

NEWSLETTER

SEPTEMBER 2025

SOUTHERN SHORES CIVIC ASSOCIATION



SOUTHERN SHORES CIVIC ASSOCIATIONS

PRESIDENT'S UPDATE

Summer is beginning to give way to Fall. Hurricane season on the calendar is not over for some weeks, but, fingers crossed, we will get through this one without a major event. (Joel told me that our crossovers experienced no damage from Erin—yay!) Let's get outside and enjoy the change of seasons!

Your Civic Association Board has had a busy Summer addressing everything from doggie bags and porta potties to a commemorative brick project to help fund a possible expansion of the pavilion at the North Marina. If you connect with your Board members out in the community, please be sure to thank them for their hours of good work—they are all volunteers. Also be sure to thank the members who keep the Boat Club and the Racquet Club running, those who participate on the Audit Committee, and those many members who clean up the beaches, monitor the parking lots and generally help to carry the load. So much of what the SSCA accomplishes depends on these volunteers as well as the support of our great staff: Kim Prince, Debbie Beach, Susan Silbernagel, Deidre Howard and, a new addition, Maslin Seal.

Prior to the end of September your Nominating Committee will be recommending to the Board the names of two SSCA members who have volunteered to join the Board in 2026 to replace two directors who are stepping down. A subsequent email and Newsletter will introduce you to those individual and solicit a membership vote. Thanks, again, to Shelley O'Grady, Casey Cohen, George Kirby, Ginny James, and Karen Kranda for their help with this process.

Please note, in [Appendix A](#), the 2026 SSCA budget as approved by the Board. Look for an email in early October asking for a membership vote to approve that.

2025 is the 50th anniversary year for the SSCA. The Articles of Incorporation for the "Southern Shores Civic Association, Inc., a North Carolina non-profit corporation" were filed in May of 1975, four years before the Town of Southern Shores would be incorporated.

Some of the purposes outlined in those creation Articles include: "fostering a healthy interest in civic affairs of the community," and "developing good citizenship." One of the purposes of the SSCA outlined in its Bylaws is "to promote unity of purpose and harmonious relations among the members of the SSCA and between the members and the other residents of Southern Shores." These are all good things. Let's look out for one another and keep this important organization going for another 50 years. Happy Golden Anniversary SSCA!

Thank you all for being members!

Susan Ippolito
Vice President and
Treasurer
treasure@sscaobx.org

TREASURER'S UPDATE

The SSCA board members have been hard at work on the 2026 budget and working to close out our 2025 budget. We continue to be on a successful path to fund all our remaining commitments for 2025 and to add funds to our Capital Fund Reserves to cover future planned and unplanned expenses.

[Click here to view](#) the Proposed 2026 Budget. Please cast your vote to pass the Proposed 2026 Budget when you receive your ballot by separate email.

Thank you for your continued support and membership. Please talk to your friends and neighbors to help them see the value of joining the SSCA. Many residents don't realize that the SSCA maintains and manages all the amenities in Southern Shores and that we rely primarily on dues and volunteer hours to be able to fund the upkeep of these amenities. Thank you for all you do to make Southern Shores a wonderful place to live!



MEMBERSHIP

As of September 15th, we have 1,881 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 2026 Membership will be going out sometime early November. There is no recommended increase in membership dues for 2026. The invoice for your 2026 membership and any rental fees and club fees will be included with your SSCA Membership renewal.

RACQUET CLUB MEMBERS. To insure that you're updated in the YourCourts system so you can begin playing immediately in 2026, **PAY YOUR RENEWAL ONLINE BY 12/31/2025.** Any renewals paid after that date can expect delays in registration for YourCourts of up to 2-3 weeks. This means **you will not** have access to the Pickle Ball Courts.

Please remember that renewal in the SSCA and payment of any additional fees is due by **12/31/2025 for the 2026 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 252-261-8617.

Sue Bigbee

Board of Directors
membership@sscaobx.org

SLIP RENTALS

It's been a busy summer season for slip rentals. While we still have a lengthy waiting list for wet/dry slips, 41 and 37 respectively, we did have 11 slips change hands this year. We're down to 3 people on the wait list for kayak racks.

