



CLMHOA THE PRESIDENT'S Message



I hope you all enjoyed this Cypress Landing summer! I want to take this time to share with you an overview of how our community has grown to what it is today.

MORE THAN 20 YEARS AGO Weyerhaeuser Real Estate Company (WREC), with great foresight, converted one of their tree farms into a planned residential community. With great care over 700 residential lots were carved out of the forest and placed around an 18-hole golf course. To make the community even more desirable, a marina with more than 200 boat slips was added along with other amenities.

When the Articles of Incorporation and other legal operating documents were finalized, WREC included legal provisions separating the living community, golf course, and marina. Legally, there were three, separate, stand-alone corporations - each expected to be independently self-supporting, each having a board or association to autonomously manage their operation. One could surmise the separation was designed to protect the housing piece so neither the golf course nor marina (both valuable self-sustaining assets), could place a financial burden on the community.

ABOUT FOUR YEARS AGO, the golf course was underperforming at an unsustainable pace. The community voted to assimilate the golf course into Cypress Landing, leaving us with two separate entities: Cypress Landing Master

Homeowner's Association (CLMHOA) and Cypress Landing Marina Association. A new outside golf course management company was hired, and with some hard work from several of your neighbors, we now have a solvent and profitable golf course. The Cypress Landing Marina Association continues to function successfully as a separate entity.

YOU ELECT SEVEN CLMHOA Board of Director members. Each board member serves a three-year term and works closely with the community manager, **Tomi Moodi**, to address all issues related to the HOA including oversight of the golf course. The Board invites all community members to attend the monthly meetings where financial reports and committee activities are reviewed, expenditures reported, and other timely issues are discussed. Prior to each board meeting, a pre-board meeting is convened and designed for public, open discussion. Additionally, this year the Board has met several times in closed session. No formal action is taken in closed sessions, but board members are encouraged to openly discuss issues, gain a broader view of issues, and work towards consensus on board action once regular open board meetings convene.

I want to **ASSURE YOU** the Board's objective is to make decisions based on the best interests of the entire community. **YOUR INPUT IS ALWAYS WELCOME.**

Social Committee Standing Committees

AUGMENT COMMUNITY ACTIVITIES

By: Patrick Kinlaw, Social Committee Chair

The **Cypress Landing (CL) Social Committee** includes several standing committees (subcommittees) that boost opportunities for residents. Among them are the **Welcome Committee** and the **Wine Club Committee**. Highlights of the great work of these subcommittees are below.

Welcome Committee (Ruth Recchia, Chair)

The Welcome Committee's mission is to connect with new residents to help them feel welcome and support their transition to our community. This includes sharing information about Cypress Landing proper and beyond to include surrounding communities/resources.

The **subcommittee** is comprised of eleven neighborhood captains who are responsible for keeping an eye on their neighborhood for transitional activity. Realtor websites are monitored, "For Sale" signs are noted, lot development is on constant watch, and communication with the CLMHOA office is ongoing. Once a new resident(s) relocates, a neighborhood captain reaches out and provides an information packet (a tool kit of sorts), that includes information related to CL and the region. Captains also provide their contact information in the event a new resident needs any further personal/individual support as they transition.

The **information packet** provided to new residents includes a form that requests background, interest, etc. that is published in Escapades. This helps to inform current residents about the fine folks who have joined the community. It also provides talking points for current residents when they meet our newcomers. You often hear, "It is a small world" ...well, it is amazing how frequently folks read Escapades and find things in common with those who have recently moved to CL.

We also hold **meet-and-greet sessions** for new residents that occur twice a year - early Spring and late Summer. Attendees have an opportunity to hear briefly from approximately twenty of the CL committees/groups currently operating in the community. It is another attempt to inform newcomers and help them find their "sweet spot" as they acclimate to a new neighborhood. Regularly, veteran CL residents attend the event to meet, mingle with and support newcomers. We had a meet-and-greet session on **Sunday, August 18, 2024**, at the Bay Club.

The **annual Trim-A-Tree** is always a popular holiday kick off when newcomers are invited to bring a holiday ornament to be placed on the tree in the Bay Club. Resident's ornaments are hung on the tree every year thereafter. This year's holiday festive Trim-A-Tree event will be held on **Sunday, December 8, 2024**. Unlike the meet-and-greet sessions, new residents are invited to share information about their previous location, how they landed in CL, and any other pertinent information with attendees. New and veteran residents are encouraged to attend. The Iris Lounge will be open, and snacks will be provided.

Ruth made a point to share that new members to her subcommittee are always "welcome" to join. If you are interested in being a part of the Welcome Committee, please reach out to Ruth Recchia at ruth.recchia@gmail.com.

CL Wine Club (Jackie Douglas, Chair)

The Cypress Landing Wine Club's (CLWC) monthly socials have been a huge success. **Since 2021**, the membership has grown to 278 members. An average of 60-70 people attend the monthly wine socials. The CLWC Steering Committee meets two to three times a year to plan the wine socials and vineyard trips. There is an effort to use all the Cypress Landing facilities for the wine socials - Bay Club, Marina Lounge/Patio, Fitness Center parking lot, Butterfly Habitat, and Golf Club.



