



President's Message **Tisa Head**

I can't believe Summer is over – it has gone so fast!! My hope is that we have a long, beautiful Fall so we can continue to enjoy the outdoors, and all the beautiful amenities we have in our community! I'm sure our new Pickleball Court will see lots of use with the cooler temperatures!

This Newsletter provides you with the [Proposed 2025 Budget](#), which the membership will vote on this month. Please be on the look-out for it in your email and return it with your vote (**before October 5**). The proposed budget was put together and approved by your SSCA Board to put forward to the membership. This year's revenue will not include an increase in dues or club fees; however, slip rental fees will rise to be more in line with what other marinas charge. Demand for slips remains high, with a wait list of over 40. In addition, our marinas need constant maintenance and will have some larger repairs of the bulkheads and pier structures that will need to be done in the next few years. The slip rental income provides us with funds to put into reserves to be able to take care of these costs.

Our budget continues to rely on volunteers to work on projects and committees, which helps to keep costs down. The SSCA is always looking for volunteers, and there are many opportunities to get involved. The adage, "many hands make light work" is very true! So, the more volunteers we have, the more we can get done! Please consider volunteering for one of the many opportunities that are available – it's a great way to give back to your community!

Hope to see many of you at our last Songwriters at Sunset Concert on **October 6 (4:00-7:00pm)**. Our musicians will be our very own Southern Shores neighbors and friends, **Chris Toolan and Maslin Seal**. A great way to end our 2024 music series! Thank you to our Volunteer Coordinator, **Aida Alvarez**, for putting these shows together for all of us to enjoy through the summer!

Happy Fall, Ya'll!

Communications Schedule

Monday—Weekly Event Email

Wednesday—Social Media

Send news and information to:
communications@sscaobx.org

SSCA Office Hours:
Monday: 10 AM-12 PM
Thursday: 10 AM-12 PM

General Membership Meeting
October 14 @ 7 PM
The Pitts Center

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Agenda



SOUTHERN SHORES CIVIC ASSOCIATION

October 14, 2024 7:00pm
PITTS CENTER

AGENDA

Meeting called by:

Tisa Head, President

Type of meeting:

General Membership Meeting

Pledge Allegiance/Moment of Silence

Approval of Agenda

(Members)

Approval of Minutes

(Members)

President’s Comments

Tisa Head

Treasurer’s Report

Susan Ippolito

COMMITTEE REPORTS:

Bylaws and Planning/VP
Membership/Slip Rentals
Secretary
Communications/Website
Volunteer Coordinator
Marinas & Westside Parks Maintenance
Properties

Don Pratt
Sue Bigbee
Jeff Johnson
Penny Lobred
Aida Alvarez
George Kirby
Joel Newton

TOWN REPORT:

Elizabeth Morey, Mayor
Cliff Ogburn, Town Manager

New Business

2025 Budget

MEMBER COMMENTS:

Adjourn

As summer fades into fall we, the SSCA board members, have been hard at work on the 2025 budget and simultaneously working to close out our 2024 budget. We continue to be on a successful path to fund all our remaining commitments for 2024 and to add funds to our Capital Fund Reserves to cover future planned and unplanned expenses.

Your SSCA Board has prepared a proposed 2025 Budget, which will need to be approved by the membership. In the past, the budget was approved at the October General Membership Meeting. With Bylaw changes, we are now able to do electronic voting. This allows more members to participate in the voting process. The 2025 Budget highlights include:

Revenue

- Total revenue projected for 2025 is \$353,254, an increase of \$21,975 over 2024 budgeted revenue.
- Racquet Club membership dues income increased by \$4000 in 2024, thanks mostly to our beautiful new pickleball courts.

We have increased wet slip rentals by \$75 per year and dry slip and kayak rentals by \$25 per year in 2025. This increase will bring us closer to the average cost of slip rentals on the Outer Banks and adds \$10,550 to our revenue in 2025.

Expenses

- Total expenses projected for 2025 is \$304,380. This leaves us with approximately \$50,000 to put towards our Capital Fund Reserves at the end of the year.
- Budgeted Property construction and maintenance expenses stayed about the same as last year and include replacement of two crossovers, the east side of Hickory and the west side of 132a on Ocean Blvd.

