



Fall 2024 Newsletter

Below are highlights from the Watersedge October 19 board meeting, along with other information. We hope you find this helpful and welcome your suggestions for future communications.

- **2025 Lease**—The 2025 lease will be mailed around December 2 and rent payments must be postmarked by December 31. 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 or 300 Shoreline Drive, New Bern, NC 28562-9522).
- **Water**—Turn off water to your 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 in the spring of 2025.
- **Change for 2025 Annual Celebration**—To have food available on time for our picnic and to encourage camaraderie among residents, we will resume our prior practice of the Park providing chicken and pork, with Park volunteers cooking it. If you are interested in helping cook and have not yet talked with Ira Varney, please call or text him at 252-917-4353.
- **Maintenance**—A contractor will be hired to seal cracks and patch holes in the roads to avoid potholes and further deterioration. Residents should edge grass where it is growing into the street. The board will identify a company to clean the pervious

pavers before summer. Braces have been added to the picnic shelter and tiedowns to the shed.

- **Hurricane Season**—Hurricane season continues through November. Be sure to secure objects that might become airborne and incur or cause damage during a storm, such as trash cans, furniture, and grills.
- **Pet Waste**—Please pick up your pet’s waste and dispose of it properly. Ensure all family members and guests understand this. If this issue continues to be a problem, additional action may have to be taken to restrict dogs to their owner’s yards.
- **Website**—A Marketplace page is on the park website, 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 or Barbara Maurer at 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 are located on our website under the Residents & Owners Only/Residents Documents.**
- **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 family and friends of the following:
- **Ham Lang**, 314 Watersedge Drive, who passed away on August 8. He served as president of Watersedge Corporation from 1996-2009 and was a member of the original Watersedge Board of Directors.
- **Bobby Belvin**, a former resident at 320 Jamie Circle, who passed away on August 9.
- **Charles Henderson**, 309 Jamie Circle, who passed away on August 29.
- **Robin Beilby**, 337 Jamie Circle, who passed away on October 17.

**** The confidential password to the Residents and Owners Only page is [ilovethebeach](#)**

Vote on Motions Passed by the Board:

- Raise the transfer fee to \$4,000 for new residents buying a mobile home in the park, effective January 1, 2025. Unanimous.
- Allocate up to \$2,500 to patch cracks and damaged areas in roads. Unanimous.
- Accept changes as follows to the 2025 lease in Sections 10, 27, 30, and 37 (changes shown as strikeouts or *underlined italics*):

10. REPLACEMENT: LESSOR'S APPROVAL REQUIRED

The LESSEE shall not replace the aforesaid mobile home with another mobile home except upon first obtaining the written approval of such home by the LESSOR. Replacement units shall not exceed the size of the existing home or 670 square feet, whichever is greater, so that there is no net gain in the footprint of the home, unless PRIOR approval for additional pervious coverage is approved by the LESSOR. In addition, the LESSOR reserves the right to

approve the following: (1) Location of the mobile home on the Leased premises and (2) Design, location, and/or erection of all patios, additions to the mobile home, fences, ~~clotheslines~~ and other improvements that the LESSEE desires to place on the Leased premises. The LESSOR, in its discretion, may prohibit the construction of any of the above-mentioned improvements if it, in its sole discretion, deems them undesirable. Any household re-connecting to an existing septic tank must apply for permission according to current regulations. ~~from Carteret County Health Department. There is an application (Application for Existing systems/Authorization to connect/change of use) and fee. The application, together with any required fee, shall be submitted to the Carteret County Health Department, located at 3820 Bridges Street, Suite A, Morehead City, NC 28557.~~

27. RULES

The LESSOR may, from time to time, publish reasonable rules and regulations governing Watersedge Mobile Home Park to assure the good order of this subdivision and the enjoyment of it by all of its residents. The LESSEE agrees to abide by all such rules and regulations. Any rule shall be effective immediately upon its publication unless another date is established by LESSOR. The LESSOR has authority to approve deviations from published rules and regulations due to grandfathered situations or for the overall good of Watersedge Mobile Home Park.

30. SALE OF MOBILE HOME WHILE ON LEASED PREMISES

If any mobile home is sold while on the Leased premises, it must be moved off the Leased premises at the time of sale unless the LESSOR approves the assignment of this Lease to the purchaser or executes a new Lease to said purchaser. Purchaser must file an Application for Lease, pay a transfer fee and receive approval PRIOR to sale. Otherwise, any transfer or Lease or sublease of said premises, whether in writing or oral, shall also be deemed a violation of this paragraph. LESSOR has no duty to approve any sublease, assignment, sale or attempted assignment; neither is it obligated to execute any new Lease to the LESSEE or any other party. If any mobile home located in Watersedge Mobile Home Park is sold and if the LESSOR permits the purchaser of such mobile home to Lease a space in Watersedge Mobile Home Park, the purchaser of such mobile home shall be required to pay the LESSOR a transfer fee in the sum of ~~TWO THOUSAND DOLLARS (\$2000.00)~~ four thousand dollars (\$4,000.00). Seller must inform purchaser of any pending repairs required by Watersedge Holdings, LLC and the status of any pending or approved requests the seller has submitted to the Pervious Allocation or Architectural Committee.

37. STOCK (Membership Interest) SALE

~~All LESSEES who wish to sell stock (their membership interest) other than by transfer to an immediate family member (i.e., parent, child or sibling of the owner or co-owner) or to a purchaser of their mobile home can only sell to someone who owns a home in the park. The stock (membership interest) may only be sold/transferred to an individual whose name appears on the title or another owner within the park.~~ LESSEES can only sell or transfer their membership interest (stock) to a purchaser of their mobile home or to any individual whose name appears on a title of a mobile home in Watersedge Mobile Home Park, unless the transfer takes place due to the death of the LESSEE.

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

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