

Questions and Answers to April 2024 “Ask the Board” posts

I see the new security measures going to be implemented by the new company. These new measures seem to make sense. My only question is, what security measures are being put in place for non-residents going to the restaurant and golf course?

Guests coming to the golf course and restaurant will talk to the guard through the intercom and let them know they will be going to the Pointe or HPGC. Thanks for asking.

When I inquired about this in the past, I got the impression that a resident can apparently arrange for the installation of their own street lamp at their residence by contracting directly with Tideland Electric. Two homeowners on Cardinal Drive have apparently done this. My question is has the board considered implementing controls over this situation? My opinion is that allowing this, without control, may result in too much lighting that adversely affects other neighbors, and creates an urban lighting problem. Your thoughts on this will be much appreciated.

Thank you for bringing this to our attention. Yes, we are looking at this as a board. This falls under the PCC (Property Control Committee) guidelines. Charlie Henke is the chair of this committee, and he will drive by to examine the lights. Meanwhile, all street lights should go through the POA and the PCC for approval and permit. We will keep you posted on the next steps and a decision.

Can you please verify if pickleball is included in our amenities? It seems like some people are saying they have been told they need to pay to play. Rather than spread the rumor, I prefer to verify, and fact check.

Here is the sign that appears at the Pickleball Court indicating open play vs. non-open play. The Pickleball Club maintains the courts, provides balls and paddles for new players, and offers a number of perks associated with membership. The dues are very reasonable. Check it out! They always welcome new players at Pickleball!

FAIRFIELD  HARBOUR

Pickleball Hours of Play*

Mornings: 8:30 - 12:00 noon
Open Play – All Levels

Afternoon: 12:00 noon - 5 p.m.
Unscheduled Play – Formed Groups, Drills

Evening Play: 5:00 - 9:00 p.m.
Monday – Men’s Night
Tuesday – Ladies’ Night
Wednesday – Open Play/Beginners
Thursday Night – Advanced Play 3.5+
Friday Night – Ladder Play/Round Robin
Saturday Night – Open Play/Family
Sunday Night – Advanced Challenge Couples 3.5+

In periods of high demand, Rotation Rules are to be followed.	For more information, see posted Open Play and Non-Open Play Rules.
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* Times may vary due to season, weather, and temperatures

FAIRFIELD  HARBOUR

Pickleball Court Rules

- No skateboards, skates, rollerblades, or bicycles allowed on the courts.
- Play at your own risk.
- Courts are for the exclusive use of residents and their guests.
- A resident must accompany all guests.
- A parent or guardian must accompany children under 18.
- No disruptive behavior or disturbance to others is permitted.
- Proper court shoes are required.
- Do not abuse nets or other equipment.
- No food, glass containers, or alcoholic beverages are permitted.
- Please dispose of all trash properly.

For access to courts, if locked, please call security at 252-636-5566. You must provide your name, address, and phone number to get the code.

In looking at income, annual fees included the same number of properties/homes owned across the board. I have seen continual building of new homes that don't appear to be included as new income /dues. Please help me understand as it seems those dues could help offset huge increase in dues to all residents.

Also, will the new amenities- pool, etc. be free to homeowners?

The builder pays the dues for new homes until they are transferred to the homeowners, so there isn't any new income from new residents. The builder is responsible for the dues before the homeowner. When the Harbour Club is built, it will be free to all residents. Meanwhile, most amenities are free—Red Sail, Community Center, Dog Park, etc. There is a charge to play golf.

Currently, there is not a pool planned for phase 1 of the Harbour Club. That would come in phase 2. So fees - if there are any - would be determined then. Resort Management Group has two pools, and there is a pool at Harbour Pointe Golf Club. Both of these charge to be a member of the pool. Pools are expensive to maintain, and liability is high - therefore, higher insurance coverage is required. That's why pool membership usually costs more.

Thank you for your interest!

Could someone elaborate on this 37 lots grant contract on Gondolier peninsula in the Feb POA minutes.

Wetlands: Decades ago, lots were plotted and recorded as enumerated (buildable) lots. Some were later found to contain hydric soils in part or total and were reconsidered as

jurisdictional wetlands. As a result, the POA has been paying water hookup fees and taxes north of \$100,000 with no end in sight.

As a result of a recent Supreme Court decision in Sacket v. EPA of May/2023 has narrowed the scope of the clean water act and the agency's power to regulate these areas. In fact, there has been a complete reversal by EPA & Army Corps of Engineers actions of twenty years ago. Today, to be subject to the Clean Water Act (CWA) there must/shall be a continuous and discernable surface water connection to Navigable Waters of the USA. Old, recorded subdivision plots that were later impacted by administrative rules as wetlands under CWA are currently undergoing re-evaluations across America for potential reclassification. The practices of the 1980s & 90s are not necessarily the Best Management Practices (BMPs) today. Current scientists and engineers have new and, in many cases, much better BMPs to protect surface waters while providing land utilization, including housing and farming. These "ghost lots" of yesterday are now becoming viable properties in communities throughout the country. Having a new master plan developed and approved by the EPA and the Army Corps of Engineers may allow a few previously recorded lots to be developed while preserving the remaining land to be recorded as conservation areas or common areas on someone else's dime. The bottom line is these come off our books. Revenue is generated once homes are built and the watershed areas are reclassified as tax-exempt. Thank you for your interest!

[When will the board stop using the block of timeshare votes to determine who gets on the board? The timeshare votes should be divided equally among the candidates running for our board of directors.](#)

Thank you for reaching out to Ask the Board. Our timeshare partners, RMG and VRI, are allowed to vote for FHPOA elections because they are FH property owners. Each timeshare door pays the same amount of dues as a homeowner, which adds up to a significant amount of dues contributing to the FHPOA budget. They can vote as they choose as long as their dues are current. They could, in theory, split their votes up for different candidates, but with that approach, their vote would be nullified and be a moot point. They vote for the candidate they feel best helps their long-term business goals.