Expenses for proposed special projects, to be funded from operating income, is \$11,500, compared to 2024 which was budgeted at \$40,520. This decrease in the special project budget will allow us to add more to our capital fund reserves in 2025 for future projects and repairs. This decrease was not planned but was more reflective of what the board determined needed to be completed in 2025.

Are there any special projects or additions to our community that you'd like to see in future years? Please reach out to the treasurer@ssca.org to share any thoughts you might have. We are looking into adding some concrete areas at the pickleball courts to keep debris off the courts and are looking at the feasibility of an expansion of the marina pavilion in future years. We would love to hear about any thoughts you may have as we work on our long-range planning.

To view the **Proposed 2025 Budget**, [click here](#). Please cast your vote to pass the Proposed 2025 Budget when you receive your ballot by separate email.



Plant Exchange & Social



**OCTOBER 5
4-6 PM
(Raindate: October 6 from 1-3 PM)**

**Triangle Park Garden
located at Triangle Park by cell phone tower**

Let's celebrate the one-year anniversary of the Triangle Park Garden!

- Meet your neighbors
- Learn about native plants
- Trade plants with your neighbors
- Enjoy drinks and snacks
- The Master Gardeners will be in attendance to support our event and answer any questions.
- Children friendly activities

Bring your extra plants in labeled containers for one-to-one swaps to trade with your neighbors. We would like to concentrate on native plants but all garden plants, except invasives, are welcome.

Call for Volunteers to Serve on SSCA Board

Jeff Johnson

We have had a great response to our request for volunteers to join the SSCA Board of Directors and are in the process of collecting bios to forward to the Nominating Committee. It looks like we will have more candidates to vote on this year than there are positions to fill--a good thing! If you are interested in SSCA Board work, please submit your bio and statement of interest to the [SSCA office](#) and copy secretary@sscaobx.org before the end of the month. Thanks to all of you who have already inquired and are willing to serve.

West Side Parks & Marinas

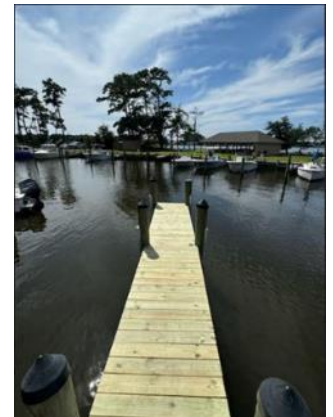
George Kirby



Several improvements and repairs have been made during the months of July and August. A new see-saw was installed at Sea Oats park and it is already in use and being enjoyed. A special thanks to **Joel Newton and Rick Koch** who helped with the installation and **Len Schmitz** who helped with the delivery.

Marina maintenance is an ongoing task. Several of the channel marker lights have stopped working and needed replacement. **Greg Gardill and Glenn Smith** have assisted with the replacement.

Construction projects over the past couple of months included repair of one of the finger piers and raising the dock at the boat ramp. Beach Builders was contracted to repair the finger pier at the North Marina at the end of June. Emanuelson and Dad were contracted to raise the pier next to the boat ramp at the North Marina. The pier had failed due to corrosion of the bolt securing the underlying joist to the piling.



Properties

Joel Newton

The reconstruction of the west end of the 84A Ocean Blvd dune crossover is planned for after Columbus Day, thus completing its renewal. A majority of this crossover reconstruction was accomplished in 2023.

The recommended 2025 budget includes funds for replacement of the west portion of the 132A Ocean Blvd dune crossover, including the viewing deck. The east portion was replaced at least eight years ago following storm damage. Also the budget includes funds for the replacement of the Hickory Trail dune crossover, Improving its accessibility.

Social Events and Volunteers

Aida Alvarez

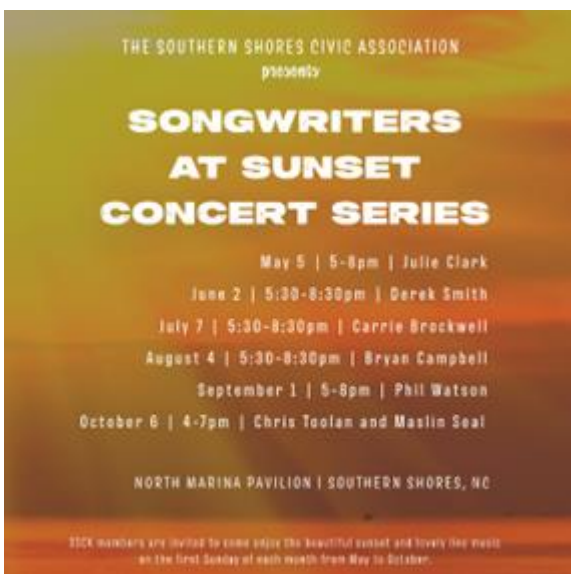
Volunteers Make It Count

In 2024, volunteers will donate an estimated 1,800 hours of their time to help keep the Southern Shores community beautiful and well-maintained for all to enjoy. Volunteer teams are responsible for a variety of important tasks such as:



- Monitor 35 beach accesses/dune crossovers and report safety and maintenance issues
- Monitor 12 dog bag stations to be sure that they are filled; as of August 20, we distributed 6,800 dog bags
- Help ensure that only individuals with valid parking passes use the six parking lots; as of August 20, we issued 255 parking citations
- Help ensure that the four Little Free Libraries are well-maintained and stocked
- Help keep the four parks, three marinas, and two tennis court areas in good condition

If SSCA had to pay a contractor to do the things that volunteers do today, it would cost approximately \$36,000 a year. This cost would likely be passed onto the roughly 2,000 SSCA members at an equal distribution rate of approximately \$18 per member. Please consider joining a volunteer team. For a small investment of your time, as little as 15-30 minutes a week, we can keep SSCA membership dues low. For more information and to sign up, use this online form: <https://forms.gle/naHMSvQDjRuLbHt19> or email coordinator@sscaobx.org.



Songwriters at Sunset at North Marina Pavilion

On the first Sunday of each month from May to October, SSCA has been fortunate to have some of the most talented singer/songwriters on the East Coast perform for us including **Julie Clark, Derek Smith, Carrie Brockwell, Bryan Campbell, and Phil Watson**. We will conclude the concert series on **October 6th** with **Mr. Chris Toolan and Ms. Maslin Seal** who will perform some of their favorite songs for us and share why these songs were so meaningful for them. Come and enjoy the sunset with us one last time!



Fall Social

Saturday September 28th starting at 3pm at Hillcrest Tennis courts. Rain date Sunday September 29th. All members and guests of the Racquet Club are invited whether you play pickleball, tennis or just want to mingle. Like we did in the Spring, we will have play at both Sea Oats Courts and Hillcrest at 3 with a combined social at the Hillcrest Gazebo at 4.

We will also be holding the Annual Meeting of the Racquet Club, where we will be discussing rules, improvements, budgets, as well as electing new SSCA Racquet Club Board members. The Board welcomes any member of the Racquet Club to be a candidate to serve on the Board. **If you have an interest in serving and would like more information, please feel free to contact me or any board member.** Nominations will be accepted up to and including the time of the meeting, but let us know as early as you can.

Current board members **Jay Dunlap, Ron Nelson, Tony Bigbee, Carol Noonan, and Dixie Weier** have expressed interest to continue as board members, while the board positions held by **Tom Kent and Rick Koch** are open.

Ron Nelson will be our host. If you are attending, please let us know by emailing Ron or tennis@sscaobx.org

Volunteer Event

The Racquet Club wants to thank the volunteers who came out on a sunny and relatively cool morning on July 3rd to help to lay out mulch in part of the ditch that surround the Sea Oats Pickleball Courts. As weather cools, we expect to organize other volunteer work efforts at both courts.

A shout out to these volunteers; ***Jerry Brown plus 3 visiting guests, Jeff Klenk, Nancy Sheehan, Nancy & Jay Dunlap, Sherrie Lemnios, and Dixie & Bill Weier***



Access Code Change at Sea Oats Pickleball

Please note that for security purposes, we will be changing the gate code at pickleball periodically. Players can check the current code on the YourCourts Reservation page under "Reservation Instructions" when they reserve a court. The current code should also appear on your reservation reminder email. The code for Hillcrest Tennis is unchanged.

How to Access YourCourts

We continue to get questions on how to reserve time at SSCA Racquet Club facilities and how to access YourCourts. For Tennis, all play is by reservation using the sign-up sheets located inside the courts at Hillcrest Courts. If you have forgotten the code, please contact the SSCA office.