Storm season is here, and there are some **THINGS TO REMEMBER**

- When bad weather is expected:
- CHECK YOUR BOATS AND KAYAKS.
 - Make sure boats are secured properly, bilge pumps are charged, and any loose items on your boat are tied down.
 - Make sure your kayak is secured in the racks
- If you're out of town, identify a friend or neighbor who can check your boat or kayak(s) for you!
- Beginning in 2025 we modified rentals rules. 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 2026, let us know as soon as possible, as we do have a wait list for all slip types! The invoice for your 2026 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, 2025. The renewal process is much easier and quicker with the online renewal and payment.



WESTSIDE PARKS AND MARINAS

Summer is in the rearview mirror and fall is upon us. For the Marina slip holders we know this is prime hurricane weather. If you are going to be out of town, please have a friend or relative available to watch your boat, or pull it if required. SSCA is not responsible for your boat or loading it on a trailer. To that end when Hurricane Erin approached, I did an inspection at each Marina and worked with our Membership Director, Sue Bigbee to alert slip holders of items needing attention. Thank you.



VOLUNTEER/SOCIAL EVENTS

Save the Date: Annual Santa Ride

Mark your calendars! The Southern Shores community is excited to welcome back the 4th Annual Santa Ride on Saturday, December 20, 2025, from 1-4pm. Santa will ride in style on the Southern Shores Fire Department fire engine, joined by his merry elves, and make festive stops throughout Southern Shores, Chicahauk, and Martin's Point neighborhoods.

Families—and even their furry friends—are invited to come see Santa, snap a photo, and receive a special gift. Some stops will also feature hot chocolate, smores, cookies, and an ornament decorating station to spread extra holiday cheer and take home a cherished ornament.

Volunteers are needed to make this event a success! If you'd like to join the fun and help out by making up goodie bags, baking cookies or being one of Santa's elves on the day of the event, please contact: coordinator@sscaobx.org



Let's Pitch In: Trail Clean-Up on Azalea Lane



Neighbors, we've got a great opportunity coming up to show some love to one of our favorite community trails! In January 2026, SSCA will host a trail clean-up along Azalea Lane, and we'd love your help.

The plan is simple: we'll roll up our sleeves to trim brush, clear small trees, and tidy up the trail so it's easier (and more enjoyable) for everyone to use. Just like our annual Earth Day clean-ups, this project is all about caring for our neighborhood, enjoying the outdoors together, and making a visible difference in our community.

SSCA will have snacks, water, and basic supplies ready so you can focus on the fun part—working side by side with neighbors and friends. We'll also share a task list ahead of time so you know exactly what to expect. Bring your work gloves and favorite yard tool, and come join us in January for a day of fresh air, teamwork, and community pride!

Keep an eye on our socials and website for updates and information.

From lending a hand at our annual clean-up, to setting up the volleyball net, watching over parking lots, refilling doggy bag stations, and caring for our beach accesses, crossovers, dunes, parks, marinas, gardens, and Little Free Libraries—your efforts kept our community thriving. Because of you, neighbors and visitors alike could enjoy safe, clean, and welcoming spaces all summer long. You truly made a difference, and we're so grateful!

Thank you!

CLUBS

tennis@sscaobxbeach.org

Racquet Club

Fall is here. Kids in School. Less traffic. Cooler temps, but PICKLEBALL and TENNIS are still HOT!!

NEW BENCHES AND OTHER IMPROVEMENTS

Thanks to the effort of John Leatherwood, we have new benches and chairs at Hillcrest and Sea Oats. The poly wood benches were sourced by a local company, Crafters of Kitty Hawk, and are expected to last for many years. They are beautiful and comfortable and replace worn out and broken pieces.

In the planning stage is a change to the layout at Sea Oats Pickleball to reinforce the fence and provide more room inside the enclosure for benches and player equipment. We expect temporary disruption while the work is completed. No schedule for completion is available.

Spring Social

Fall Social is scheduled for **Saturday, September 27** starting with open play at both courts 12pm - 3pm. Social begins at 3pm at Hillcrest Gazebo, with the annual meeting at 4 when we will have an election for new Racquet Club board members. Catering by Ten O Six. Rain date Sunday.