The **CLWC Steering Committee** went to North Carolina's Yadkin Valley in March 2022 to explore the wineries and bring back information to the wine club. On **Day One** the group met up at Raffaldini Vineyards & Winery. On **Days Two & Three**, the Yadkin Wine Shuttle transported the group to the wineries each day. This allowed the entire team to travel together safely and to be able to enjoy wine tastings as a group. **Day Two** visits included the Shelton Vineyards, Grassy Creek Winery, Midnight Magdalena, and Piccione Vineyards. **Day Three** participants enjoyed the RayLen Vineyards, Julius Lindsey, Old Homeplace, and Medaloni Cellars. After the jammed packed three-day schedule, it was determined that four wineries a day was a bit much, and that three would be better. Even so, it was a great wine adventure.

Also, in 2022, the CLWC planned a winery trip in the Shenandoah Valley of Virginia. Thirty-One members attended. **Day One** included the Cave Ridge Winery (wine tasting, tour, appetizers, dinner, and dessert wine at the double decker bus). **Days Two & Three** wineries (Kindred Pointe, Muse Vineyards, & Shenandoah Vineyards) were enjoyed, and the day ended with a group dinner.

In 2023, there were many wine socials held in Cypress Landing. So far, **2024 has offered the monthly wine socials at the Bay Club and Marina Lounge/Patio**. On **June 10**, the annual wine social at the CL Golf Club was held with a putting contest. A wine trip is planned in September to Charlottesville, VA, with two days of wine tasting and a group dinner. Thirty wine club members will be participating.



If resident non-members are interested in joining the CL Wine Club, please email Jackie Douglas at cypresslandingwine@gmail.com.



Laura Staton Awarded Daughters of the American Revolution MEDAL OF HONOR

By: Dave Grahek

The Daughters of the American Revolution Medal of Honor is the most prestigious honor awarded by the DAR. It is presented to a man or woman who is a United States citizen by birth and has shown extraordinary qualities of leadership, trustworthiness, service, and patriotism. The recipient must have made unusual and lasting contributions to our American Heritage by truly giving of himself or herself to his or her community, state, the Country, and fellow man.

Judy Fuller, Regent, Major Reading Blount Chapter of the DAR, could think of only one person deserving of this award and submitted her neighbor, **Laura Staton**.

Fuller's submission highlighted Laura's service as an Air Force Flight Surgeon at a time when no women were permitted to fly in combat aircraft. Laura amassed more hours in fighter jets than any woman alive at the time – along with being a superb physician. Her accomplishments included:

- Caring for over 10,000 outpatient visitors to her clinic
- Ensuring completion of over 4,500 physical examinations per year
- Serving as an instructor and member of the Flying Ambulance Surgical Team
- Taking responsibility for patient care in the second busiest Air Force Emergency Department, which was involved in the care of over 8,000 patients (averaging 70 – 80 patients in a 12-hour shift)

The next chapter in Laura's life found her opening a private occupational medicine practice. Building this practice from the ground up, she employed eight people and partnered with a physical therapy group to form a one-stop-shop for Corporate Care. One of her clients was the United States Postal Service (USPS).

The USPS admired Staton's diligent practice and asked her to join their team. She served as their Senior Area Medical Director for the Mid-Atlantic Area. She developed a comprehensive program to smartly manage Family and Medical Leave, which saved the USPS over \$7.5 million dollars per year. It was during this time she studied and earned her master's degree in public health from the Medical College of Wisconsin in Milwaukee. Her last day at the USPS was September 11, 2001, when she witnessed a terrorist plane fly into the Pentagon.



Laura had been offered a position as the Medical Director for U.S. Airways during this time when air travel was chaotic at best. When she called them and asked if they still needed her, the reply was, **"Now more than ever!"** Her leadership during this time was crucial to getting the Airline's employees back to being productive. Her final work chapter was as a private consultant of occupational medicine through Corporate Healthcare Consultants, working with private industry to manage medical leave.

Her entire working career prepared her for what she was always meant to do – give back to her community and make a difference in other people's lives. For the last eighteen years she has done just that. The following list will give you an idea of her more current accomplishments.

- Beaufort County Master Gardener
- Guardian ad Litem (GAL) – advocate/recruiter/trainer for the state program
- Dept. of Social Services: Children Services Volunteer
- Eagle's Wings Food Pantry – Board member/fund raising/food deliveries
- Humane Society - Beaufort County
- Organizing Red Cross Blood Drives
- Health Department – Scheduled and worked on-site COVID inoculations
- Ruth's House Domestic Violence Volunteer
- Community Emergency Response Team (CERT)
- Chairperson: Beaufort County EMS Oversight Committee
- Interim Director of ODCC (Women and Children's Homeless Shelter)
- Higher Heights Human Services - serving pregnant/parenting adolescents
- Beaufort County Community College (BCCC)

Laura's first appointment to the BCCC Board of Trustees was by Governor Pat McCrory for a four-year term. She served as Trustee Chairperson during the hiring of the current College President. When her first term was completed, she served on the Foundation Board raising money for scholarships. Her second appointment to the Board of Trustees was by the Beaufort County Board of Commissioners, and she continues to serve.

Ms. Fuller's final summation was, **"Dr. Laura Staton embodies the traits of leadership, trustworthiness, patriotism, and service in every endeavor she has ever undertaken and has done so unselfishly to make others' lives better. She epitomizes the spirit of this noble award."**

Where do **Paper Wasps** Live? Why in **Paper Boxes** of Course!



