

**Sandpiper Cay COA**  
**PO Box 449**  
**Kitty Hawk, NC 27949**

**Visit the Website:**  
**[www.SandpiperCay.org](http://www.SandpiperCay.org)**

The Association website has a lot of useful information including:

- All Board Meeting Minutes
- Social Committee Events
- Current Financials
- Bylaws, Covenants and Rules and Regulations
- Budgets
- Board of Directors List
- Newsletters
- Board Meeting Dates



### ***2012 Board of Directors Election***

The Annual Meeting will be held in March 17, 2012. There will be two Board positions up for election at the Annual Meeting. The terms of Linda Craig and Tom Watkins will be expiring. Both Linda and Tom have stated that they will be seeking re-election.



If you would like to run for the Board, please contact the office to be put in touch with a member of the Elections Committee. The Board has established the Elections Committee as Liz Puma (Chairperson), Betty Peet and Ron Bushar. All nominating petitions

need to be turned into the Committee mid-January 2012—60 days prior to the Annual Meeting as stated in the Bylaws. The nominating petition is available at the office and on the website at [www.SandpiperCay.org](http://www.SandpiperCay.org).



[www.VillageRealtyOBX.com](http://www.VillageRealtyOBX.com)

Association Property Management by Village Realty. For questions, comments or concerns call Ansley Miller at the Association office at (252)261-2188 or email [ansleymiller@villagerealtyobx.com](mailto:ansleymiller@villagerealtyobx.com).

### ***Notes From the Social Committee***

Greetings from the Social Committee! We would like thank the following people for their help with the 4th of July Cookout:

- Wayne Armstrong, Steve Cuthbretson and Ansley Miller of the Village Realty staff for arranging and transporting the grills that were used.
- Ron Bushar, Hank Sprenger and Harry Gries for being the grill cooks.
- Phyllis Porcher, the greeter with a happy smile.
- Terri-Ann Pratt for the decorations which were beautifully done.
- Marc and Sandy Standley for serving the guests.
- Sarah Tohle for providing the ice.
- Ron Bushar for providing the music.
- Yvonne Humphrey for help with the cleanup.
- All the other people that helped with this event. We would like to thank you for supporting this activity.

Sadly, we need to inform you that there will be **NO** 4th of July Cookout in 2012. We have cut back on planned activities due to the lack of interest and participation. If any activities are scheduled for the summer of 2012, we will let you know in the spring newsletter. We will continue to play cards in the clubhouse on Thursday evenings at 7:00pm and Sunday afternoon at 3:00pm. Please come and join us!

If you are interested in joining the Social Committee, please call Barbara at (252)573-9789.

We wish everyone a happy holiday season!

### ***Tips for Successful Renting***

If you rent your unit, here are a few tips that will help you, your renters, and the association.

**Talk to the Association Manager**  
Village Realty can give you important information about what the association requires of owners and renters and can provide you copies of the association rules to give to your tenants.

**Check the Documents**  
Make sure you comply with the association's governing documents—the bylaws and covenants. They contain special requirements for owners who lease their units.

**Educate Prospective Tenants**  
Be sure to inform prospective renters about the special considerations of living in a community association *before* they sign a lease. Village Realty will be happy to give you a copy of the

rules and other documents to pass along.

**Use a Lease Addendum**  
Although you'll have your renters sign a lease, it is good idea to attach an addendum that covers the specifics of the community association and require renters to adhere to association rules. This is very important because it gives you and the association a means of enforcement. A good lease or lease addendum should support the community by requiring the tenant to obey the bylaws, rules, and regulations of the association.

**Keep the Association Informed**  
Once the lease is signed, a copy must be given to Village Realty as required by the Rules and Regulations.



#### **Encourage Tenants to Participate in the Association**

Even though tenants have no vote on association matters, they are an important part of the community. It is important to provide them with information that will familiarize them with the association, and encourage them to participate in community activities whenever possible.

## Do You Know Where Your Association Documents Are?

When you bought your condo in Sandpiper Cay, you should have received copies of all the governing documents—including the rules and regulations—prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. And many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print.

As an owner, you have a right to these documents; so, if you don't have copies for any reason, please contact Village Realty to provide you with copies. All of these documents can also be viewed or printed by going to the website [www.SandpiperCay.org](http://www.SandpiperCay.org).

Of course, it's your responsibility to provide the association with your current address and phone number (particularly nonresident owners). This enables us meet our obligation to provide all owners with information from the association.

It's very important to have copies of the governing documents because you'll be expected to know and comply with all rules and regulations of the community. If you are an owner who rents your unit, your tenants will also be expected to know and comply with these rules.

It's our responsibility to make these documents—the bylaws and the covenants, conditions, and restrictions—as understandable as possible, so if there's anything you don't understand, please let us know. We'll



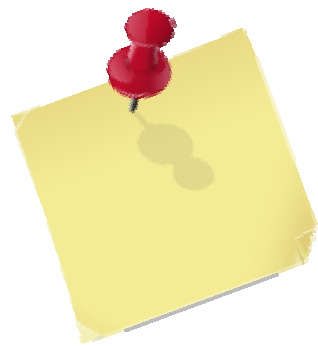
### Friendly Reminders:

**Parking:** There are no assigned parking spots in the community. The Rules and Regulations state that two (2) parking spaces are allotted for each unit. Spots are available on a first-come, first-served basis. Please use common courtesy and be respectful to your neighbor when it comes to parking.

Please remember that the parking of abandoned vehicles is not permitted. An abandoned vehicle is defined in the Rules and Regulations as one that does not have a valid registration plate, one that has been left unattended on Sandpiper Cay property or one that is not owned by a resident, owner or guest of a resident or owner.

The parking of the following vehicles are not allowed: Trailers, motor homes, PODS (stationary storage units), boats, snowmobiles, jet skis, oversized commercial vehicles and oversized vehicles. However, in certain situations, permission may be granted on a short term basis in designated areas by contacting Village Realty

**Pets:** Please be a responsible dog owner by promptly cleaning up after your dog. In addition, dogs must be on a leash and the leash must be in your hand at all times.



## Pool Improvement Project

If you visited the pool anytime this past summer, you may have noticed how clean and bright the pool looked. You may or may not be aware that prior to the pool opening, it was discovered that the gunite, which is the concrete application on the pool, had failed and needed to be resurfaced. After reviewing three bids from local pool companies who specialize in this type of work, the Board selected a vendor for the project. This was a major project which took several weeks to complete. It was unsure whether the pool would be able to open as scheduled. After weeks of work, the project was complete and the pool was able to open as scheduled. Here are some pictures of the work.

