



Sandpiper Cay

Kitty Hawk, NC



November 2010

2011 Board of Directors Election



The Annual Meeting will be held in March 2011. There will be two Board positions up for election at the Annual Meeting. The terms of Steve Kinnier and Liz Puma will be expiring. Both Steve and Liz 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 Pat Ambrose (Chairperson), Bella Reber and Barbara Lawrence. All nominating petitions need to be turned into the Committee in January 2011—60 days prior to the Annual Meeting as stated in the By-laws. The nominating petition will be available at the office and on the website at www.SandpiperCay.org.



Village Realty
OUTER BANKS, NC

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.

What is Fiduciary Duty?

From time to time you may hear that the Board of the association operates in a fiduciary capacity for the owners in the association. Or you may read about the Board's fiduciary responsibility in the governing documents. Just exactly what does this mean?

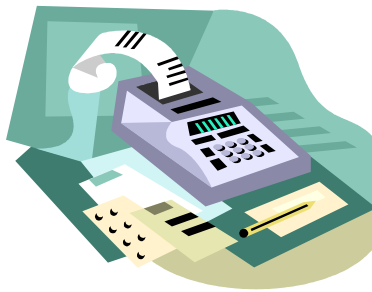
Fiduciary duty simply means the board has an ethical and legal obligation to make decisions in the best interests of the entire association. That's a small explanation for a very big responsibility.

Fiduciary duty includes a duty of loyalty to the association, which means that Board members should never use their position to take advantage of the association. They should never make decisions for the association that benefit themselves at the expense of

the association and its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means Board members must perform their duties in good faith and in a manner they believe to be in the best interest of the association, with such care as an ordinary prudent person in a similar position under similar circumstances would use.

In short, Boards must act in the best interests of the association and act reasonably.



Board members fulfill their fiduciary duty by:

- Developing and using a formal budgeting process
- Establishing and adhering to budgetary guidelines
- Ensuring that the Association's funds are properly accounted for and invested.
- Promoting understanding and acceptance of the reserve accounts among the members
- Collecting sufficient fees to adequately operate the association
- Authorizing expenditures

Important Information for Owners who Rent their Unit

Many owners lease their units, and we'd like to make the leasing experience successful and positive for everyone. By informing you of your responsibilities, we hope to help preserve property value for both you and the association.

Your tenants may not be familiar with common-interest community living. Please take a few minutes to explain to them that living in a community association is very different from living in other types of communities. Specifically, your tenants, like all residents, are subject to the rules and regulations of the association, and it's up to you to educate them and see that they comply. The association will assist you in this area, but the responsibility lies with you. We recommend that you provide your tenants with written copies of all policies and rules and advise them on the proper use of the association's facilities. You can obtain copies of these and other useful documents from the manager or on the association's website.

We strongly recommend that you have a written lease agreement



with your tenant and the bylaws require that you provide a copy of the lease to the office. As a lessor (landlord) of a unit in the community association, the lease you use must require tenants to comply with the association's governing documents. In the event that your tenant fails to comply with these documents, including the bylaws, or the rules and regulations, a representative of the association will contact you and possibly your tenants or property manager in an attempt to remedy the problem.

If the violation is not corrected after the initial contact, the association will inform you and expect you to remedy the violation using the recourse available to you through your lease agreement. If the violation still is not corrected, the association may pursue appropriate corrective action including fines or other legal measures to bring the property into compliance. You, as the owner, are the responsible party for ensuring that your unit and its inhabitants are in compliance with the rules of the association.

The association asks that you provide the manager with the names

and contact information of your tenants. We will add your tenants to our mailing list, and they will receive the newsletter, notices of social activities and general association-related information. This information will also be used in case of an emergency.

Follow these simple steps and you, the tenants and the association will all have a positive community association living experience:

- Provide your tenants with copies of association rules.
- Educate tenants about the need to follow association rules, and see that they comply.
- Advise tenants on the proper use of association facilities.
- Use a written lease agreement.
- Make sure your lease requires tenants to comply with all association governing documents.
- Provide the association with contact information for your tenants.

Renters: If you don't have a copy of the association rules or you'd like more information about the association, please contact the office or visit the website at www.SandpiperCay.org

Thank you for a great pool season!

The 2010 pool season was a great one! A special thank you to the pool monitors—Marietta Clapper, Stan Dutt, Carol Matthews, Al Munza and Bella Reber. We appreciate your hard work this summer—we all know how hot those summer days were! Thank you to Wayne and Steve for keeping the pool clean and beautiful this summer. We look forward to another great pool season in 2011.



Bylaws Committee

The Bylaws Committee is working on updating the Bylaws. The last time that the Bylaws were revised was in 1999. The Committee suggests that owners submit any suggestions of possible revisions to them in writing. You can email your suggestions to ansleymiller@villagerealtyobx.com.



