every May to local students. Also in November, garden club members decorated the local library and the wall in front of the POA clubhouse.

Many events are planned throughout the year. In December, members of the club will meet at Juel's for a Christmas luncheon. Our next fundraiser will be a card and game party with a catered luncheon. Tickets will be \$20 and will go on sale in December.

New members are always welcome at the garden club. The meetings are on the second Wednesday of each month, annual dues are \$10. Meetings always include a guest speaker, a plant raffle and a social hour. This year, the club is also raffling a quilt. Tickets are sold at every event and the winner will be chosen at the May luncheon. Please contact Happy Mullen at 240-354-4290 with any questions.

Pickleball – Rick Griffith & Sue Berger



PICKLEBALL Open Play Schedule

NEW "Winter" Hours (November -March) beginning Tuesday, November 5.
Tuesday/Thursday at 1:00 p.m. and Saturday at 9:00 a.m.

Carolina Shores "Open Play" pickleball is ONLY for CSPOA members in good standing and their guests, accompanied by a member. Players of ALL levels are encouraged to play, beginners included. It is a recreational and social time to meet, play and get to know your neighbors. Please wear "Court" / Tennis shoes and comfortable clothing. If you're interested in learning how to play pickleball, please contact Rick or Sue.

Check out this site: How to Play Pickleball - USA Pickleball or go to (www.USAPickleball.org)

Rick Griffith 419.262.3832

Griffithrj@hotmail.com

Sue Berger 919.410.1221

LeeSueBerger@gmail.com

Hope to see you at the courts!!

Book Discussion Group – Susie Riggs



The Book Discussion Group met on Friday, November 15. Our reading selection for the month was Hello Beautiful by Ann Napolitano. This lovely book, a “profoundly moving story about the power of human connection and family loyalty” was inspired by Louisa May Alcott’s Little Women and led to an enjoyable discussion among our members.

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The Lord's Pantry/Porch – Frank Pritchett



Anyone interested in donating to support The Lord's Pantry in Shallotte can drop non-perishable food donations in the bins near the front door of the POA clubhouse. December collections will end on Wednesday, December 11. Other December pick-up locations within the community will be published before the final collection date. Our community's November collection was 204 pounds, bringing us to a total of 1327 pounds for the year! Thanks for the great support to provide for the needy!

Thursday Night Poker



We are looking for more Poker Players. If you are interested, please call Joe Martere at (910)575-3897

New Neighbors – Flo Pflaster, Margie Pettersen and Ellen Pecina

Name: Nikki Nassan and Brian Ricker

Address: 18 Pinewood Dr.

This couple is engaged to be married in the Spring. Nikki is from Pittsburgh and Brian is a local, from the Leland area. He works as a nuclear construction manager at Duke Engineering's Brunswick nuclear plant. He enjoys golfing and fishing. Nikki works in new home construction for Ryan homes. She enjoys the beach, Mexican food and walking their three dogs, Houston, Espn, and Lainey.

Name: John and Elsie Kevlon


Address: 68 Calabash Dr.

Phone: 516-672-5291

Email: jck2putt@gmail.com

John and Elsie Kevlon lived in Queens, NY and moved here to be closer to their son, who lives next door.

If you recently purchased a home in Carolina Shores and have not been greeted by the Welcoming Committee, please contact Flo at 910-368-1070 or dfp324@atmc.net

	<p style="text-align: center;"><i>In Memoriam</i></p> <p style="text-align: center;"><i>Joseph Thomas Mangieri</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>Mary Conover, Your Carolina Shores Realtor and neighbor, Mary Conover will utilize her 34 yrs. Experience for a quick, stress-free sale, at the best price possible. Coldwell Banker Sea Coast Advantage, Calabash, (703)409-9612. Call today for a pricing opinion. Remember . . . Conover Cares!</p>	 <p>I'm not only a realtor, I am your neighbor. Looking to sell your house at the right price. Contact Lon Forehand, Carolina Shores resident and Realtor with VRG Realty. Licensed in NC & SC. Call/Text Lon at 540-607-2609 or email at lonforehand@gmail.com</p>
 <p>LeFevre Bikes – All American Bikes Vision Square Plaza, 10195 Beach Drive, Calabash Sales, Service, & Rentals. We have adult tricycles in stock for sale. lefevrebikes@yahoo.com 910-575-0509</p>	 <p>STATELINE PET TAXI, LLC Providing Safe, Timely, Reliable, Compassionate Transportation for your precious pets to and from Veterinarian Appointment, Grooming Appointments, Doggy Daycare, Boarding Facilities. Registered USDA, Fully Insured & Bonded. Call – 910-553-0838 or text Statelinepettaxi@outlook.com</p>
 <p>PERSONAL-IN-HOME CARE/ HOUSEKEEPER – loving and caring Certified CNA. I love what I do. Resident of Carolina Shores. Will run errands, attend doctor appointments, light housekeeping, etc. Call Lucille Pedersen at 980-253-7175.</p>	 <p>New Hair Stylist in Calabash "Hair By Gigi" 9222 Beach Dr., Calabash: 910-409-1230 Hairbygigi11@gmail.com New customer specials: Mens' cuts - \$15.00, Color and Cut - \$70.00, and Partial Highlight, Cut, Style - \$80.00</p>
<p>Child, Family and Adult Therapy For help with Depression, Anxiety, PTSD – Get help now. Call Gaye Lynn Schankweiler, Licensed Professional Counselor – Cell: 303-378-2204</p> 	 <p>L & D Painting – Larry Gonzalez, resident. Office: 910-575-6624, Cell: 843-315-5272 Licensed & Insured in NC and SC</p>
 <p>Do you need help walking your 4 legged friend ? Experienced dog owner available to help with your pup. Contact for availability and price. Call Paul M at 508-280-8159 or email psml10@yahoo.com</p>	 <p>Crooked cabinet doors? Tired of hearing them slam? Contact Lou Machado, Carolina Shores resident, owner of Faith Renovation. I will adjust and install soft close hinges. Special package deal. Call or text Lou for an appointment. 704-880-1820</p>
 <p>Carolina Coastal Real Estate, Kandy Walters, Broker 10187 Beach Drive, Calabash, NC 28467 Email: kandy@myccrealestate.com Cell: 336-977-6100 Office: 910-579-5588</p>	 <p>Salty Days Home Services, your neighbor go-to handyman in Carolina Shores. We're here to tackle your home projects so you don't have to. Experienced & insured. Text or call Glenn Day, 919-770-4182. https://www.facebook.com/saltydayshomeservices</p>
 <p>Amanda Paterson Broker/REALTOR® Century21 Vanguard 252.412.0028</p>	 <p>Selina Day, Atlantic Shore Properties, "Selling the Beach" Carolina Shores resident, 16+ yrs. experience. Selling or buying? Call 919-418-6110 or email selinaday@atlanticshoreprop.com www.facebook.com/selindayrealtor for complimentary home pricing consultation</p>
 <p>Pet Loss Grief Support for those who have lost a beloved pet. Empathetic and compassionate care. www.humanehearts.com * 978.572.0698 * MARLA@humanehearts.com (CS resident)</p>	 <p>Websites of any size for your business or service: windycitysites.com. 20 plus years of experience and a local resident. Free estimates. Call Tim at 910-579-8154 or tim@windycitysites.com.</p>
 <p>Home Healthcare Carol Stewart (910) 363-7595, Shawn Ferguson (910) 442-0895 30+ Years Experience. Certified in First Aid and CPR</p>	 <p>Selling pool table \$400.00 pick up only. 910-228-4179</p>

