

**CSA Board Meeting-
Maintenance
09/16/2025**



A photograph of a weathered stone marker in a wooded area. The marker is made of light-colored, rough-hewn stone blocks. It features large, dark, raised lettering that reads "Stoney-Baynard Ruins". Below this, a small black rectangular plaque with white text states "This site is listed on the National Register of Historic Places". The background is filled with dense green foliage and trees, with sunlight filtering through the leaves. The entire image is framed by a dark blue border with a diagonal cut on the right side.

Stoney-Baynard Ruins

This site is listed on the
National Register of
Historic Places

Baynard Ruins Project

CSA Work

- Replace Split rail fencing
- Refill steps with Pea Gravel
- Add fill dirt/mulch on top of exposed roots
- Trim trail corridors to widen existing pathways
- Push perimeter vegetation around ruins approx. 25'

Contracted Work

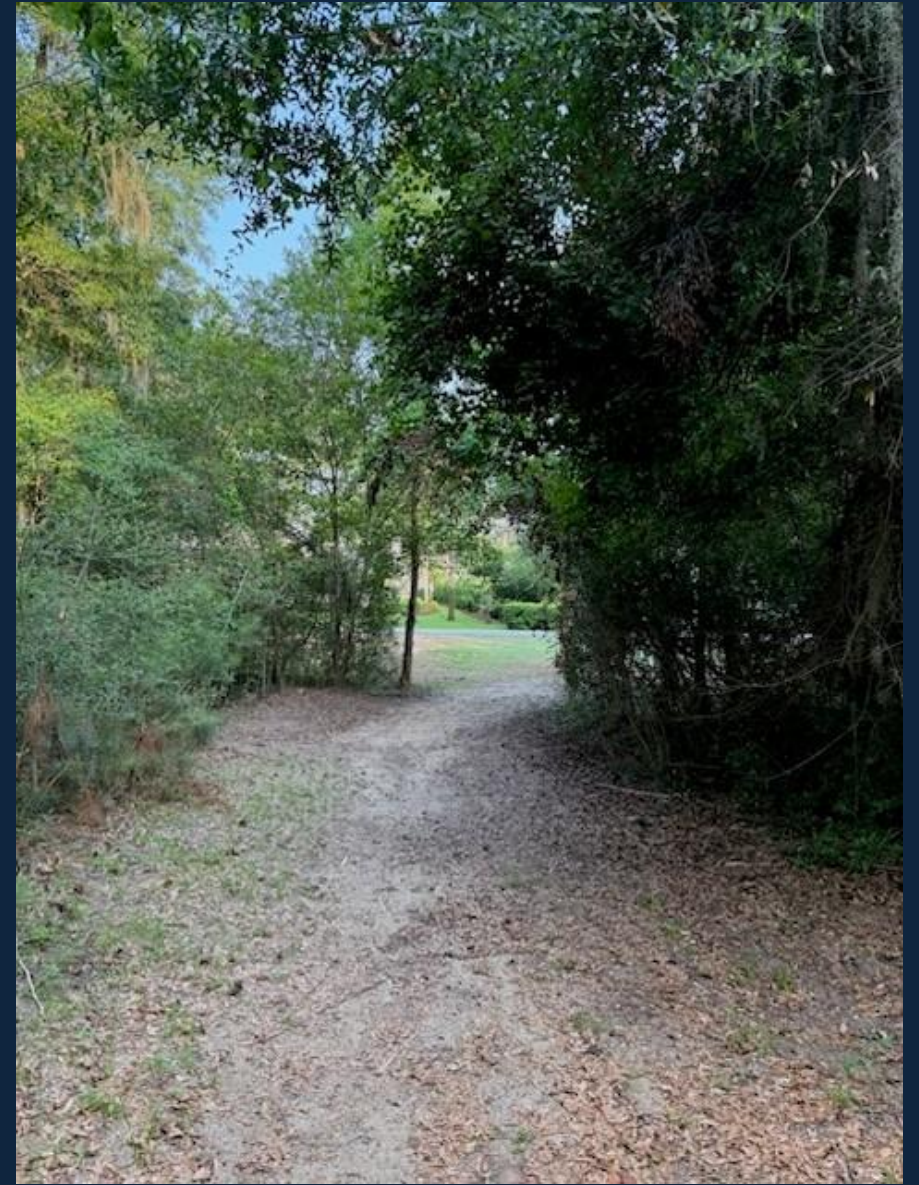
- Vista prune from Ruins west towards Calibogue Sound
- Locate porch step foundation posts
- Forestry mulch volunteer sucker growth in select locations around perimeter

