

NEWSLETTER

DECEMBER 2025

# SOUTHERN SHORES CIVIC ASSOCIATION



# PRESIDENT'S UPDATE

**Jeff Johnson**  
President  
[president@sscaobx.org](mailto:president@sscaobx.org)

Hard to believe we are nearing the end of 2025 already. I hope all of you had a great year and were able to enjoy the many things that make Southern Shores so special. Through the dedication of its many volunteers and clubs, the SSCA remained busy maintaining and managing parks, tennis and pickleball courts, marinas, beach crossovers, walking trails, and other open spaces enjoyed by the community. In addition, the SSCA coordinated the Earth Day Clean-up, supported the Little Free Libraries, hosted Boat Club parties at the North Marina pavilion, and organized the Songwriters at Sunset concert series, along with many other community events. Please look at the reports, below, to see some of the many accomplishments of your SSCA clubs and Directors.

## **A few housekeeping notes:**

Please see, below, [the bios and photos](#) of George Beach and Jim Major. You will be receiving in early January an emailed ballot to vote for these two very qualified members who have volunteered to join the SSCA Board in 2026. Thank you George and Jim!

At Hillcrest we are looking at trading out the existing speed bumps for ones that reach across both lanes and are more rounded. There is now a security camera at Hillcrest. We have an ongoing problem with dumping at our Hillcrest parking lot. Dealing with this costs the SSCA volunteer hours and financial resources that could be better used elsewhere. Please do not put household trash and recycling in or near the cans at Hillcrest or other SSCA properties and please report, to the SSCA, any dumping incidents that you observe (with photos if possible!). Please also remember the doggy bags the SSCA has made available throughout Town (over 20,000 this year). We love our pups, but there is no poop fairy.

## **A call for volunteers:**

The SSCA Architectural Review Board ("ARB") has four of its current members finishing their terms and is looking for SSCA members to join that group in February of 2026. This is interesting and important work. Special knowledge of construction or architectural matters is not required.

ARB members collaborate with property owners who are building or renovating to help them become aware of the recorded covenants that apply to their properties and how best to comply with and not violate those. The ARB regularly reviews building permits, plans for construction and communicates with the Town of Southern Shores Planning Director's office on the same.

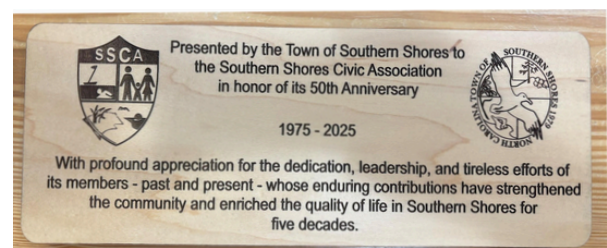
The time commitment for ARB participation varies depending on whether and when the ARB might receive an application for review and approval. The current ARB usually takes care of business by email and an occasional in-person meeting. My understanding is that this is not a large investment of time. The SSCA Audit Committee is looking for volunteers to help conduct the annual audit of the SSCA's finances. Volunteers need to have a background in accounting and/or finance but do not need to be CPAs. This is interesting and important work that is typically completed in the spring of each year for the prior year.

If you think you might be interested in helping out with either the ARB or the Audit Committee, please contact the SSCA office by email at [ssca@obxbeach.net](mailto:ssca@obxbeach.net) prior to December 31, 2025.

Finally, in the last Newsletter we marked the 50th anniversary of the founding of the SSCA. Below is a photo of the plaque presented to the SSCA by Mayor Morey at a Thanksgiving event hosted by the Town. She also presented one to CPOA, which was created a year earlier in 1974. Thanks so much to the Town of Southern Shores, the Mayor, and the Council for that recognition. We do want to keep this organization alive, well and relevant for another 50 years. The best way to make that happen is for you to renew your membership each year, read the weekly SSCA emails and Newsletters and look for opportunities to volunteer. That's the engine that keeps us going.

Hope you all enjoy a wonderful Holiday season!  
Thank you for being members of the SSCA!