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

PAVILION and RECREATION AREA CALENDAR

Pavilion and Recreation Area Calendar for December 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 8:30 Tennis	3 1:00 Pickleball	4 8:30 Tennis	5 1:00 Pickleball	6 8:30 Tennis	7 9:00 Pickleball
8	9 8:30 Tennis	10 1:00 Pickleball	11 8:30 Tennis	12 1:00 Pickleball	13 8:30 Tennis	14 9:00 Pickleball
15	16 8:30 Tennis	17 1:00 Pickleball	18 8:30 Tennis	19 1:00 Pickleball	20 8:30 Tennis	21 9:00 Pickleball
22	23 8:30 Tennis	24 1:00 Pickleball	25 8:30 Tennis	26 1:00 Pickleball	27 8:30 Tennis	28 9:00 Pickleball
29	30 8:30 Tennis	31 1:00 Pickleball				

Clubhouse Calendar for December 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 8:00 Exercise 1:00 Maj Jongg 6:30 Ladies Poker 6:30 King's Row	3 9:00 Chair Aerobics 1:00 Ladies Poker 6:00 Bunco	4 8:00 Exercise	5 9:00 Chair Aerobics 10:00 Mah Jongg 10:30 Mah Jongg 4:00 Recreation Committee 6:00 Men's Poker 6:30 Men's Poker 6:30 Dominos	6 8:00 Exercise 6:00 Friday Night Poker 6:30 Girls Poker Night	7 9:00 Chair Aerobics Cookie Exchange 2:00 – 4:00
8	9 8:00 Exercise 1:00 Maj Jongg 6:30 Ladies Poker 6:30 King's Row	10 9:00 Chair Aerobics 10:00 Mexican Train 1:00 Ladies Poker 6:00 Bunco	11 8:00 Exercise 9:30 Board Meeting 1:00 Garden Club Luncheon 6:00 Bunco	12 9:00 Chair Aerobics 10:00 Mah Jongg 10:30 Mah Jongg 6:00 Men's Poker 6:30 Men's Poker 6:30 Dominos	13 8:00 Exercise 6:00 Friday Night Poker 6:30 Girls Poker Night	14 9:00 Chair Aerobics Private Event
15	16 8:00 Exercise 1:00 Maj Jongg 6:30 Ladies Poker 6:30 King's Row	17 9:00 Chair Aerobics 1:00 Ladies Poker	18 8:00 Exercise	19 9:00 Chair Aerobics 10:00 Mah Jongg 10:30 Mah Jongg 6:00 Men's Poker 6:30 Men's Poker 6:30 Dominos	20 8:00 Exercise 10:00 Book Discussion Group 6:00 Friday Night Poker 6:30 Girls Poker Night	21 9:00 Chair Aerobics
22	23 8:00 Exercise 1:00 Maj Jongg 6:30 Ladies Poker 6:30 King's Row	24 9:00 Chair Aerobics Private Event	25 <i>Merry Christmas</i>	26 9:00 Chair Aerobics 10:00 Mah Jongg 10:30 Mah Jongg 6:00 Men's Poker 6:30 Men's Poker 6:30 Dominos	27 8:00 Exercise 6:00 Friday Night Poker 6:30 Girls Poker Night	28 9:00 Chair Aerobics
29	30 8:00 Exercise 1:00 Maj Jongg 6:30 Ladies Poker 6:30 King's Row	31 9:00 Chair Aerobics 1:00 Ladies Poker	Happy New Year			

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 Sunday

Please check the town website for adjusted hours.

2024 Holiday Schedule: January 15, March 29, May 27, June 19, July 4, September 2, November 11, November 28, December 25.

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

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