Task Force Items/ Long Term Goals

- Update interpretative signage program
- Label trees and native understory plants
- Add circumferential trail(s)
- Sponsored benches for visitors
- Erect observation platform to mimic front porch views
- Alternative handicap access ramps









Harbour Town Area- Dredging

- Mechanical dredging is a method used to remove accumulated sediment, silt, and debris from stormwater lagoon systems to restore capacity and maintain proper flow. Using a long-reach excavator positioned along the lagoon banks, operators scoop and remove built-up material from the lagoon bottom. The sediment is then stockpiled or transported offsite for proper disposal. This process helps prevent blockages, improves water quality, improve capacity and water flow which ensures the lagoon continues to function as designed for stormwater management





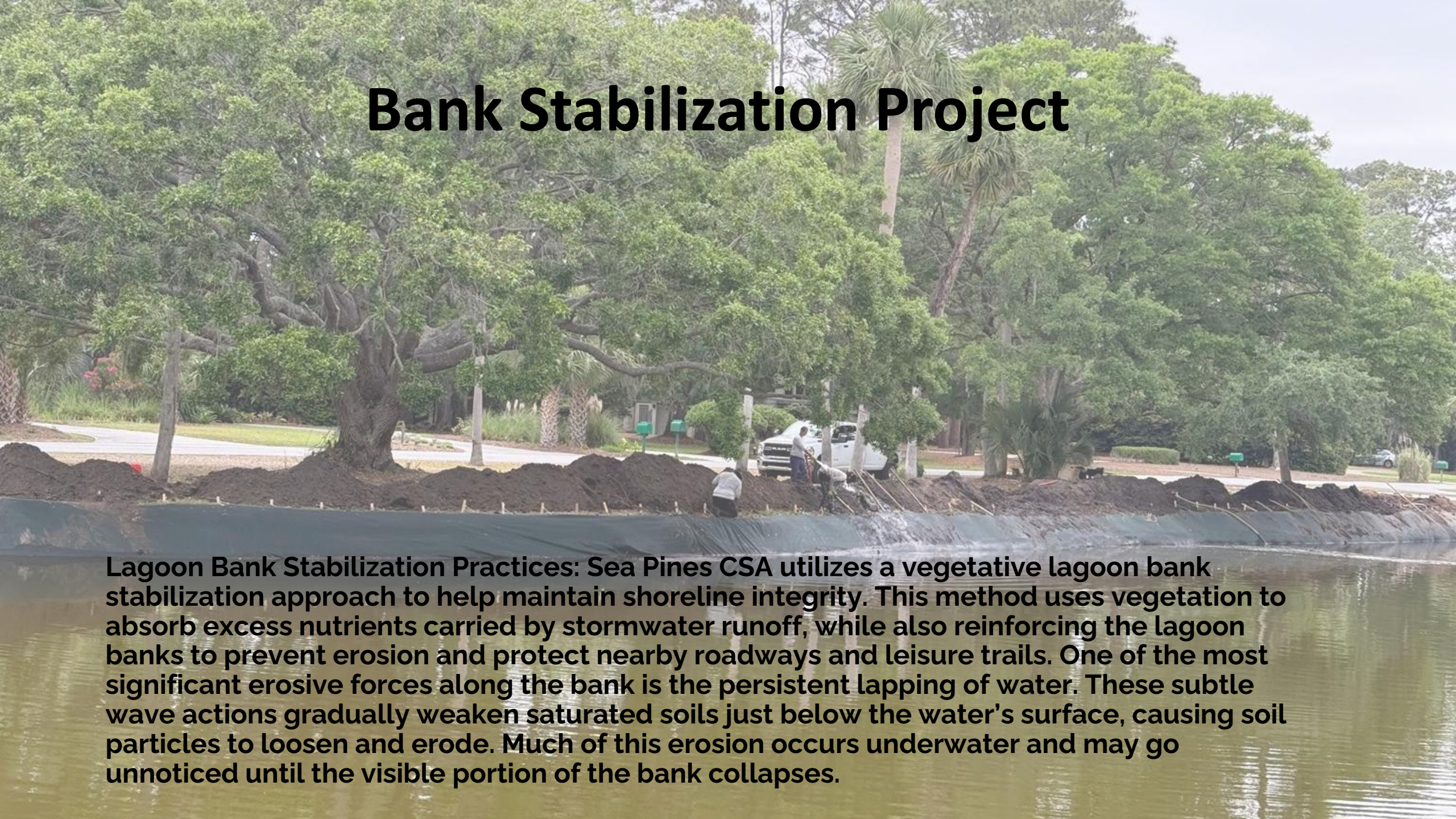








Bank Stabilization Project



Lagoon Bank Stabilization Practices: Sea Pines CSA utilizes a vegetative lagoon bank stabilization approach to help maintain shoreline integrity. This method uses vegetation to absorb excess nutrients carried by stormwater runoff, while also reinforcing the lagoon banks to prevent