



# Chincoteague Island, VA Oyster Bay II Community Newsletter October 2015

Greetings OB II POA,

Welcome to autumn on Chincoteague. The sun, wind and weather have been perfect.

Many thanks to Kurt Jarvis for sending me the photo above that he captured on Beebe Rd. Talk about recycling.

## Neighborhood News ...

Cheers to Arlene & Joe Dougherty for hosting Mallard Pond's first regatta over Labor Day weekend. While official times were not kept, the competition promises to be stiff in 2016! Perfect weather, perfect food, perfect company!

## Please Attend ...

The 40th annual joint meeting of the Oyster Bay II Community Property Owners Association, Inc. and the Oyster Bay II Water & Sewer Company, Inc. is scheduled for Saturday, October 24<sup>th</sup>, 2015 at Hampton Inn & Suites, 4179 Main St. The meeting will begin promptly at 1pm. You have likely received formal notice by now.

There are several important matters to discuss at this meeting, including the election of the 2016 Board of Directors. It's highly recommended that you attend or submit a proxy in your absence. Please consider participating on a POA committee or the Board, or maybe both! Looking forward to seeing many of you there.

## Updates From The Board ...

The OB II Board of Directors met on September 19th to review the activities since the last meeting and prepare for the annual Property Owners Association meeting on October 24<sup>th</sup>. Updates were provided on:

- The clearing and grading around the community entrance pond has been completed
- The front of Mallard Pond near the end of N. Hibiscus Dr. has been cleared
- Completion of the cul-de-sac on Lakeview Rd.
- Remove down/dead trees from several common area locations
- New home starts/completions and lot transfers continue
- Long term capital project recommendations made

Regarding the property at the community entrance adjacent to N. Hibiscus Dr. called "Parcel E", OB II POA's sole ownership of all OB II property has been verified by the Board. Since no further access to "Parcel E" via OB II roads has been observed, no further action is being taken.

**Southern Pine Bark Beetle Update:** The Town of Chincoteague and some of the island campground owners are trying a new method of protecting trees from infestation by using a tree chemical injection process. The cost is significant but if OB II property owners are interested, it might be possible to get a cost reduction if multiple lots are treated at the same time. More information about Arborjet's technology can be found at <http://www.arborjet.com> or call 781.935.9070, Local Contact: Treat Dicks 302.287.0173; Local contact for application is John Deere Landscapers, Robbie Lowe 302.462.6009.

The Board has taken action to address the storm water flooding problem in the Community. An agreement has been signed with Luke Britton Marine Construction to re-establish the shallow drainage ditches, a.k.a. "swales", and install culverts under existing driveways where they're not already installed along all roads and cul-de-sacs in the Community. This should allow storm water to drain to the ponds in the Community. The goal is to re-establish the original Community drainage plan, which has deteriorated over the years, to the extent possible. Work is planned to begin the second week of October and be completed by early November. All of the driveways which will need to be disturbed to install or relocate culverts will be repaired using shells or stone as appropriate. Paved driveways will be separately addressed. When the project is completed, we should see a significant decrease in street and associated yard flooding after heavy rains. The Board appreciates your cooperation and patience during the construction process.

The Board also prepared the 2016 budget for the POA and the OBII Water & Sewer Company.

Details for all of these items and much more will be covered at the Annual Meeting.

## The State of Real Estate in Oyster Bay II

*By Margaret Nichols of Seaside Properties, LLC*

Fall is finally creeping in and the tourists have come and gone on the island leaving their footprints on the sand. Many of those same tourists have stopped into the office to inquire about having a 2<sup>nd</sup> home on the island or moving here permanently and becoming a part of the island's growing family. They fall in love with the town, people, beaches and just being able to relax. Who wouldn't? We welcome them to our little island to help make the island and community grow.

When people inquire about an area to explore for land and houses, I always refer them to Oyster Bay II. I believe that this development is booming and getting better each year. There are several dozen permanent residents now and the entire atmosphere of the development is on an upward swing with the amount of building of new homes and land being developed. More and more families are calling Oyster Bay II their home and that is a good thing. Neighbors are getting involved with the community and making it the place to live in with pride and affordability.