**Jeff Johnson**  
SSCA President



# TREASURER'S UPDATE

**Susan Ippolito**  
Vice President and  
Treasurer  
[treasure@sscaobx.org](mailto:treasure@sscaobx.org)

Happy Holidays and Happy New Year to all our members and residents! It has been a great year here on the Outer Banks and I am always thankful I get to call Southern Shores home. The board members and volunteers have been hard at work all year maintaining and enhancing our SSCA amenities. From maintaining 34 crossovers, 3 marinas and multiple parks, to providing porta-potties and doggie bags, and for hosting many fun and well attended social events, the SSCA is everywhere. The Town of Southern Shores truly would not be the same place to live if the SSCA did not exist. Please talk to your neighbors who are not members and encourage them to join. The SSCA dues and the hours that the board and the volunteers put in truly make the Town of Southern Shores what it is, a beautiful place to live.

As 2025 ends, I am happy to report that we are on track to finish ahead of budget once again this year. This is thanks in part to more income from the pickleball courts, more interest income due to current rates, and careful spending and volunteer help for our necessary projects. Extra net income over budget will allow us to contribute more to our vital reserve accounts. The reserve account funding may sound like it is excess "fun money," but reserve accounts are an essential part of maintaining our community and ensuring viability in the event of storm damage, major repairs/upgrades, or other unexpected expenses.

We are looking at 2 large projects in 2026 or 2027. The South Marina needs upgrades and repairs, and we are looking at the different options for replacing some of the existing infrastructure and perhaps even changing the footprint to allow for more wet and/or dry slips. This project is in the early stages; we are exploring all our options within budget constraints. The other project is an expansion of the north marina pavilion targeted for late 2026 or sometime in 2027. We have started an engraved brick patio fundraiser to be incorporated into the pavilion expansion to help fund the pavilion expansion. Please consider buying a custom engraved brick as a lasting tribute to your family, friends, pets and to our Southern Shores community. Order forms can be found in the SSCA office, or you can [order online here](#). Only 300 bricks will be sold for the patio so buy yours today!

I hope you have a warm and happy holiday season and a great 2026. Thank you for all you do to make our community a success!





# MEMBERSHIP

Sue Bigbee

Board of Directors  
[membership@sscaobx.org](mailto:membership@sscaobx.org)

Happy holidays. It has been a busy year for slip rentals!

## ACCOMPLISHMENTS

In addition to the accomplishments mentioned in the President's Message, the following were also completed in 2025:

- Repaired the dock at the Northeast marina that was a safety hazard
- Repaired multiple finger piers and loose planks at the docks
- Repaired and repurposed the sheds at the Northeast marina
- Graveled the parking lot at the Northwest marina and repaired the dips

While there is still a lengthy wait list for wet/dry slips (44 and 40 respectively), eleven slips were surrendered in 2025 by their previous owners allowing us to remove 11 people off the wait list. There are four people on the wait list for kayak racks.

### Slip Renters:

The invoice for 2026 membership fees, slip rental fees and the 2026 rental agreement were emailed to all SSCA Boat Club members on November 13th. There is no increase in membership dues for 2026. Payment is due along with a signed Rental Agreement by December 31, 2025. Pay your renewal fees by 12/31/2025 to insure slip ownership for the 2026 season. If slip rental fees are not received by March 1, the slip will be released to someone on the wait list.

## 2026 MEMBERSHIP RENEWAL

Invoices for 2026 Membership were emailed November 13th. Please remember that renewal in the SSCA and payment of any additional fees is due by **December 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](http://sscaobx.org), for Office Hours.

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.

### A special reminder for Racquet Club Members

**If you want to insure you and your guests or renters have access to the Pickle Ball courts as of January 1<sup>st</sup>, you MUST pay your SSCA and Racquet Club renewal fees by December 31, 2025.** After that date, our volunteers only update the Your Courts system every two to three weeks, which means you and any of your guests WILL NOT have immediate access to the courts when visiting Southern Shores.

If you have any questions or concerns, please feel free to contact the SSCA office [252-261-8617](tel:252-261-8617).



# WESTSIDE PARKS AND MARINAS

Busy year for Westside Parks and Marinas!

Water at Marinas will be turned off December 15th, or earlier depending on the weather.

