



March 29, 2022

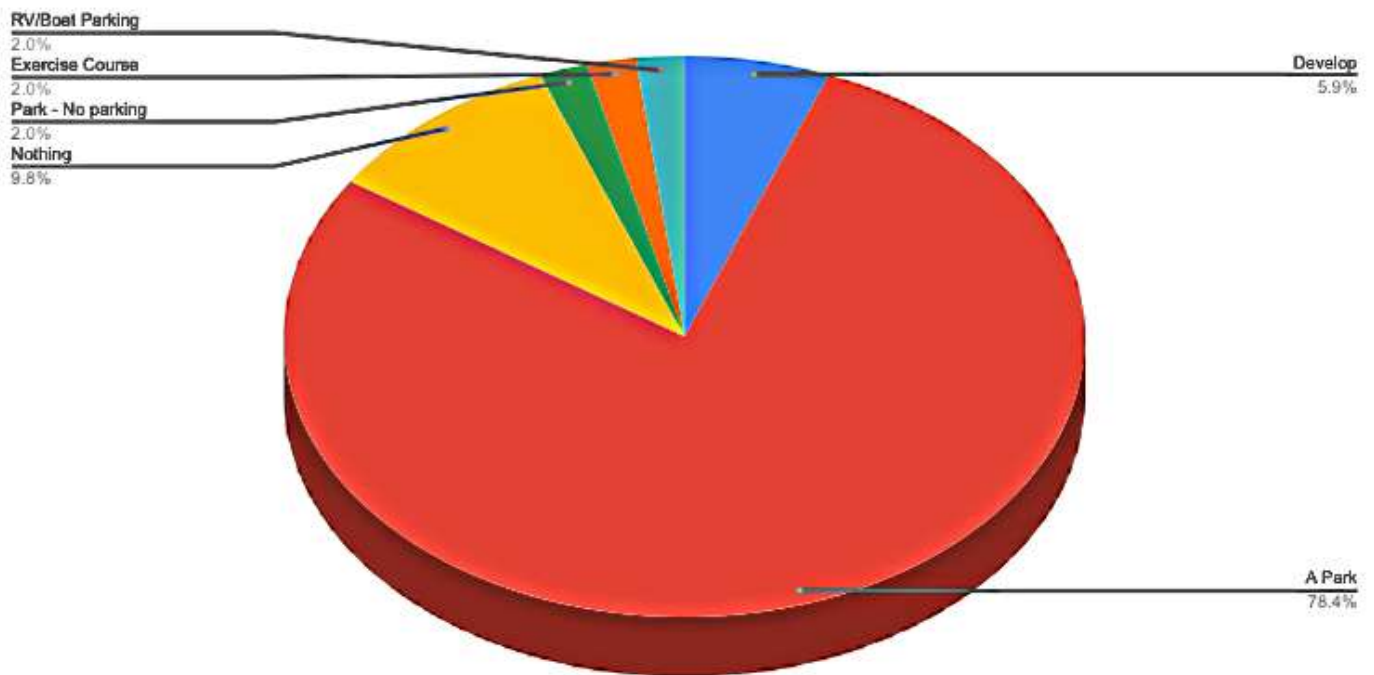
Dear Fellow Homeowner,

As you know, the Beachwalk HOA Board of Directors sent out a survey to all homeowners on March 3, 2022 requesting community feedback regarding our Greenspace Common Area. We would like to share the results of that survey as well as answer some commonly asked questions received regarding this space.

