



Winter 2024 Newsletter

Below are highlights from the Watersedge January 20 board meeting, along with other information. We hope you find this helpful and welcome your suggestions for future communications.

- **2024 Budget**—The budget was approved and is posted on the Watersedge website, <https://www.wemhp.com>, under Residents and Owners Only/Resident Documents.**
- **Distribution**—The board approved a distribution of \$-300 per .2% ownership (previously per share) to owners of record as of January 20, 2024. Checks will be mailed by March 15. If your address has changed from what is shown on your lease agreement, please notify Barbara Maurer at bjmaurer@gmail.com or 252-670-0757.
- **K-1 Tax Forms** for 2023 taxes must be mailed by March 15 according to IRS regulations. The K-1 form will be mailed by that date to members' addresses on record. Note the action required above if your address

has changed from what is shown on your lease agreement.

- **Nominations**—The terms of board members Fred Adams, Rich Bennett, Rick Hunter, and Larry Wood are expiring this year. Nomination forms were mailed on January 25, and nominations must be submitted by Saturday, February 24.
- **Operating Agreement**—A ballot to vote on the adoption of an Operating Agreement for Watersedge Holdings, LLC, was mailed to members (owners) on January 30. The Board of Managers recommends voting “yes” for adopting this agreement. It is needed because of a change in NC law that affects our 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 was mailed to members (owners or shareholders) of the LLC around December 1. A copy is available on our website, <https://www.wemhp.com>, under Residents and Owners Only/Resident Documents.**
- **2024 Watersedge Telephone Directory** – The 2024 Watersedge telephone directory is now posted on our website, <https://www.wemhp.com>, under Residents and Owners Only/Resident Documents.** Please notify Barbara Maurer at bjmaurer@gmail.com or use the “Contact Us” button at the bottom of this email if changes need to be made to the directory listing, if your contact information changes in the future, or if you do not want your email address included in future directories.

- **Annual Meeting and Celebration**—The annual meeting for members (owners or shareholders) will be held on Saturday, May 25, at 10 a.m. Our annual celebration will be held at the picnic shelter at 6 p.m. on Saturday, May 25. Your help is needed to make our celebration picnic possible. Please contact Bobby Whitt at 919-523-6163 or whitt4030@twc.com if you are willing to help with serving, set-up, or clean-up. We especially need help with serving and can schedule volunteers for a limited time so they can still enjoy the celebration with family and friends.
- **Water**—Water should be turned off to your mobile home when you leave for more than a day. Please take all necessary action to drain water lines and/or properly insulate them to prevent broken pipes that may be caused by freezing. Irrigation systems must be turned off from November 1 until March 1. Water has been turned off at the pier until spring. Water costs are one of our major expenses, and the board continues to consider ways to reduce our usage and costs.
- **West Entrance**—The west entrance gate is closed and will reopen by Easter weekend.
- **Pet Waste**—Please pick up your pet's waste and dispose of it properly. Ensure all family members and guests understand this.
- **2024 Lease** —Leases have been issued in the titleholder's name. If you change any names on your title, send a new title to Barbara Maurer at bjmaurer@gmail.com or 300 Shoreline Drive, New Bern, NC 28562-9522.
- **Website**—The Watersedge website, <https://www.wemhp.com>, contains Park guidelines that

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 Residents and Owners Only/Resident Documents.** Residents are encouraged to submit pictures to be added to the gallery section. Please email them to Barbara Maurer at bjmaurer@gmail.com and Susie Oliver at susiemoliver@gmail.com.

- **Mobile Homes or Ownership Units for Sale** —A Marketplace 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. There are several residents in the Park who are interested in purchasing units of ownership.
- **Condolences** go to the families of the following:
 - **Tet Walton**, who passed on November 27, and who was on the original board of Watersedge Corporation and remained on the board for a number of years. She is survived by her daughter Annie Walton Wyatt and son Jack Walton. Her mobile home was at 334 Watersedge Drive.

- **Roger Morton**, who passed on December 20, and who lived in the Park at 313 Hunter Lane. He is survived by his daughters Angela Shaffer and Teresa Chapman and sons Andrew Morton, Donald Chapman, and Roy Chapman.

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

Vote on Motions Passed at the January Board Meeting

- By February 1, 2024, send a ballot [to vote on the adoption of an Operating Agreement for Watersedge Holdings, LLC] with an explanation letter and a stamped return envelope that includes the residents' name and address. The letter will state that failure to respond will be counted as an affirmative vote. The return date deadline shall be February 28, 2024. Unanimous
- Declare a distribution to owners of record, effective January 20, 2024, in the amount of \$300 per unit of ownership. Unanimous.

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



[Contact Us](#)

This email was created with Wix. [Discover More](#)