erosion and protect nearby roadways and leisure trails. One of the most significant erosive forces along the bank is the persistent lapping of water. These subtle wave actions gradually weaken saturated soils just below the water's surface, causing soil particles to loosen and erode. Much of this erosion occurs underwater and may go unnoticed until the visible portion of the bank collapses.

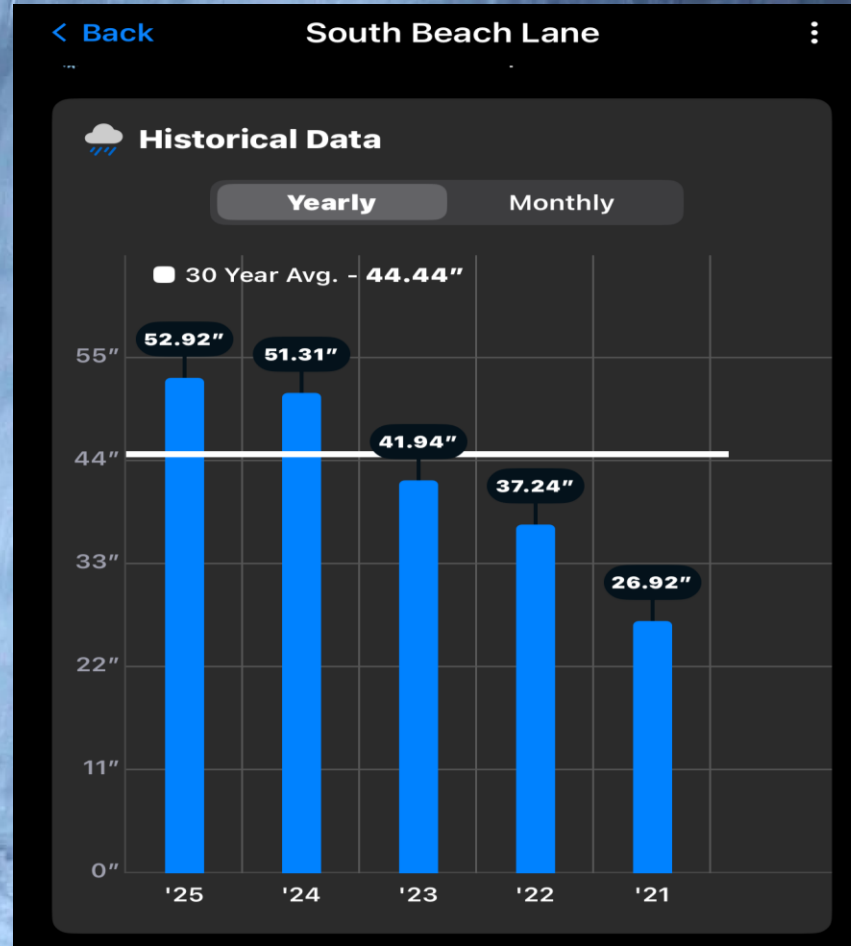








August Rainfalls













**What additional
Challenges does
rainfall like this
bring?**







8/23/2025 6:18PM



8/23/2025 6:37PM



8/23/2025 3:53PM



8/23/2025 4:00PM











CSA Facilities



Contracted Services



**Irrigation Valve
Replacement**



**Roadway Asphalt
Repairs**



**Roadside Tree
Trimming**



**Thermo Line
Striping**

Traffic Task Force Gate Signage Installation



Community Standards

- Approx. 1350 Violations sent thus far.
- 25% are Landscaping related (ground cover, mowing, weeding etc...)
- 20% are unsightly (beach items, sporting equipment, general items in view)
- 14% are Maintenance related (Power washing, Roof Debris, general house maintenance)
- 11% are Architectural (Any structure or alteration on property without ARB approval)