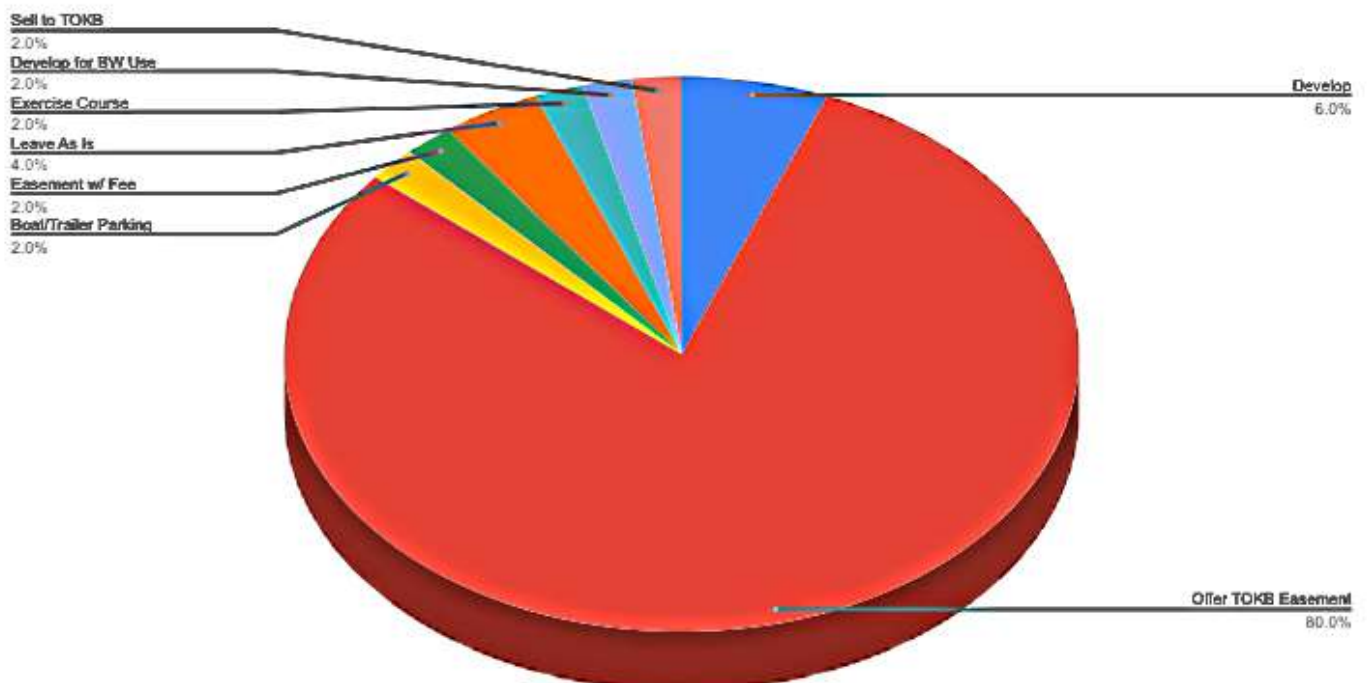
With 51 submissions, we received 60% Beachwalk participation. We inquired as to what you would like to see happen to our community Common Area and also, in your opinion, what would be the best use of this space as it pertains to all of Beachwalk and our property values. Many of you submitted additional comments and suggestions regarding this space. For those who participated, thank you. If you didn't have an opportunity to participate, there will be a follow up informational meeting to all homeowners and we strongly encourage you to attend - in person or virtually as this will be a hybrid meeting for those homeowners who may be traveling or at their second homes.



**:: What would you like to see happen to our Greenspace Common Area?**



**:: In your opinion, what is the best use of this Common Area as it pertains to benefiting all Beachwalk residents and increasing property values?**



When asked what residents would like to see happen to our Greenspace Common Area, you responded as follows:

**A Park - 78.4% (40 votes)**  
**Develop - 5.9% (3 votes)**  
**Nothing - 9.8% (5 votes)**  
**Boat/RV Parking - 2% (1 vote)**  
**A Park/no parking - 2% (1 vote)**  
**Exercise Course - 2% (1 vote)**

When asked what residents felt would be the best use of the Common Area, benefitting all of Beachwalk and increasing property values, you responded as follows:

**Grant TOKB Easement - 80% (40 votes)**  
**Develop - 6% (3 votes)**  
**Do Nothing - 4% (2 votes)**  
**Sell to TOKB - 2% (1 vote)**  
**Develop for BW Use - 2% (1 vote)**  
**Exercise Course - 2% (1 vote)**  
**Easement w/ Fee - 2% (1 vote)**  
**Boat/Trailer Parking - 2% (1 vote)**

As you can see, the vast majority were in favor of granting a conditional easement to the Town of Kure Beach for the purpose of a park. Your Beachwalk HOA Board of Directors hear you and based on your feedback, the history, lot complications, and the benefits to Beachwalk, we are inclined to agree with the opinion that granting the TOKB a conditional easement is in the best interest of Beachwalk residents and our property values.