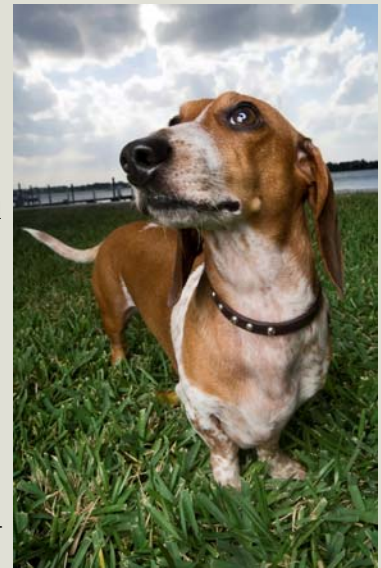
Community Dog Clean Up Stations

Most of you have probably noticed the dog clean up stations that have been installed throughout the community. There are a total of 7 stations in various locations in the community. The stations were approved by the Board and installed May. They have made a noticeable difference in the amount of dog waste in the community. Thank you to all the residents who clean up after their dog every time. For those of you who do not, please do your part to help keep the community clean. Below are ten reasons to pick up after your dog.

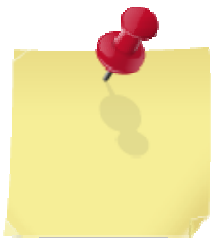
TEN REASONS TO PICK UP PET POOP

Courtesy of Virginia DCR

1. Stormwater carries pet waste and other pollutants directly into waterways.
2. Animal waste adds nitrogen to the water. Excess nitrogen depletes the oxygen in water necessary for beneficial underwater grasses, wildlife and fish.
3. Animal waste may contain harmful organisms such as Giardia, Salmonella and E. coli that can be transmitted to humans and other animals by ingesting contaminated water.
4. Roundworms and hookworms deposited by infected animals can live in the soil for long periods of time and be transmitted to other animals and humans.
5. It's the law! Many urban and suburban areas require you to pick up after your pet.
6. Even if there is no restriction, cleaning up after your pet is always the right thing to do.
7. Joining the growing number of responsible pet owners may encourage hotel managers to accept pets when you are traveling and help keep fees to a minimum.
8. No one likes to step in pet waste and spread it into homes, cars and businesses.
9. Scooping on a daily basis and applying lime will help prevent odors.
10. It's easy to clean up by carrying plastic baggies and paper towels in your pocket. The baggies can be secured and thrown away in the garbage.



Parking Reminders: 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 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 requires advance permission from the office and may be granted on a short term basis in designated areas: Trailers, motor homes, PODS (stationary storage units), boats, snowmobiles, jet skis, oversized commercial vehicles and oversized vehicles.

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

**Visit the Website:
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

 ***Notes from the Social Committee*** 

- Cards/games are played every Thursday night at 7pm in the clubhouse.
- Please participate in the Community Watch Program. Call the office if you would like to sign up.
- Our community project will continue for 2011. We contribute to the local beach food pantry. This year we have already contributed over 80 lbs of food. THANKS to all who participated. The demand is great and without the generous support this community outreach will have a difficult time meeting the needs of local residents. There will be a box placed in the clubhouse. When you come for any activity, please bring a non-perishable food item to donate. The food pantry box will also be at the annual meeting. Please give generously.
- On Saturday, October 30th, we held a Halloween Party! We were dressed to “spook” everyone and had fun with the games, monster music, and the delicious food.
- On Saturday, December 18th, we will have our last activity for 2010. From 2pm-5pm we will have a “Holiday Cookie Exchange” in the clubhouse. This event is a lot of fun and we get to eat cookies and celebrate the season. If you have never been to a cookie exchange, you are in for a treat. All you need to do is bring four dozen home-made cookies or candy treats with one dozen separated for “tasting”. Prior to leaving, everyone loads up a tray of three dozen different treats. Drinks will be provided. For additional information, call Bella (252-255-0925).
- A BIG THANK YOU TO ALL THOSE WHO HELPED MAKE OUR 2010 SEASON A SUPER ONE!
- MANY HANDS MAKE LIGHT WORK—We need YOUR HANDS on the Social Committee **if** we are to continue our activities in 2011. Our next planning meeting will be held in January. We are open to any and all suggestions. We encourage residents to sign up and become members of the Social Committee. Please call Barbara (252-573-9789) or Bella(252-255-0925) to join with us to help make SANDPIPER CAY A GREAT NEIGHBORHOOD TO LIVE IN! Come meet your neighbors and have fun! Events are also posted on the website at www.SandpiperCay.org.

