

## Pine Knoll Shores ... A Brief History

By Diane Donovan

### Home Owners Organizations

Continuing to quote from "Town of Pine Knoll Shores 1973-1985" by the late Ken Haller:

Pine Knoll Association, Inc. was the first homeowners group in PKS. It was incorporated May 31, 1967, some six years before Pine Knoll Shores became a town. It was formed by the Roosevelt interests but its members included all property owners in 'new' PKS - so called to distinguish the area from the earlier development in the eastern sector. The line of demarcation between the Association and the rest of PKS to the east was extremely erratic and could be located only on an Association map.

The Association has played a major role in the development of PKS and cannot be ignored in any account of that development. There is no legal relationship between the Town and the Association. However, the Association has addressed some major problems of considerable import.

The directors had been made fully aware of the serious erosion taking place at an area on the Sound extending roughly from McNeill Inlet to Brock Basin. Director Hammon suggested that the cost of bulk heading should be shared equally by the property owners and the Roosevelts. The newly established Sound Maintenance Committee contacted the Roosevelts who agreed to contribute to the project.

Minutes of an October 9, 1973 meeting state: "The Treasurer reported a check for \$30,900 was received from the Roosevelts as a donation to Pine Knoll Association for the bulk-heading with \$900 designated to be used toward construction of loading docks at both Brock Basin and McNeill Inlet."

The Association's second problem of bulk-heading arose out of erosion along the banks of the

canal on such lots as remained unbulkheaded. In early summer of 1973 the Mimosa bridge was completed and eastern and western sections of the canal were joined. People noticed more and more erosion of the canal banks and the importance of bulkheading the canal banks became evident.

Letters of concern and information were sent to all property owners. "The Canal Committee is meeting with the Town Planning Committee—to ask that the Town pass an ordinance requiring owners to bulkhead their property before the issuance of a building permit." Meeting of September 14, 1976.

The bulk-heading—was started April 11, 1977 and now on December 13, 1977 the last bit of sheeting is being placed. One and one-half miles of bulk-heading has been done." Meeting of December 13, 1977.

Another troublesome problem related to the use of Brock Basin and Hall Haven as marinas. At the annual meeting held in June, 1972, it was proposed that the Association build slips in those areas to be owned by the Association and allocated to members at a rental sufficient to reimburse the Association for both construction and maintenance costs. No action was taken.

Plans for building slips, rental charges, etc. were finally adopted....At the annual meeting of June 11, 1977 the membership approved the "policies, rules and regulations" contained in the association's letter sent to property owners dated November 21, 1976. The membership also approved...assessments for use of dock facilities on an annual basis to cover costs of providing the facilities, maintenance....and other services.

When the town was incorporated the Roosevelts deeded the parks that they had envisioned for the

area to the home owners associations. PKS received Brock Basin, Hall Haven, Ocean Park and Davis Landing. PIKSCO received McNeill Inlet, Garner Park, the ocean park at Bay Street, and an undeveloped tract lying ocean side midway between Mimosa and Maple Court. (Ed. Note: this has now been developed as public beach access.) Deeding these parks to the homeowners associations rather than to the town kept them as private lands and limited their use to association members, exclusive of the general public.

PIKSCO was incorporated in November 1972 to act on behalf of property owners in the older eastern section of Pine Knoll Shores.

The early days of the corporation involved its endeavor to make certain it received from the Roosevelts title to the park areas designated for use by residents of 'old' PKS. Eventually these areas were in fact deeded to PIKSCO.

The Board of Directors spent many hours formulating plans for the efficient development of their parks and in properly maintaining and improving them. Initially the directors were hampered in their efforts by reason of the fact that property owners in the corporation's area were not required to accept membership in PIKSCO so payment of dues was entirely a voluntary matter. Valiant efforts were made to enroll residents as members. Those efforts have been successful. As of 1985 some 70% or more of the owners are dues paying members.

Problems arose from time to time about the Willard Garner Park which boasts a boat basin near the center of the park area from which a canal leads through adjoining lots to the sound.

Discussions have been carried on by the corporation with PKA as to the most efficient way of

controlling illegal parking in the parks of both associations. Each association has extended to the members of the other parking privileges. They agreed on the use of identical parking stickers.

Dues payable annually to PIKSCO began at \$10 but increased to \$20 in the same manner as those of PKA.

With the passage of time large areas...have been developed to accommodate condominiums. Many of these are collectively known as Beacon's Reach. The members of Beacon's Reach Master Association are smaller homeowners associations whose members in turn are the property owners in the particular area the smaller association represents.

These small associations collect dues from their members and pay for the upkeep of their own common properties. They also pay dues to the Master Association which offers use of a marina on the sound, two swimming pools, tennis courts, two ocean entrances and a cart system to carry members to those various facilities.

Development of McGinnis Point has also come about in recent times. It, too, has a McGinnis Point Master Association which provides maintenance for properties common to the whole McGinnis section. Three smaller associations, Albemarle, Currituck and Pamlico, each maintain the common properties allocated to it. Association members are provided with tennis courts and a pool. Albemarle also enjoys a dock for every two houses.

There are several other associations in the town such as Pine Knoll Townes, Phases I, II and III. Each has its own association. Similar associations are found elsewhere in locations where areas were not included in either PKA or PIKSCO.

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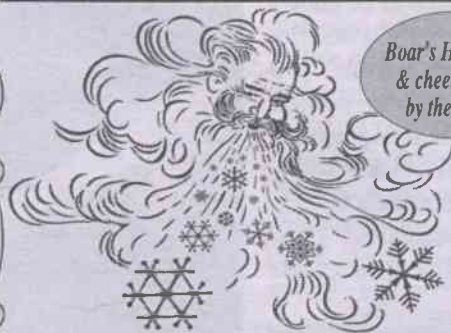
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