We will be holding a special informational meeting in the near future to discuss further, answer questions that may not be answered in this communication, and to share the details of the Town's future plan and timeline as it pertains to the adjoining Sandman Lot. As several homeowners are traveling or are at their second homes, this meeting will be a hybrid meeting (in person as well as Zoom).

In addition to the above questions, the survey also included an additional option for Beachwalk residents to be heard by sharing their comments or suggestions related to this Common Area. The following will share that feedback and also address some of those submitted questions/comments.

## Survey Feedback

- :: Many (most) comments expressed their desire to grant the Town an easement, citing they are already going to use the Sandman Lot for a park and this would allow Beachwalk to have a say in the design planning of the whole space.
- :: A park would increase our property values
- :: Doing nothing is not being a good steward of our resources.
- :: The space is so confined, a park would be a better use for the space.
- :: Our lot is useless since we have no easement and is undevelopable.
- :: Do nothing/leave Greenspace as it is.
- :: All Beachwalk residents should have access to and be able to enjoy this space - a park would allow residents to achieve both.
- :: A park would be preferred over development from a stormwater (water runoff) perspective.
- :: A park other than what we currently have in Kure Beach is desirable (no parking/walk up only - no asphalt parking lot)
- :: Granting an easement would relieve Beachwalk from the maintenance responsibility.
- :: This parcel has no value to Beachwalk as is - granting an easement to the TOKB to expand the park is the best use for this space.
- :: Recommendation: Green (water) garden inclusion in the park design
- :: Design the lots for development/sell to TOKB
- :: Park/no playground

*Please note: Many homeowners echoed similar or the same commentary. Those have been combined in the overall above feedback.*

**Q. Why not sell our lot at fair market value?**

A. Selling the Greenspace Common Area isn't realistic - and would be impossible. In order to sell, we would need to garner 80% homeowner support to achieve this. Based on our survey results, that recommendation would not garner the votes needed. Moreover, because of the location of the TOKB's Sandman lot, we (Beachwalk) do not have an easement to develop this area. Even if we *had* an easement, based on the lot size, it would be near impossible to develop and meet the development criteria to include a 50' road frontage requirement by the TOKB. This space is essentially undevelopable.

**Q. Let's use it for boat/rv/trailer parking.**

A. We have no easement for such access.

**Q. What does "conditional easement" mean?**

A. "Conditional" implies as long as the TOKB designates/uses the Sandman lot for a park, we would contribute our Greenspace via an easement, with the TOKB overseeing maintenance and upkeep.

**Q. What about water mitigation and drainage concerns?**

A. If Beachwalk were to partner with the TOKB by granting this conditional easement, we would be a part of the development/design team and have input as to what goes where, benefitting Beachwalk and especially those residents who have homes directly behind this park. Moreover, it would be in the best interest of Beachwalk, with respect to water/drainage/impervious surface concerns, to designate this area as a park instead of developing it. The Town is aware we are hypersensitive to all things water and would be accommodating in a park co-design.

**Q. What other use is the Town considering for their Sandman Lot?**

A. Nothing. The TOKB, based on Kure Beach resident feedback, *is* designating the Sandman Lot as a Kure Beach park. The results from the Town's survey overwhelmingly support a park instead of development and they are moving forward accordingly.

**Q. What kind of park is being considered?**

A. We (Kure Beach residents) already have a dog park, a fitness park (tennis/basketball/disc golf), and playground(s). This park's design would be different; a more relaxed setting. Being considered in the master plan is a walking path, landscaping, a few swings (much like what we have on the Boardwalk, not the playground variety.), sun shades, possibly a pop up water "pad." What it would **not** include is parking. This park would be for foot/bike traffic, with possibly a small area for a few (KB registered) golf carts.

**Q. Who would maintain our easement portion of the park?**

A. The TOKB would assume all responsibility for maintenance, landscaping, and policing.

We hope this was informative and answers some of your questions regarding our Greenspace Common Area. Again, we will be having an informational meeting in the very near future. You are encouraged to participate - either in person or via the Zoom link that will be provided. We would like to see as much interest and participation as possible. This space is owned by all Beachwalk residents and we want to hear from *everyone*.

Respectfully,

**Your Beachwalk HOA Board of Directors**

Tracy Mitchell, President

Hans Sjoquist, Treasurer

Jim Craig, Secretary

Gene Lisewski, Member

Scott Garwicki, Member