By: Tom McCluskey

The first sign something might be wrong in front of our home was when a neighbor who had graciously volunteered to drop an envelope off at our newspaper box suddenly took off in his vehicle as if he had just been shot out of a cannon; launched off the starting line at a drag strip. So, curious, I walked out to the street to see two black tire tracks that would have made my teenaged-self proud had I ever owned a car capable of laying down rubber as sweet as what now decorated our normally sleepy street. What could have caused a late middle-aged man dropping off a registration form for a boating course to accelerate so quickly away from our newspaper box? Also, what was that pesky buzzing sound emanating from beneath our mailbox? It was then I turned and crouched down to see hanging upside down inside our paper box what looked like a golf ball the size of a baseball covered with...**WASPS!!!!**



I took off running up the driveway surrounded by a cloud of angry insects swarming around me as if I were the one who thrust the envelope into their newly constructed habitat. In my mind I imagined them forming a perfect

cartoon arrow behind me--only this was real! It got even more real when I reached the door next to our garage which had swung closed and was **LOCKED!** As the wasps swarmed around me, I ran to the keypad next to the garage door. I hurriedly punched in what I thought was the keycode. **NO LUCK!** Dark shadows of large angry buzzing creatures flew past my head while I tried to punch in numbers that I only vaguely remembered while also trying to move every part of my distinctly non-limber personage so as to afford no safe landing zone upon which a wasp could land and sting. **First try: No luck.** I was surrounded by cartoon arrows, and they were closing in fast.

At this point in the story, it is worth noting that unlike many bees, wasps are capable of stinging multiple times. Even more remarkably, their stings emit a pheromone that attracts additional wasps and invites more aggressive behavior. Once they bite you, their mates are incited into a frenzy and will sting you over and over again. Paper wasps, common here in Cypress Landing, get their name from their nests, which have

the lightweight consistency of paper pulp--like growing up when my dog used to eat my homework. I can distinctly recall the look on my teachers' faces when I habitually turned in assignments that resembled paper wasp nests after they had been yacked up by my dog Pasha--whose penchant for sniffing out, finding, proofreading and then destroying my work was legendary.

Meanwhile, my fear pheromones were kicking in and I decided running in circles back and forth across our front yard might throw them off and buy me some time. Just then my cell phone rang. It was my wife calling to inform me she just heard from our America's Boating Club Education Officer and there was a huge wasp nest in our paper box. Now I love my bride, but, if she would have looked out our front window as she was explaining this, she would no doubt have seen me self-flagellating my nether parts across our lawn in an attempt to keep multiple cartoon arrow clouds of wasps from landing on my non-limber self. As I glimpsed her back side leaning against our front window sill chatting amiably on the phone and willed her with my whole being to turn around while shouting out the question: "Honey! What's the keypad code to the garage?" **You idiot!** A distant, but calm and wise inner voice inside me counselled; **why don't you just ask her to open the front door?** Just then she turned and saw me: I broke for the front door and just as it opened, willed myself up the front steps in what felt what felt like one small step for man but was really one giant leap for mankind--and dove through the open door just as it slammed shut behind me--leaving what I'm pretty sure were a couple cartoon paper wasp arrows firmly imbedded in our front door. Miraculously, no wasps made it into the house, and I narrowly escaped being stung. One beloved Cypress Landing neighbor recently was not so lucky and after receiving emergency medical care is now thankfully recovering nicely.

As I checked for welts and tried to catch my breath, I began to plot my next steps. Knowing that revenge is best served cold and counter attacks require an element of surprise was fortuitous given that I knew it was going to take some time for the nest to calm down enough for me to approach it again--and for me to locate the can of Raid Wasp and Hornet Spray I knew I had secreted away somewhere in the garage.

Where do **PAPER Wasps** Live? Why in **Paper Boxes** of Course!

By: Tom McCluskey - continued...

I am neither pro nor anti-gun, but, during my nearly three decades with the government, it has seen fit to expose or train me on the use of multiple weapons and weapons systems during the war on terror-- from a simple bolt action rifle to an SA 7 shoulder fired missile to yes, an actual Stinger missile I once fired at a test range before a visiting congressional delegation. I am proficient using shotguns, a Colt .45, Browning 9 mm automatic pistol, 40MM grenade launchers, Uzi's, H&K's, AK 47's, M-16's, M-4's, M 249 SAW's, and my personal favorite, my trusty Glock 19 semi-automatic pistol. The SAW, or Squad Automatic Weapon can fire up to 19 rounds **per second** in fully automatic mode. None of these weapons could match the efficiency and effectiveness, however, of the **continuous fire** Raid Wasp and Hornet Killer Spray I finally did find after what turned into a three-day search ending not in our garage but with a short trip to Walmart. There I was, face to face with the enemy, transformed if only for a moment, into Rambo on the Pamlico, protecting the homestead and our paper box with a steady 22-foot lethal stream. Like a water pistol into a clown's mouth at a carnival; a sad, but necessary last resort.



Our paper boxes serve multiple useful purposes after all. It's no wonder all manner of creatures living and otherwise seek shelter there. Bluebirds love them. Several residents have reported finding bluebird and other nests inside their newspaper boxes. The nests in turn inevitably attract snakes. More commonly, our paper boxes shelter various flyers, cards, invitations, sweets, (including cookies, brownies, cakes, candies, etc.—especially around the holidays), registrations for local events, advertisements for charities, barbecues, social events, realtors, small gifts, regifted small gifts (see Chocowinitudes 17), etc. You may also encounter parts of vehicle side mirrors (true), parts of snakes (molted skin), parts of birds, parts of birds' nests, and painted rocks, etc. Ironically, what you rarely find in said boxes, are newspapers.