For pickleball, you will need to use the YourCourts app to reserve time. All pickleball time is by reservation only. If you are a new user, follow the steps below:

1. Enter this website address in your browser window OR click this link:
<https://www.yourcourts.com/yourcourts/security/showLogin/836280>
2. Enter your SSCA primary or secondary email address and the temporary password **sscalogin**
3. Click the blue "Log In" bar
4. You will be prompted to create a new secure password for your YourCourts account. Password does not have to match SSCA password

Existing users just login.

If you are a SSCA guest, please contact your rental company or tennis@sscaobx.org for more information.

Open Play Opportunities at Tennis and Pickleball Courts

A reminder to everyone about open play opportunities at our SSCA tennis courts at Hillcrest and pickleball courts at Sea Oats Park.

Tennis: Three open play times reserved each week.

- 1. Wednesday Mixed Doubles** - meets at 5 PM.
Format is short 4-game sets with no ad.
Play is casual, but all levels are welcome.
- 2. Friday Women's Play** - meets at 8 AM.
Email tennis@sscaobx.org to get your name added to mailing list.
- 3. Saturday Men's Play**- meets at 8 AM.
Format is flexible depending on how many players.
No reservations are needed. Just bring your game.



As a reminder, we will be switching to Winter Court Time 8 - 6 starting in October.

Pickleball:

- 1. Open play Monday - Thursday, 8 am to 12 PM.** Login into YourCourts as described above. The Reservation Screen will appear with a Schedule for the current day. You may join a **Pickleball Open Play session** or **Reserve a court for Casual Play**. You can scroll to other days and can reserve up to 4 sessions per week and up to two weeks in advance. The Reservation Instruction window to the right includes information you may need, such as rules of play and the gate code. Guest members are limited to 3 sessions per week. Pickleball Open play may be reserved up to 4 times per week and is limited to the first 16 sign ups. If a session is full, add your name to the waiting list and you will be notified if there is a cancelation.
- 2. Casual Play Reservations are Friday, Saturday and Sunday and after 12 pm Monday—Thursday.** Follow instructions above to reserve a court.

Newbie Pickleball Clinic

If you are new to pickleball or feel you need a refresher, we have a **FREE Newbie Clinic every Friday at 1pm**. Please use the YourCourts app to reserve a slot. It is suggested to reserve with a friend to ensure there will be enough participants. Please email tennis@sscaobx.org for more information.

Other Reminders for Safe and Fun Play

1. Please be aware that Courts 1 and 2 at Sea Oats have been switched Court 1 is now on your left as you enter the gate. We switched the numbers so the courts align with how they appear on the YourCourts app. If you haven't done so yet, download the YourCourts app for FREE from the Apple Store and other vendors by using the search term *YourCourts.com*.
2. Please keep our beautiful courts and parks clean by taking your trash to the bins in the parking lot. The trash can inside the pickleball courts is now gone.

If you have not joined the Racquet Club or have forgotten the new gate code, please contact the SSCA office at **(252) 261-8617** or email SSCA@obxbeach.net

See you on the courts!



Early Bird Registration is open!

Oct 24 - 27, 2024



Love To Remember
Tennis and Pickleball Tournament

Both events offering Mixed, Men's and Women's Doubles

Proceeds support the OBX Dementia Friendly Coalition and their programming in our Community.

Come be a part of our cause while enjoying a weekend of sports and community support!

Schedule of Events

Thursday, October 24th
Possible Women's Doubles Tennis
6:00 PM - 9:00 PM

Friday, October 25th
Mixed Doubles Tennis & Pickleball
8:00 AM - 5:00PM
Mixed Doubles Pickleball Finals
Time of play will be determined by # of participants
Possible Women's Doubles Tennis
6:00 PM - 9:00PM

Saturday, October 26th
Men's & Women's Doubles (Tennis & Pickleball)
8:00 am 5:00 PM
Men's & Women's Pickleball Finals Time of play will be determined by # of participants
Saturday Night Players' Party
6:00 -9:00PM
At Duck Woods Country Club - Dinner, Silent Auction, and Raffle
Guests - \$35 to partake of Dinner

Sunday, October 27th
Mixed, Women's, & Men's Doubles Tennis Finals 9:00 am- 3:00 PM

Register to play by
9/ 24 to pay \$75
Register after 9/ 24,
pay \$80
Registration ends
10/ 14



For more information & to sign up to play scan this QR code:

Players who need a partner or more info may email:

lovetoremembertournament@gmail.com

Boat Club**Rick Koch****RECENT GAM PRESENTATION**

The 2024 summer season is coming to an end and with that, an end to our summer congestion and traffic concerns. One of the most important topics of interest that concerns Southern Shores (SS), regarding the summer congestion, is the building of the Mid-Currituck Bridge. This bridge should alleviate most of the tourist congestion on SS streets. A GAM presentation from earlier this year was provided by the lead NC State engineer in charge of this project. Since most of the SS community did not attend this meeting, many may be interested in what was said and what questions and answers (Q&A) were discussed. Thus, to better inform our community, the link below will take you to the Q&A session and the engineer's presentation.