A brief rundown of the real estate market for Oyster Bay II is very positive. Currently there are 4 homes on the market. House prices range from \$225,000 to \$272,000, depending on the builder and amenities offered. Sold house prices

since Jan. 1, 2015 range from \$259,000 to \$285,000, again with different builder options. Days on the market range between 203 days to 286, allowing of course for builder construction. Most new construction is contracted before completion.

Another part of the development is the land. Currently there are (11) unimproved lots on the market with prices ranging \$44,999 to \$135,000. Some of these lots have septs already installed which makes them more desirable and some are what I consider "raw" lots. The "wetlands" play a big part in the Oyster Bay II community. The Army Corp. of Engineers has determined what areas are wetlands and therefore where someone can build on their property. You need an experienced builder to navigate those departments, fill out forms and provide the proper fill to allow for construction. Also, Elevation Certificates are being required for all houses being sold lately. This adds to the Seller's cost as the certificate is now required to sell.

This year alone, there has been (4) lot sales. Sale prices have ranged from \$58,800 to \$128,750. Builders are scrambling for lots to build on. But they are budget minded to not have to overprice their home due to the cost of the lot. Overpriced homes sit on the market and hurt not only the builder, but the development.



**Lots # 295/295A on N. Hibiscus Dr.**

I'm also happy to report that there are (2) new houses currently "under contract" in OB II. I'll be watching closely to see how these homes settle out.

I hope you find this article to be informative and keeping a pulse on development. I want to see this community continue to grow and expand. I'm very excited for the future of the island and OB II and I appreciate being a part of its growth.



**Lot #209 on Hibiscus Dr.**

***Margaret Nichols is a Chincoteague resident and she is the Owner/Broker of Seaside Properties, LLC, located on Downtown Main St. in Chincoteague, next to the library. Margaret can be reached at 757-336-6000 or you're also welcome to stop by the office anytime.***



## What's Cooking ...

Now that we're moving into soup season, here's a recipe one of our OB II neighbors sent in for a delicious soup:

### Cream of Crab Soup

- 1 lb. fresh or canned back fin crab meat
- ¼ lb. of butter
- 1 tablespoon parsley
- 1/3 cup finely chopped onion
- 1/3 cup finely chopped celery
- 1 quart milk (or Half 'n Half)
- 1 ½ teaspoons salt
- ¼ teaspoon pepper
- ½ teaspoon curry
- ½ teaspoon Old Bay
- 20-25 drops Tabasco Sauce
- 2 tablespoons flour



**Directions:** Melt butter; add parsley, celery, onions, salt, pepper, curry, Old Bay, Tabasco sauce and sauté. Add milk, crab meat. Heat for approximately 15 minutes but do NOT allow mixture to come to a boil. Mix flour with a little bit of cold water to make a paste; add to hot mixture and stir until it's a little thick, then add heavy cream and stir well. Allow the entire mixture to simmer for 10-15 minutes but do NOT boil. Stir occasionally. Serves 6-8.

## All Around Town ...

There's going to be music, dancing, wine and beer, gourmet food, spacecraft, live theatre, artwork, wildlife and beautiful sunsets for you to enjoy during the month of October on our island:

**Fri., Oct. 2<sup>nd</sup> thru Sun., Oct. 10<sup>th</sup> – Chincoteague Island Restaurant Week** – Participating restaurants will be showcasing special menus this week highlighting their best dishes. And don't forget to register to win one of many gift cards to be given away,

**Fri., Oct. 2<sup>nd</sup>, 5pm - 8pm – A Taste of Chincoteague** Come to the Chincoteague Town Center and enjoy an evening of fine food tastings from local eateries, contemporary music and local and regional fine art. Beer and wine will be available for purchase. Admission is \$10 per person. Advance ticket sales. For more details, call 757.336.0614, go online to [www.chincoteaguecenter.com](http://www.chincoteaguecenter.com) or send an email to [center@chincoteaguecenter.com](mailto:center@chincoteaguecenter.com)

**Sat., Oct. 3<sup>rd</sup>, 4:30pm**  
**Chincoteague Cultural Alliance Sunset Cruise** – Relax and watch the sun set out on the water, enjoy wine, tasty hors d'oeuvres and live music. Tickets are \$40 per person. Proceeds will benefit Chincoteague Cultural Alliance. For info, visit [www.chincoteagueculturalalliance.org](http://www.chincoteagueculturalalliance.org)