Bottom line, no matter how awkward it may make you look, do yourselves and your neighbors a favor. Check your paper boxes from time to time for critters or cookies, and by all means, bend down and look inside **before** you reach your hand in there!



By: Joan Wood

Crafters with a Purpose is a part of the Women's Club of Cypress Landing, and for the past two years has been making projects to service various groups in our community. These groups include:

- **MARION SHEPARD CANCER CENTER**
- **ECU HEALTH BEAUFORT HOSPITAL COMFORT SUITE**
- **OPEN DOOR WOMEN'S SHELTER**
- **PAMLICO ROSE WOMEN VETERANS**
- **MAYNARD CHILDREN'S HOSPITAL**
- **RIVER TRACE NURSING HOME**
- **THE ANIMAL SHELTER**

Spinrite Yarn of Washington has been very generous in their donations of yarn to support our efforts. With their help, we have supplied a total of 1,469 handmade items this year to these causes. Items include such things as:

- **KNITTED AND CROCHETED HATS**
- **BABY BLANKETS**
- **AFGHANS**
- **LAP ROBES**
- **ANIMAL COVERS**
- **SURGICAL HATS**
- **CHILDREN'S PILLOWCASES**
- **SEAT BELT CUSHIONS**
- **INSPIRATIONAL STONES**
- **FRIENDSHIP BRACELETS**
- **BUTTERFLY MESSAGES**
- **SACHETS**
- **ROSETTE CORSAGES**
- **PUMPKIN FAVORS**
- **CORK CHRISTMAS TREES**
- **EASTER EGG ANIMAL TREATS**



The joy this committee feels in accomplishing these gifts is only outweighed by the smiles received from the recipients. We urge all ladies of WCCL to join us in this wonderful endeavor - put aside the second Monday of every month from 2-5 pm and join us in the Bay Club. We follow the Women's Club yearly scheduled calendar. **We promise it will warm your heart as well as others!**



A Bird in the Hand

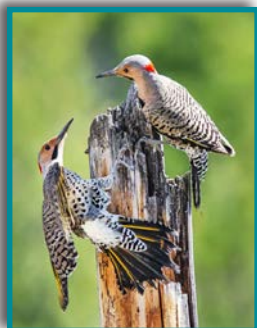
By: Joseph Fehrer

"This problem of identification has been given up in despair by many would-be ornithologists. We can neither pick, press, net nor impale birds, and here the botanist and entomologist have the distinct advantage. Even if we have the desire to resort to a gun, its use is not always possible."
~ Frank M. Chapman (1895)

I recently was revisiting an early field guide from my grandparents' library - ***The Book of Birds***, published by the National Geographic Society in 1927. I will take liberty in quoting from this book for the sake of this article. In my opinion, the hand-drawn and colored plates are as useful today as any modern field guide, the book's size being its limiting factor to carry afield.

In the book, distinctions are made between birds that are deemed good and those deemed less so, when it comes to "the farmer, orchard-men, and forester, and their bird friends." Listed as being "good" are primarily the insect eaters, and as "bad" are the seed and fruit eaters. The birds that feed on both get mixed reviews.

Two of the woodpecker species we frequently see in our area provide a good example of this.



Common Flicker
(*Colaptes auratus*)

Besides the bird's physical description and habitat requirements, the ***Book of Birds*** states "The food habits of this bird are as such to recommend it for complete protection." (The flicker seems to have a diet that consists mainly of wild fruits, like wild cherry, poison ivy, and hackberries, and insects, like ants and flies, so it's a useful bird).

The Yellow-bellied Sapsucker
(*Sphyrapicus varius*)

This bird is described in the same way as the flicker, with the bird's description and preferred habitat, but the last sentence couldn't be more different from the flicker's description. "The Yellow-bellied Sapsucker, unlike other Woodpeckers, thus does comparatively little good and much harm." (Sapsuckers have a unique feeding style; they peck small holes in a horizontal line around tree trunks and large vines, feeding on the sap that flows out and the insects that get caught in it. This is, it seems, a problem for the forester).



Book of Birds reflects the attitude of its time, having been published only nine years after the passage of the Migratory Bird Treaty Act (MBTA) of 1918.

Migratory Bird Treaty Act

The MBTA is one of the oldest wildlife protection laws in the country and has saved many millions, if not billions, of migratory birds. Its purpose is to protect birds from people. The MBTA codified a treaty with Canada and was written largely in response to the extinction, or near extinction, of several wild bird species. Ironically, two of the more iconic but now extinct species passed from the scene shortly after Congress ratified the treaty—the Passenger Pigeon and the Carolina Parakeet. Prior to the Treaty Act, this was an era of mostly unregulated hunting for both sport and the millinery (or feather) trade.

One of the notable success stories that came about because of the MBTA is the survival and recovery of the Snowy Egret (*Egretta thula*), which can be observed in our coastal wetlands. This medium-size bird in the family Ardeidae (which includes the Herons and Bitterns) was hunted to near extinction by the beginning of the 20th Century. The adult birds in their breeding plumage have wispy and gossamer-like, long, delicate, white feathers, and were considered the height of women's fashion. The feathers were worn as an adornment, usually on hats, and often included the whole skinned bird. Snowy Egret plumes were in such great demand that entire rookeries were destroyed in the zeal to gather feathers, with the young birds left to die in their nests. It was, as one early ornithologist put it, "a sordid business."