## ACCOMPLISHMENTS

### Marinas

#### North Marina

- Completed major tree trimming
- Re-decked the SE finger pier ramp and installed new joists as needed
- Installed new doors on recently painted ramp-side sheds, pictured below.
- Finished stonework and grading
- Repaired the walkway to the ramp with help from volunteers
- Designed Forever Shores brick layout and worked with a Board member to take measurements for CAMA compliance
- Installed signage encouraging use of trash carts for dog waste bags instead of Port-a-Potty disposal

#### The Pavilion

- Constructed shed ramp with assistance from a volunteer crew
- Pavilion curtain repaired at Braswell in Currituck
- Began Pavilion redesign work in partnership with Joel Newton; expansion timeline to be determined

#### Loblolly

- Completed major tree trimming



New doors on recently painted ramp-side sheds.

### Parks

#### Sea Oats Park

- Mulched planting beds and completed general cleanup
- Secured basketball backboard to frame
- Coordinated with the Racquet Club on pickleball court fence redesign

#### Soundview Park

- Installed bulkhead cap boards on the south side

#### Sunset Park

- Added screws to steps and railings to replace galvanized fasteners

### Trails

- Trimmed trails along 9th and 10th Avenues with assistance from multiple Board members
- Removed downed trees from the Fern Lane canal area

### 2026 Plans

- New Pickleball fence Jan / Feb 26
- New roof Marina pavilion Jan / Feb 26
- South Marina Bulkhead replacement, still in planning stages - more info to come
- Soundview Park - North Side cap board replacement
- Decking replacement as needed Mar 26 N. Marina - volunteer crew

# PROPERTIES

George Beach and Joel Newton rebuilt the two benches along the Hillcrest beach access road:



South Bench (Before)



South Bench (After)



North Bench (After)

The original north bench was in worse shape than the original south bench shown above. They were literally falling apart. All the original material was demolished except for each bench's four legs because they were solid wood and set in concrete. The new benches have Trex seats and backs like the dune crossovers, a level foot rest was added, and overall, their construction is level, plumb and square (except for the legs), which wasn't true of the old benches. In short, they're a big improvement!

## Temporary Relocation of Hillcrest Trash and Recycle carts

Due to construction debris, bags of household trash, disposal of excess personal property, etc., being left in and around the Hillcrest trash and recycle carts, we have reduced their number to two and moved them to the gazebo until April. Please leave the carts in this location!

**NOTICE:** The water to the Hillcrest showers has been turned off until April 2026.

We had the nursery weed, fertilize and plant beach grass at the Porpoise Run beach access to finish up the Russian Olive replacement project. Two of the Hollywood Junipers have been damaged by bucks rubbing the velvet off their emerging antlers on the plants' trunks.



# VOLUNTEER/SOCIAL EVENTS

Don't miss this wonderful annual family event!

## The 4th Annual Santa Ride

Saturday, Dec 20th

1 pm: North Marina Pavilion  
2 pm: Trinitie Park  
3 pm: Martin's Point Marina

Join us as Santa rides on a SSFD engine truck throughout Southern Shores, making several stops along the way! Decorate an ornament and enjoy some cocoa and cookies with Santa!

OBX Santa Tracker!





# VOLUNTEER/SOCIAL EVENTS



## Little Free Libraries

A special thank-you goes out to the talented artist who painted the colorful Little Free Library stands found throughout Southern Shores. These charming boxes invite residents to “take a book, leave a book,” helping to foster a love of reading and connection among neighbors.

<https://littlefreelibrary.org>



## Little Free Library Artist

**Chicahauk** - Jesse Thompson and Landis Thompson

**Hillcrest** - Lynne Cucco and Etta Lanuti

**E. Dogwood** - Debbie Davis and Debbie Davis

**Triangle** - Maureen and Sophie Montgomery

# RACQUET CLUB

[tennis@sscaobxbeach.org](mailto:tennis@sscaobxbeach.org)

We have had great weather (and some days, not so great) for playing pickleball and tennis. There are days that might not be ideal, but bundle up, have some fun, and get some exercise!

All Racquet Club members, please pay your SSCA 2026 membership before December 31, 2025. Anyone paying after this date may expect up to a two week delay in setting up the membership in Yourcourts.