**Tues., Oct. 6<sup>th</sup>, 7pm - 9pm – NASA Test Flight Of The New Black Brant Mk4 Motor** – The primary objective is to characterize the motor performance in a Black Brand IX configuration. The secondary objective of this mission is to test new technology experiments. You can watch this launch from Robert Reed Waterfront Park, Curtis Merritt Harbor, the Assateague Bridge and the Accomack Public Launch. Visit [www.nasa.gov/wallops](http://www.nasa.gov/wallops) for schedule updates

**Thurs., Oct. 8<sup>th</sup>, 6:30pm – Comedy Murder Mystery Dinner Theater "Til Death Do Us Part"** – Fairfield Inn & Suites will be sponsoring this event at The Jackspot, located at 6262 Marlin Street. Admission cost is \$50 per person and it will include a three-course meal, gratuity and tax. For more info, call 757.336.0043

**Sat., Oct. 10<sup>th</sup>, 12pm - 4pm – 43<sup>rd</sup> Annual Chincoteague Oyster Festival** – Enjoy oysters raw on the half shell, steamed, single fried and in fritters. Tickets can be purchased at the Chincoteague Chamber of Commerce. For info, visit [www.chincoteagueoysterfestival.com](http://www.chincoteagueoysterfestival.com) or call 757.336.6161.

**Fri., Oct. 16<sup>th</sup> & Sat., Oct. 17<sup>th</sup> – Fall Roundup of Chincoteague Ponies on Assateague Island**



The Ponies are rounded up into the corrals on Assateague Island so that they can be seen by a vet. The vet will administer inoculations against West Nile Virus and Equine Encephalitis and also check their hooves and teeth. You can view the Ponies in the corrals (just off the road to the beach) after the roundup. For more info, call 757.336.3138 or visit [www.cvfc3.com](http://www.cvfc3.com)

**Sat., Oct. 24<sup>th</sup>, 9am - 3pm – Natural Dyeing Workshop** For thousands of years before the discovery of chemical dyes, people used the flowers, roots, nuts and berries of plants to produce colors for fiber and textiles. You will learn several modern techniques for this ancient art.



Participants will dye fibers using traditional and local plant sources. Tuition is \$55 per person and it includes lunch. Visit [www.cbfieldstation.org](http://www.cbfieldstation.org) or call 757.824.5636 for info.

**OB II Community Property Owners Association  
2015 Membership Committees**

**Architectural Committee**

*Maria Paccioretti (Chairperson)*

*Phillip Ettinger*

*Phil Hoey*

*Ethan Simonson*

**Budget Audit Committee**

*Phil Hoey (Chairperson)*

*Tim Landolt*

**Communications Committee**

*Jean Hubbard (Chairperson)*

*Dave Hudgins*

*Andy Suchoski*

**Community Improvement Committee**

*Dave Hudgins (Chairperson)*

*Jean Hubbard*

*Buford T. Rowland*

**Documentation/Records Committee**

*Maria Paccioretti\* (Chairperson)*

*Dave Hudgins*

**Maintenance Committee**

*Tim Landolt (Chairperson)*

*Kathy Bradley (on-site rep)*

*Ethan Simonson*

**Utilities Committee**

*Kathy Bradley (Chairperson)*

*Jack Keene (on-site rep)*

\*Corporate Registered Agent for Oyster Bay II Community POA and  
Oyster Bay II Water & Sewage Company, Inc.

**OB II Community Property Owners Association  
2015 Board of Directors**

***President***

*Buford T. Rowland*

***Vice President***

*Tim Landolt*

***Secretary***

*Dave Hudgins*

***Treasurer***

*Phil Hoey*

*Kathy Bradley*

*Arlene N. Dougherty*

*Phillip Ettinger*

*Jean Hubbard*

*John M. (Jack) Keene*

*Maria J. Paccioretti*

**Please recycle whenever possible. The Center is located at 5073 Deep Hole Road and it is open every day, except Tuesdays, from 7am – 6pm. Additional bins have been added for donations of clothing and shoes as well as a dumpster for used auto and truck tires. Thank you for helping to keep our community clean.**

**If you have a Community concern that needs urgent attention, please call: Jack Keane or Kathy Bradley.**

**Attention OBII Members: Please help with our newsletter! Email your ideas, suggestions, articles, photographs, recipes, restaurant reviews, fishing and crabbing spots, favorite activities, places of interest, Jean Hubbard.**