Waterfowl (ducks, geese, and swans), although migratory, have long been exempted by the MBTA, as are two of the sandpipers (Wilson's Snipe and American Woodcock) and several of the rails (Clapper, King, Sora, and Virginia), all of which are considered game birds.

The common perception of hawks and eagles was also poor, to say the least, and sometimes outright hostile; the eagles, especially, were depicted as insatiable predators, carrying off livestock and human babies. In 1972, an amendment to the MBTA finally added protection for additional families of birds, including eagles, hawks, owls, jays, and crows, among others, with more species added since.



In reading through the old field guide, it's not lost on me just how fortunate we are to have this regulatory framework firmly in place, and how relevant it is today. It also allows us to look back in time, when conservation efforts in this country were in their infancy and being championed by a few very forward-thinking individuals. We're really not far removed from the passage of the Migratory Bird Treaty Act, which was written and became law during our grandparents' generation.

So, take some time to get outside and observe all the wildlife we're blessed with here in Eastern North Carolina; it's not something we can or should take for granted, but rather, something we need to cherish and protect.

BEAUFORT COUNTY HAPPENINGS

By: County Commissioner John Rebholz

2024-2025 BUDGET:

On Monday, June 17th the Board of Commissioners passed the new budget. The Highlights are:

- Despite 3.8% inflation, there is no property tax increase. In fact, since the 2019-20 budget, the tax rate has gone down 1.5% while overall inflation has increased 20.23%.
- Number of full-time employees remains unchanged
- School Resource Officers will once again be specially trained Sheriff Deputies
- Total spending increased less than 1%
- Additional funding for the Chocowinity, Bath and Belhaven Recreation Departments to expand offerings
- Additional Funds to the Community College to expand their Skill Trade offerings



BROADBAND EXPANSION:

Between the Federal Government, State, Brightspeed and Spectrum, we will spend \$15,200,000 on providing high-speed fiber to the homes and businesses in Beaufort County. By the end of 2026, the project will reach 94.5% of all locations in the County.

Why is this important? Increasingly, people are requiring high-speed internet for working from home, telemedicine and distant learning. High-speed internet is considered a utility just like water and electricity and access to it is necessary for Economic Development.

RE-EVALUATION:

State law requires all counties re-evaluate all real property at least every eight years. Your real and personal property tax is made up of two elements: First is the value of the property and second the tax rate. The rate by law applies to all personal, real and business equipment.

PROPERTY VALUE X TAX RATE = TAX AMOUNT

\$400,000 home X \$0.625 per hundred = \$2,500 Tax

The purpose of the re-evaluation is to make the property value as close to market value as possible. This year we moved to a 7-year re-evaluation for a variety of reasons - not the least is our tax values and market values are off by 35%. If values rise 35%, we need to cut the rate accordingly.

The County is completing the re-evaluation process, and letters will go out in the 1st quarter of 2025 reflecting your new value. During next year's budget cycle, your Commissioners will set a new tax rate. I want that rate to be revenue neutral, meaning the County would receive the same total tax revenue. We need to pay attention to this because the Commissioners could, as they did in Pitt County, not lower the rate to revenue neutral and thereby raise your tax bill.

EMS:

The City of Chocowinity is having some financial difficulty. The city owns Chocowinity EMS. As a result, Chocowinity has eliminated the for-profit patient transport business. They also reduced the hours the second ambulance is staffed to better match call volume. Cypress Landing could be impacted by this if additional calls come in that Chocowinity EMS cannot respond to. In response, the County will now place a fully equipped ambulance, staffed 24/7 by two paramedics, in the Blount's Creek Fire Department on HWY 33. That ambulance can back up Chocowinity and, on occasion, Aurora.

Chocowinity traditionally made up to 200 runs a year to the city of Washington as their back up. Now the City of Washington is adding another ambulance which frees Chocowinity from most of those calls. **Chocowinity needs to solve their issues.** The County will continue to monitor call volume, response times and outcomes to be sure the service to Cypress Landing is not degraded.

If you have any questions or comments please email me at john.rebholz@beaufortcountync.gov or call me at 252-402-7617.

DID YOU KNOW?

Cypress Landing Golf Course Grill

NOT A GOLFER? No problem. You can still enjoy dining in the golf club grill, open to all residents daily from 11AM to 5PM. Dinners are also available Thursday, Saturday and Sunday, eat in or take out. If you have not tried the culinary specials of Chef Khalil, you are missing out. The daily menu is available on Escapades and online at cypresslandinggolf.com. You can also organize a group lunch utilizing the back room. For additional information call 252-946-5510.

Cypress Landing Marina Lounge & Patio

All residents are welcome to enjoy the marina lounge (open from 9AM to 5PM). A Dockmaster is always on duty during these hours. All residents are also welcomed to use the patio tables and chairs and the grills whenever they wish. The marina patio is a great place to have a snack and your favorite beverage and watch the sunset. **GIVE IT A TRY!**

FROM THE GROUND UP

April to June 2024-By: Debbie Mitchell, Buildings and Grounds Committee

Hello, Cypress Landing Residents! As we dive into another Eastern Carolina summer, I hope you've been enjoying the warm, dry days—what some cleverly call “the days you can wear the air.” Our Buildings and Grounds (B&G) team has been hard at work, sporting shorts and tees to keep our community looking its best. **Join me in exploring some highlights of their efforts over the past several months.**

Bleach and chlorine tablets are becoming B&G's best friend in treating an algae growth problem at the front entrance waterfall. The pesky problem seems to have cleared up for now after several algae buster attempts by B&G. They say three times is a charm. The B&G Algae Busters stand at the ready should the green slimy stuff resurface.