HOW TO ACCESS THE COURTS

We are in our second year using YourCourts to reserve time for Sea Oats pickleball, and once you enroll and log in, the app is very easy to use and the feedback is favorable. For tennis, all play is by reservation using the sign-up sheets located inside the courts at Hillcrest Courts. If you have forgotten the gate code, please contact the SSCA office. If you enter the code and the door will not open—**PLEASE PRESS C and try again.**

Please use the YourCourts app to reserve pickleball time. The courts are extremely busy—all play 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 ssca login
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 log in.

If you are an SSCA guest, please contact your rental company or email tennis@sscaobxbeach.org for more information.

OPEN PLAY OPPORTUNITIES AT TENNIS AND PICKLEBALL COURTS

For tennis, we have three open play times reserved each week (all times are summer hours):

1. Wednesday Mixed Doubles – meets at 4pm Format is short 4-game sets with no ad. Play is casual, but all levels are welcome. Please email tennis@sscaobxbeach.org for more information.
2. Friday Women's – meets at 8am Please email tennis@sscaobxbeach.org to get your name added to the mailing list.
3. Saturday Men's – meets at 8:30am Format is flexible depending on how many players we have. No reservations are needed. Just bring your game.

For pickleball, we have open play Monday through Thursday on the following schedule:

1. Monday and Wednesday – meets 5-7pm. Wednesday is midweek happy hour, so bring a beverage and food to share. Hours are 4-6 pm beginning October and 3-5 pm in November.
2. Tuesday and Thursday – meets 8-10 am We have two one-hour sessions, and if you want to play in both, please sign up for both times.



CLUBS

tennis@sscaobxbeach.org

Racquet Club

Log in to YourCourts as described on the previous page.. 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 need, like rules of play and the gate code. Members will get a reminder email. 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 12 sign-ups. If a session is full, add your name to the waiting list and you will be notified if there is a cancelation.

NEWBIE AND INTERMEDIATE PICKLEBALL CLINIC

If you are new to pickleball or have played a while and feel you need a refresher, we have a FREE clinic every Friday at 1pm. We alternate weeks between Newbie and Intermediate, so check the calendar for the best clinic for you. Please use the YourCourts app to reserve a slot. We suggest reserving 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. Courts are for the exclusive use of SSCA Racquet Club members and their guests. If you have not joined the Racquet Club or have forgotten the new gate code, please contact the SSCA office.
2. Please be courteous to other players and our neighbors by refraining from unnecessary noise. No loud music. If you cannot make a reserved time please cancel at least 30 minutes before you time. In YourCourts you can simply change your time to any other open time and preserve your number of allowed reservations. If you cancel outright, you lose an allowed reservation.
3. Please keep our beautiful courts and parks clean by taking your trash to the bins in the parking lot. If something is not right at the courts, please let us know.

See you on the courts!



CLUBS

Boat Club

We are fast approaching the Holiday Season now that the tourism rush is over for another year. I hope all the members of the Southern Shores Boat Club (SSBC) and the SSCA had a good summer with family and loved ones. The Boat Club can now look forward to our fall and winter events as we complete the year. The dates for the last of our 2025 events are as follows:

- October 25 Halloween Party
- November 15 Oyster Fest
- December 13 Holiday Party

The SSBC will hold its next Board Meeting on October 6. Current topics will be Engraved Brick Fundraiser, the Halloween Party, the last two events of the year, and review of the first two events held this year, looking to make improvements and any suggestions on what we can do to make our events better.

Also, from a long-term perspective, a 2025 funding initiative. The Engraved Brick Fundraiser, will help provide the additional funds needed to build an extension onto the N Marina pavilion where the rented tent normally sits. the engraved bricks will form part of the extension floor patio. The SSCA treasurer is the coordinator for this initiative; forms to purchase a brick are at the SSCA Office. Only 300 are available for purchase. With these funds in hand, the extension construction can start at the end of 2026. Please consider purchasing one or more bricks in the near future.

Of the 8 GAM's in 2025, only one is left, the one in October. As always, the GAM provides a wealth of information on a specific topic pertinent to all of us who live in this area. These are held at the Duck Woods Country Club, where breakfast is served for a fee. Liz Lanier is the coordinator.