The SSCA Racquet Club social and annual meeting was held on September 27. Due to unpredictable weather, it was moved to the North Marina Pavilion. Twenty-seven members attended. After serving on the Racquet Club board for four years, Jay Dunlap and Ron Nelson have retired. Big shout out for Jay and Ron! Tony Bigbee, Carol Noonan, and Dixie Weier will continue to serve on the board. Also, the club has voted in John Leatherwood and Cheryl Gasper to fill the vacant positions.

## Upcoming Events

The winter social at Pine Island will be 2/7/26. Time TBD.

The spring social will be 4/18/26. The fall social and meeting will be 9/26/26. Both will be held at the North Marina pavilion.

## 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 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 log in.

If you are an SSCA guest, please contact your rental company or email [tennis@sscaobxbeach.org](mailto: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 5pm Format is short 4-game sets with no ad. Play is casual, but all levels are welcome. Please email [tennis@sscaobxbeach.org](mailto:tennis@sscaobxbeach.org) for more information.
2. Friday Women's – meets at 8am Please email [tennis@sscaobxbeach.org](mailto: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 changes during the year, seasonal dependent.

# RACQUET CLUB

[tennis@sscaobxbeach.org](mailto:tennis@sscaobxbeach.org)

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](mailto:tennis@sscaobx.org) for more information.

## **OTHER REMINDERS FOR SAFE AND FUN PLAY**

1. Courts are for the exclusive use of SSAC Racquet Club members and their guests. If you have not joined the Racquet Club or have forgotten the new gate code, please contact the SSAC 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 your 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!



# BOAT CLUB

Happy Holidays and a Happy New Year to all the members of the Southern Shores Boat Club (SSBC) and the SSCA. As the Boat Club finishes the year with the last of our annual events, the Holiday Party, we can look back on another successful year of fun events and more to come in 2026.

2026 should see the establishment of an Ad Hoc Committee for building an extension onto the pavilion where the rented tent normally sits. The commemorative brick sale is instrumental in making the extension possible because of the funds it provides. Think about purchasing one or more; the bricks are lasting memorials to friends and families of the SSBC and our community.

Actions planned in early 2026 are lighting and insuring first aid equipment is in place in case of an emergency.

## **Dates for the 2026 events are as follows:**

- May 2 Swap Meet
- June 27 BBQ
- August 29 Crab Fest
- October 24 Halloween
- November 14 Oyster Roast
- December 12 Holiday

The Board has approved 8 GAM's in 2026, none in July, August, November and December.

Volunteers are always needed, whether it be for events or serving on the Board. We need Board member replacements in 2026; please consider serving. Get in touch, if you are interested, with Rick Koch, [rckoch73@gmail.com](mailto:rckoch73@gmail.com).

Mind the Rules of the Road, think about the additional precautions involved with cold weather water operations 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](#)**

# TRIANGLE PARK COMMITTEE

The SSCA Triangle Park Garden committee has been hard at work all year maintaining our beautiful garden at Triangle Park. These volunteers are also members of the Dare County Master Gardener and/or the Dunes of Dare Garden Club. A team from the Dunes of Dare Garden Club planned and oversaw the planting of the Triangle Garden, with a focus on Right Plant Right Place.

The Dunes of Dare Garden Club meets monthly on the second Tuesday of the month, and welcomes new members. Check out their facebook page for more information, or reach out to [ddgcobx@gmail.com](mailto:ddgcobx@gmail.com). Dare County Master Gardener Volunteers care for the Outer Banks Arboretum and Teaching Garden in Kill Devil Hills, and provide gardening assistance through local programs, including the Library Garden Series and a help line: [greenlineobx@gmail.com](mailto:greenlineobx@gmail.com)

A big thank you to all of our volunteers for their hard work and especially to Shelly Tarleton who leads and organizes the committee. If you would like to join the SSCA garden committee or the SSCA garden decorating committee please reach out to [ssca@sscaobx.org](mailto:ssca@sscaobx.org).



Pictured left to right: Shelley Tarleton, Ruth Engdahl, Tisa Head, Pat Fields, Maureen Hardy and Sharon Bianchi.