In April, kayak enthusiasts in our community celebrated the completion of the kayak boardwalk and racks. B&G hosted numerous work parties to rebuild the dock decking, complete with lovely trim around the trees. It blends so well; you'd think it's always been there. They provided space for sixty-eight kayaks and four canoe racks. After an HOA lottery for space assignment, the placement of kayaks has certainly added a burst of color to the racks and waterfront!

I heard the Bay Club was jealous of all the attention associated with the restoration of the kayak area and requested some makeovers as well. In response, new shower heads were installed in the Ladies restroom, cleaning and patching was done after a plumbing leak, new light bulbs and a fan motor were installed in the restrooms, and a timer was installed for porch lights. Even the exterior received a sprucing up with a long-awaited cupola repair and gutter cleaning, as well as a soft wash of the building and window cleaning.

Not to be outdone by the Bay Club, the Fitness Center (FC) also had its exterior soft washed, and its gutters and the sidewalk at the FC Pool house cleaned. New seals and faucets for the outdoor showers were installed in preparation for the pool season.

“Here, there, and everywhere.” No, I'm not quoting a song by The Beatles, but speaking of some additional repairs and replacements. The Bay Club Pool restrooms have some new motion sensors and shower heads, while a deteriorated metal fence post at the pool was replaced. Around the community's main entrance, two low-voltage lights were replaced, and two lights were rewired. Work was also completed on the irrigation system around the Bay Club and the flagpole lights were replaced. The old decking at the pond gate at golf course hole #13 was pulled, and it was replaced with the leftover perforated decking from the kayak boardwalk.



More noticeable are the numerous landscaping improvements throughout the community. Ninety-four purple fountain grasses were planted as part of the spring annual planting, and new annual beds were planted at the Community entrances, the Bay Club entrance, and around the flagpole. There's a new yucca plant at the fitness center and new sod and plants around the Golf Course Directional sign on Cypress Landing Parkway. The golf course parking lot median areas have been refreshed with new sod where old trees had been previously removed last fall.

Other than a limited amount of black tar on shoes mishaps, congratulations to YOU for having successfully maneuvered around the construction tape and barriers during the seal coating of the Bay Club Marina parking areas and Marina Drive. Large cracks in these areas were filled and followed up with a spray coat of tar emulsion. Once the tar dried, the team re-stripped the parking spaces. **Wow, what an improvement!** Thanks for your cooperation.

Our B&G team's work is never done! Stay tuned for upcoming projects, including waterfall plant enhancements, protecting our new light poles, and refreshing some storage lots with new gravel.

That's a wrap for our SPRING 2024 B&G update!!!
Enjoy the summer, everyone!

Cultural & Education Committee Happenings



By: Jennifer Gresham

Did you know many birds in our neighborhood, such as the blue jay and tufted titmouse, like pecans? Spread out a handful of (in-shell) pecans, smash a couple of times with a hammer, and leave the rest to the birds to eat these tasty morsels. For a bird with a beautiful song, listen to the eastern towhee. This handsome bird lives year-round in Cypress Landing but isn't always easily seen, as it likes to sit in the thickets. These "tidbits" and more were presented in early April by Howard Vainwright, a well-known ornithologist and herpetologist. His love of Eastern North Carolina birds was obvious to all who attended his talk, co-hosted by the Environmental and C&E Committees. We appreciated his lovely photographs (he uses Bluetooth speakers with bird calls to attract the birds and take their pictures). Howard's parting tip was to use the Merlin Bird ID app to record and identify bird songs, and of course, the birds themselves. Check out <https://www.merlin.allaboutbirds.org> for further info.



A second well-attended program in April was a presentation by Dr. Jason Raupp, an ECU professor specializing in maritime history and maritime archaeology. His opening tale of the unique "Cypress Landing Schooner", discovered in the early 1990s before our community was developed, claimed our attention. Through a talk on the history of Washington and the Pamlico River from the 1700s to the 1920s, he explained how historical maritime businesses in Washington played a key role in understanding the city's past. We learned how the lumber, shipbuilding, and oyster harvesting industries made for a once-thriving Washington waterfront. We could hear the enthusiasm in Dr. Raupp's voice as he told those tales of Washington history, including the shipwrecks there and around Castle Island. **Our thanks to him and the ECU Maritime Studies Program for all they do in uncovering and preserving our local history.**



On May 19th, C&E brought to the community an outdoor concert enjoyed by many. It was a fun and memorable evening of song by the popular duo from Oriental, Hoff 'n' Finch. Mark Hoff and Scott Finch, using vocals, piano, guitar, and ukulele, entertained us with a well-played 90-minute set of music. From Simon & Garfunkel's "Homeward Bound" to The Doors' "Light My Fire" to The Beatles' "Eleanor Rigby" and all the good songs in between we know and love, including a little Sinatra and Johnny Cash, Mark and Scott



captured the enduring spirit of the 60s and 70s. **We heard the music, we felt the vibe, and we loved every minute!**

In early June, the committee provided a hot link list to summer activities for young and old alike. The list, posted in Escapades and on the C&E webpage, gives nearby "places to go, people to see, and things to do" when our children or grandchildren holler "I'm bored!" (QR-coded hard copies are available in the HOA Office).