Volunteers are always needed, whether it be for events or serving on the Board. We need Board member replacements; please consider serving. Get in touch, if you are interested, with Rick Koch, rckoch73@gmail.com Commodore SSBC.

Mind the Rules of the Road and Be Safe!



Boat Club Merchandise

You can now order SSCA Boat Club merchandise online. Local pickup only. Get your Boat Club swag today!

[BOAT CLUB WEBSITE](#)

BUDGET

Southern Shores Civic Association 2026 Revenue and Expenses

Revenue	Proposed 2026 Budget
Membership Dues	\$ 141,860.00
Boat Club Dues/Events/Clothing Sales	\$ 43,700.00
Racquet Club Dues	\$ 18,000.00
Marina Slip & Storage Rentals	\$ 73,400.00
Passes & Decals	\$ 4,620.00
Contributions	\$ 6,000.00
Other Income / Rentals	\$ 1,000.00
Interest Income	\$ 18,000.00
AT& T Cell Tower	\$ 47,591.00
TOTAL Revenue	\$ 354,171.00
Expenses	
Insurance	\$ 8,200.00
Legal Services	\$ 5,000.00
Administrative Services	
ARB	\$ 250.00
Office Supplies/Postage	\$ 3,500.00
Payroll	\$ 42,145.00
Tax Audit	\$ 5,000.00
Office Rental	\$ 3,000.00
Computer / Technical Support	\$ 500.00
Telephone/Internet	\$ 1,000.00
Misc	\$ 1,000.00
Property Maintenance/Construction	
Crossover Repairs/Maintenance	\$ 3,200.00
Crossover Replacement (Multiple)	\$ 40,000.00
Marinas	\$ 9,000.00
Parks-Westside	\$ 20,000.00
Signage	\$ 600.00
Grounds Maintenance	
Maintenance/Tree Removal	\$ 8,800.00
Mowing Services	\$ 42,575.00
Property Utilities	
Porta Johns	\$ 20,500.00
Water	\$ 2,000.00
Electricity	\$ 2,000.00
Trash Roll Out	\$ 1,200.00
Communication Expenses	
Website/Credit Card Fees/Technology	\$ 20,600.00
Membership (Decals, etc)	\$ 4,900.00
Events - SSCA	\$ 7,000.00
Hospitality	\$ 220.00
Boat Club Expenses (Events/Clothing/Maint.)	\$ 29,500.00
Racquet Club Expenses (Events/Maintenance)	\$ 8,400.00
Special Projects	\$ 19,390.00
Capital Fund Reserves	\$ 44,691.00
Total Expenses	\$ 354,171.00



Engraved Brick Fundraiser for the SSCA Pavilion on the Sound

Join us in building the Forever Shores Patio!

Purchase an engraved brick to celebrate pets, friends, and family and to leave your mark on a lasting gathering space for the Southern Shores community.

Together, the SSCA Board and the SSCA Boat Club are planning an expansion of the North Marina Pavilion. The new space will better serve our community, allowing for larger community and private gatherings and eliminating costly tent rentals. While some funds have been set aside, additional support is needed to bring the project to life.

To help bridge the gap, the SSCA is launching an engraved brick fundraiser. These bricks will become part of the Forever Shores Patio, a brick patio which will be incorporated into the new addition plan.

Celebrate your loved ones, your love for Southern Shores, and your love for the Outer Banks while helping create a lasting addition to our SSCA Pavilion on the Sound!

Purchase a brick by printing and completing the order form and mailing or dropping off the form with a check to the SSCA office. Bricks are \$100 each. Only 300 bricks are available so purchase yours today!!



\$100 - 4x8 Brick

3 lines of text, 20 characters per line (including spaces and punctuation)

Name: _____	
Address: _____	
City: _____	State: _____
Zip: _____	Phone: _____
Email: _____	

MAIL FORM AND PAYMENT TO:

Southern Shores Civic Association
13 Skyline Road
Southern Shores, NC 27949

MAKE CHECKS PAYABLE TO:

Southern Shores Civic Association