[Mid Currituck Bridge Update \(presentation\)](#)

[Q&A on Presentation](#)

[NCDOT Mid Currituck Bridge](#)

The SSBC will plan on having this topic again in a future GAM so our community can stay apprised of its progress.

**OYSTER ROAST– NOVEMBER 9!**

Mark your calendar - the SSBC Oyster Roast is November 9.

Consider being a volunteer. Whether supporting a SSBC event, serving on the SSBC or SSCA board, the marina workforce or the future pavilion committee, your service to the community will make a difference.

Membership**Sue Bigbee**

As of August 29, 2024, we have 1,888 paid members in the SSCA. All SSCA properties are private property and owned by all members of the SSCA. These properties include the North, South and Loblolly marinas, the North Marina pavilion, the thirty-four beach crossovers, Hillcrest Tennis Courts, Sea Oats and Soundview Parks, and the Sunset and Kingfisher Overlooks and the Pickleball court at Sea Oats Park. Membership dues help to support the maintenance and improvements of all these amenities. Membership is voluntary, but it is so vital to our community. If you know of any neighbor or friend who is not a member, we ask that you encourage them to join.

Invoices for 2025 Membership will be going out in mid-October. There is no recommended increase in membership dues for 2025. The invoice for your 2025 membership and any rental fees and club fees will be included with your SSCA Membership renewal.

Please remember that renewal in the SSCA and payment of any additional fees is due by **December 31, 2024 for the 2025 season** and can be done online, mail, or in person at the SSCA Office. Please check our website, sscaobx.org, for Office Hours.

If you have any questions of concerns, please feel free to contact the [SSCA office](#) at 252-261-8617 or send an [email](#) .

Slip Rentals

Sue Bigbee

It's been a busy summer season for slip rentals. While we still have a lengthy waiting list for wet/dry slips, 48 and 23 respectively, we did have 5 slips change hands this year. Five slips were surrendered by their previous owners allowing us to remove 5 people off the wait list. We're down to 5 people on the wait list for kayak racks. This is the direct result of installing 2 more kayak racks at Loblolly. A big thank you to **Bob Bucalik** the SSCA volunteer who donated his time and expertise to build the racks. In addition to installation of kayak racks, the ramp at the North Marina was replaced and the adjacent dock was recently repaired. We also installed a walkway and electricity and water access to support the 6 new wet slips at Loblolly.

The board has approved changes for slip rentals for **2025**.

- The price for wet/dry and kayak slips has been recommended to increase for 2025. Our marina assets are aging and require more frequent repairs. With the decline in volunteer support coupled with complicated repairs that are beyond the scope and capability of our volunteers, we will have to rely more heavily on contracting to accomplish the work. This is a more costly approach, but it is necessary. In addition, we need to build up our reserves for the larger repairs of the bulkheads and pier structures that will need to be done in the next few years.
 - ◇ Recommended increase for wet slips by \$75/year. (There are some exceptions.) The 6 new slips at Loblolly will increase to match the price of all other slips in Loblolly.
 - ◇ Recommended increase of Dry slips by \$25/year.
 - ◇ Recommended Kayak slips by \$25/year.
- Beginning in 2025, to rent a wet slip, a member must own a boat. With the high demand for wet slips, we can't justify leaving slips vacant because a member doesn't own a boat.

If you are currently a slip owner, the slips you rent (wet/dry/kayak) **will automatically renew**. If you do not wish to keep your slip in 2025, let us know as soon as possible, as we do have a wait list for all slip types! The invoice for your 2025 rental fee and the rental agreement will be included with your SSCA Membership and Boat Club invoice. We request that you pay your invoice and sign the Rental Agreement by December 31, 2024. The renewal process is much easier and quicker with the online renewal and payment.