The C&E Committee does not have to go far to find engaging programs for its 2024 season - they are literally right here! We have a wealth of gracious Cypress Landing residents, who with their knowledge and expertise in many areas of interest, have stories to tell. Cliff McFarland and Dr. David Loope ushered in the season, and now Dr. Mona Russell, Ginger Gehres, and John Rebholz will bring us to the season's end.

You came to hear the stories of determination, resiliency, and activism of women who live in the war-torn corners of the Middle East. **On September 8th**, Dr. Mona Russell, Professor of History at ECU and author, presented an informative program on the historical and present-day reality of displacement and hardship. She described the challenges existing for women of diverse backgrounds as they react to an ever-changing environment and contribute to the stability of their societies. She talked of Palestinian women, giving us an overview of the geography of Palestine, the history of conflict, and women's roles in the national movement, resistance efforts, and peace process.

A treat for history lovers and for those who have ever found themselves wondering why beer steins have lids will be a fascinating presentation by Ginger Gehres, as she answers this question and more. **She will share with us the history of beer steins (think 1500s).** And with her own antique steins in hand, she will explain the beauty and significance of each unique stein and its place in the medieval history of Germany. Ginger and her husband, Jo, are dedicated members of Stein Collectors International and Carolina Steiners. After her presentation, she will take time to meet with those who have questions about their own steins. Bring yours if you do! **This October 13th program will start at 6:30 PM (instead of 7:00).**

On November 10th, John Rebholz will discuss the mission, responsibilities, and roles of a Beaufort County Commissioner in the community. He'll explain a commissioner's duties in promoting economic development and in setting county policies and budgets. This will include a review of the issues facing the county, and how Beaufort County ranks on major indicators, including school funding, tax rates, income, and demographics. He will also touch on the election process and how our county's concerns are communicated to state legislators and federal policymakers. From the presentation, we'll gain a better understanding of how a local commissioner's position matters today and for the future of our area.

The **C&E Christmas holiday concert**, scheduled for **December 8th**, will be performed by the **Steve Creech Quartet**. Steve's band is well-known for their playing of Broadway tunes, old jazz standards, pop songs, and for their popular Christmas concerts in Fountain, NC for the last 20 years.

The committee recognizes these talented residents for **"Artist of the Month"**: **Ginger Gehres in April, Allison Cianciulli in May, Stephanie Perkins in June, Dave Robinson in July, and Bob Taylor in August.** Artist of the Month works are on display in the Bay Club foyer, featured on the C&E webpage, and posted in Escapades. Contact Linda Withers if you're interested in displaying your artwork.

C&E continues to present interesting and well-attended programs for the Cypress Landing community. Suggestions for future programs are welcome.



By: Katherine Hoelscher and Robert Moore

We have all joked about “Cypress Landing Time” (that phenomenon of showing up at least 15 minutes before the scheduled start of any meeting or event, or 30 minutes if food or drink is involved). Minutes matter in Cypress Landing, and minutes really matter when one of our friends or neighbors collapses.

Cardiac arrests often happen without warning. Signs of cardiac arrest include a sudden collapse and loss of consciousness, being unresponsive to shouting or shaking, gasping for air or not breathing, and lack of a pulse. According to the U.S. Centers for Disease Control and Prevention, over 356,000 out-of-hospital cardiac arrests occur in the U.S. each year—an average of more than 1,000 each day. Cardiac arrest differs from a heart attack, which occurs when a blockage prevents blood from reaching the heart. Only about ten percent of people who suffer an out-of-hospital cardiac arrest survive. A critical factor to improving this statistic is early activation of the **Chain of Survival** outlined below.



Each of us should learn and/or refresh our CPR skills. We should know where the Automated External Defibrillators (AEDs) are located within our community and not be afraid of using them.

#	Location	Type
1	Fitness Center – Archway between Cardio & Weight Rooms	Cardiac Science Powerheart AED G3
2	Marina Lounge – Inside on East Wall	Cardiac Science Powerheart AED G3
3	Bay Club Upstairs – Main Room by Kitchen	Cardiac Science Powerheart AED G3
4	Bay Club Pool – Under cover on poolside of bathrooms	Cardiac Science Powerheart AED G3
5	Pickleball Courts – Short pole beside gazebo	Physio Control Lifepak CR2
6	Tennis Courts – Mounted on backside of glass bulletin board between Courts 2&3	Cardiac Science Powerheart AED G3
7	Golf Course Pro Shop – Behind counter	Phillips HS1, M507A

Check **Escapades** for details on signing up for upcoming CPR and AED Training. Take a few minutes to watch the video link below to familiarize yourself with how many of our AEDs are used.

<https://www.youtube.com/watch?v=e2W7X5y5HG8>

Remember . . . MINUTES Matter!

WHAT DO... BILL GATES, SERENA WILLIAMS, GEORGE CLOONEY, AND MIA HAMM

HAVE IN COMMON?

By: Kate Hoelscher

Fame? Fortune? Gold Medals? Dark Hair?
sort of . . . but the common denominator is



Yup! Billionaires, athletes, actors, and Cypress Landing Residents love to thwack that little yellow ball around. The **Spring Fling Social & Tournament** was held on **Saturday, April 28th**, with more than 35 people gathered to play what some people call “an absurd game played by crazy people with paddles.”

