



# Fall 2023 Newsletter

Below are highlights from the Watersedge October 21 board meeting, along with other information. We hope you find this helpful and welcome your suggestions for future communications.

- **Water**—Water costs are one of our major expenses, and while the board continues to implement ways to reduce costs, residents are encouraged to conserve water. Turn off water to the mobile home and all water connections (hoses, outdoor spigots, fish-cleaning tables, etc.) when leaving for more than 24 hours. Irrigation systems must be turned off from November 1 until March 1. With the coming of cold weather, take all necessary action to drain water lines and/or properly insulate them to prevent broken pipes that may be caused by freezing. Also, consider leaving heat on at a low setting (~ 50 degrees) and opening doors under sinks to reduce freezing exposure for pipes.

- **West Entrance**—The west entrance gate is closed and will reopen by Easter weekend.
- **Pervious Coverage**—The reserved pervious square footage for owners of mobile homes of less than 672 square feet has been extended through October 31, 2024.
- **2024 Lease**—The 2024 lease will be mailed around December 1, and rent payments normally must be postmarked by December 31, but they will need to be postmarked by December 30 this year since the 31st is on a Sunday and post offices will be closed. Any payment not postmarked before December 31 will be assessed a \$250 late fee. Partial payments cannot be accepted. Leases are issued in the titleholder's name. If you change any names on your title, send a copy of the new title to Barbara Maurer ([bjmaurer@gmail.com](mailto:bjmaurer@gmail.com) or 300 Shoreline Drive, New Bern, NC 28562-9522).
- **Operating Agreement**—The adoption of an Operating Agreement is being recommended because of a change in NC law that affects our Watersedge Holdings, LLC, Articles of Organization, which govern our internal affairs. The Operating Agreement will provide Watersedge Holdings, LLC, with the same provisions as the Articles of Organization prior to the change in law. Additional information about this proposed change will be mailed to members (owners) of the LLC around December 1. The mailing for residents will be included with their lease.
- **Hurricane Ophelia**—The seawall experienced serious washout in many areas as a result of Hurricane Ophelia in mid-September and will be repaired in the coming months.

- **Park Security**—Two vehicle stickers are available to each resident so that residents can watch vehicles without stickers more closely. Residents who did not get stickers at the annual meeting can request them from Al Parris at 252-373-5670 or [aparris@ncbeec.org](mailto:aparris@ncbeec.org).
- **Website**—A Marketplace page has been added to the park website, [www.wemhp.com](http://www.wemhp.com), under the Residents & Owners Only page.\*\* It lists Watersedge Holdings, LLC, units of ownership or mobile homes located in Watersedge that are for sale. If you would like to post information, please contact Susie Oliver at [susiemoliver@gmail.com](mailto:susiemoliver@gmail.com) or Barbara Maurer at [bjmaurer@gmail.com](mailto:bjmaurer@gmail.com). Provide a description of the item you wish to sell, along with the asking price and your contact information.
- **Park Guidelines**—Park guidelines have been developed as a quick reference regarding your responsibility as a resident of Watersedge. Please become familiar with them to make Watersedge a better place to live. They have been updated to add that residents should not use “flushable” wipes, which clog the septic system, and that residents should not place debris in others’ yards. The guidelines are located on our website under Resident Documents on the Residents & Owners Only page.\*\*
- **Contact Information**—Please use the “Contact Us” button at the bottom of this email or the Contact page on our website to notify us if any of your contact information changes, including telephone numbers, email address, or postal mailing address.

- **Condolences** go to the friends of Danny Gooch, a former park resident for many years, who passed away on October 12.

**\*\* The confidential password to the Residents and Owners Only page is ilovethebeach**

**Vote on Motions Passed by the Board on October 21, 2023:**

- Send LLC resident owners a copy of the proposed Operating Agreement and letters of explanation with the lease on December 1, with a date of January 15 for questions or comments to be submitted to the board. Send non-resident owners the letters and Operating Agreement only. Unanimous.
- Authorize Bobby Whitt to spend up to \$2,400 for seawall repair. Unanimous.
- Extend the reserved square footage for homes smaller than 672 square feet for another year, to October 31, 2024. Unanimous.
- Approve the 2024 lease after deleting the last sentence from Section 14.a [Watering systems must be turned off when leaving the park for more than two hours]. Unanimous.

If you have questions or comments, please submit them through the Contact page on our website (link below).



Contact Us

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