# PORCH TALK

Local chatter, neighborly news, and all the stuff you'd hear from a rocking chair.

Kenny Woyer  
Board of Directors  
[Comm.Dir@sscaobx.org](mailto:Comm.Dir@sscaobx.org)

## NOTICE OF JANUARY MEMBERS' MEETING:

Please try to attend at the Pitts Center, 7:00 P.M. Monday January 12, 2026.

## Forever Shores – The Heartbeat of the Pavilion

We're excited to introduce Forever Shores, a new community project supporting the expansion of the Pavilion at the Marina. Through this fundraiser, residents can purchase personalized engraved bricks that will become a permanent part of the Pavilion patio.

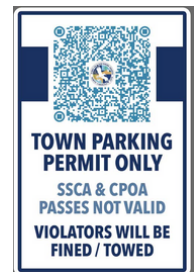
These bricks are a meaningful way to celebrate your family, honor special memories, and show your love for Southern Shores — all while helping fund a space that brings our community together.

[Click here to leave your mark and order your brick.](#)

**Scam Alert:** Recently that the SSCA board members have been targeted by scammers. The SSCA will never ask for payments by text or email via PayPal, Venmo, or gift cards. All SSCA memberships and renewals are processed only through the secure SSCA website, which requires you to log in. Stay alert and protect yourself this holiday season.

**Parking Tags:** Don't forget to update your Town of Southern Shores ORANGE parking tags, which expire on December 31, 2025. Just a quick heads-up that these tags are separate from your SSCA membership parking permits — both provide parking perks, but they are two different tags and are issued by different organizations.

[Click here](#) to see a map of the parking locations.



## Aurora Borealis

Residents recently enjoyed a rare glimpse of the Northern Lights (Aurora Borealis) over Southern Shores, captured beautifully in this photo taken by Katie Woyer on November 11. This natural light display occurs when charged particles from the sun collide with Earth's atmosphere, creating glowing waves of color across the night sky. While common in far northern regions, sightings in coastal North Carolina are uncommon and usually only occur during periods of strong solar activity, making this sighting a truly memorable moment for our community.

**Stay connected your way!** Follow SSCA on Facebook, Instagram, Nextdoor, and our website to stay in the loop anytime, anywhere. Tag us using #SSCA and #SSCAOBX!







**George Beach**

My name is George Beach. My wife Debbie (who works in the SSCA Office) and I have owned a home in Southern Shores since 2011. We have been full time residents for about 4 years.

In my prior life, I spent 46 years in public safety, both fire and police service, retiring in 2023 after serving as Superintendent of the New York State Police and as an Assistant Director of the FBI. During many of those years I also worked for several general contractors and carpenters.

About 3 years ago I began volunteering with Director Joel Newton on projects he was supervising. In the past 18 months I have been fortunate to work very closely with Joel to gain an understanding of the planning and work required to maintain our properties "east" - the SSCA beach crossovers and associated properties.

I am committed to maintaining the excellent work that Joel has so diligently provided to the SSCA.

It has been a pleasure to work with Joel and to give something back to our community.



**Jim Major**

I began visiting the Outer Banks with my wife, Michelle, and our family over 20 years ago, owning a home in Nags Head for vacation and weekend visits. In 2023, we decided to live in the Outer Banks full-time, and chose Southern Shores for its strong sense of community and natural beauty. During the past year, I served on the SSCA audit committee and am pleased to provide a summary of my professional experience for consideration in the role of SSCA treasurer.

I graduated from Wake Forest University in 1993 with an accounting degree and held a NC CPA license from 1996 to 2020. I began my career as an auditor with PwC based in Raleigh, NC, serving a variety of clients including IBM, LabCorp, Coastal Credit Union and several residential building and development companies. In 1998, I left public accounting to join Stock Building Supply, a Raleigh-based distributor of residential building materials with operations in over 30 states. In 2005, I became the CFO of Stock Building Supply, overseeing all finance, accounting and IT functions, and continued in that role until my retirement from full-time work in early 2021.

## Order Online NOW!



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**

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**MAIL FORM AND PAYMENT TO:**

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

**MAKE CHECKS PAYABLE TO:**

Southern Shores Civic Association