In addition to social play and a mixed doubles tournament, snacks and beverages were enjoyed by all. More importantly, **through the gracious sponsorship of Sybil Kirkner with Eastern NC Realty and Aimee Fulcher with Coldwell Banker Sea Coast, as well as donations by players, a \$1,465 check was presented to the Open-Door Women’s Shelter.** Doreen Trottier, a board member, accepted the check and described how the donation would assist the upcoming Capital Campaign to expand the available rooms at the shelter located in Beaufort County. Please see <https://www.opendoornc.org> for more information on this much needed resource.

Congratulations to our tournament winners (**Corina & Larry Bezrouch**) and runners-up (**Maria Williamson and Alfredo Aguirre**).

For more information on learning and/or playing pickleball, contact Pat Kinlaw (patkinlaw@comcast.net) or Kate Hoelscher (hoelschk@gmail.com).

DID YOU KNOW?

Pickleball Courts

Social play hours are also available each day. At present, social play is scheduled on Monday, Tuesday, Friday, and Saturday from 9:00am to 11:00am; on Wednesday, Thursday, and Sunday, social play is scheduled from 3:00pm to 5:00pm, with evening hours from 6:00pm - 8:00pm. (note: social play hours vary by season - hours are posted in Escapades). Lessons are offered by appointment. And a resident may secure a court for private use. Please contact Pat Kinlaw (patkinlaw@comcast.net) for a lesson or private use appointment.

CONTINUED PROFITABILITY FOR THE GOLF COURSE!

By: Bill Leckemby

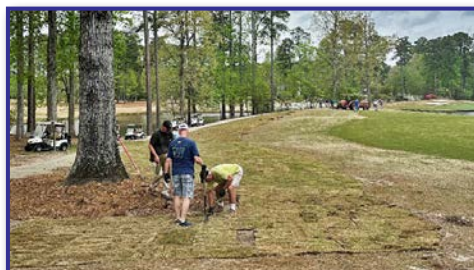
OUR GOLF COURSE continues to be profitable for the fourth year in a row, which is a great achievement! Our membership numbers are increasing, and our public rounds continue to grow, which is a big factor in our profitability. We had a successful **Military Appreciation Day Tournament in May**, chaired by Brian Murphy and our **First Responders Tournament** is on **September 28th** this year.

Financially and operationally, our numbers continue to be extremely positive. Here are some year-over-year stats comparing 2024 YTD numbers through May compared with 2023 numbers.

- Public rounds – increased by 671 rounds!
- Overall rounds – increased by 2,025 rounds!
- Public round revenue – up \$28,500
- Gross Revenue – up \$120,000
- Membership – increased from 229 members to 275 currently!!
- Grill Gross Revenue – up \$22,000
- Overall net profit has increased over \$26,000



THE GREENS COMMITTEE continues to provide volunteer support for our course. At last count, the man-hours alone for the work they have done during the last year are estimated to be \$33,000 in savings. Our volunteers helped Stanley's team lay down two truckloads of sod on hole numbers 1,7,16 and 18. Two truckloads equals 36 pallets of sod!



AS A SIDE NOTE, we hired a contractor to recover lost golf balls in our ponds. They recovered over 24,000 balls and they issued the Course a check for \$2,400!

We have been able to put \$75,000 into our Golf Course Reserves so far this year. The Golf Course Committee includes Bill Leckemby (Chair), Bill Davis (Vice-Chair), Dick Puricelli (Treasurer), Brenda Ihle, and Eric Johnson. These individuals will continue to maintain oversight of the Golf Course operations, and work with Bobby Jones Links (BJL) staff to maintain and improve the Course and its offerings to the community and surrounding areas.

CYPRESS LANDING REAL ESTATE SCOREBOARD

YEAR	HOMES SOLD	LOTS SOLD	BUILD PERMITS
2018	56	15	10
2019	54	24	13
2020	65	20	7
2021	59	25	15
2022	41	29	16
2023	33	14	12
2024 THRU 3/31	8	2	1



the landing staff

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E-mail all articles and pictures
to the editors at :

Editor.TheLanding@CypressLanding.com.

Standing HOA committees have first priority to print their articles and pictures. We also invite other Cypress Landing groups and individuals to contribute. Submitted material may be altered by the editorial staff who is charged with publishing a community newsletter financed by our advertisers and shared with potential residents.

Printed issues of The Landing are published in winter, summer, spring, and fall. Issues can also be read online by visiting our website at www.cypresslandingnc.com.

The Landing is the official newsletter of Cypress Landing Master Homeowners Association.





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How did these two **Cypress Landing** **Residents debut at** CARNEGIE HALL

PRACTICE! PRACTICE! PRACTICE!



Tim Fulcher and Pat Wheelock performed in the famed Carnegie Hall, NYC on May 25, 2024. Practicing on Tuesday evenings in Greenville with the Greenville Choral Society prepared them for this once in a lifetime honor. Singing in a mass choir of 150 voices and accompanied by a NYC professional orchestra was the highlight of their five days stay in the Big Apple.

The Greenville Choral Society is an auditioned chorus fostering excellence in the art of choral singing and provides music education and cultural enrichment for its members and the community at large. **Pat**, a retired music educator and church musician, has been a member for the past 20 years and welcomes the opportunity to perform the works of the great choral masters. Her recent opportunity to perform on the Carnegie Hall stage was made even more special by the attendance of her New Jersey family and their support of her accomplishments.

Tim has been singing in school and church choirs for over fifty years and has been a member of the Greenville Choral Society for the past six years, also performing with the group in London several years ago.

What a wonderful opportunity for singers in Eastern North Carolina! Membership in the Greenville Choral Society is by audition and the concerts are open to the public to attend.