

**Revision Date:
May 2026**

The Captain's Watch Board has compiled some important details and facts below and will provide a copy of our association's Protective Covenants and By-Laws for your review if requested. Please feel free to email us with any questions.

Captain's Watch Property Owners' Association is self-managed. In doing so, we save in excess of \$5,000 in management fees each year which helps to keep our annual dues stable.

We ask all owners to consider running for the Board which consists of five (5) volunteer neighbors that oversee our association's business. Terms are three (3) years and are staggered. We meet quarterly, formally, but stay in contact as needed.

As of 05/2026 - Current POA Board Members are:

- Frank Komar - President
- Evelyn Talbott - Treasurer
- Andrea James – Secretary
- Mitch Halloran – Landscape Committee
- Todd Farrand – Member at Large

Our preferred communication method is email. We do not share/distribute individual email addresses or phone numbers and will only use your address for association business. To communicate with us, we ask that you please use captainspoa@yahoo.com.

Please keep us up-to-date with your contact information to include a USPS mailing address, an email address you want to use to receive association information, and preferred phone number(s) to call if needed. All annual dues are billed via email and are paid via check. Electronic payments are not available.

Watch for alert information in your emails.

Annual Meeting

Our annual meeting is held in early November of each year and coincides with the Master Association's annual meeting. Voting and meeting information will arrive approximately 30 days prior.

Trash/Bulk Pick-up

Normal household trash may be discarded in the community dumpster. When discarding trash, if possible, toss your bag to the back of the dumpster. With the elimination of recycling, we have more volume for our one dumpster to hold.

Contractors you employ **are not** to use the community dumpster nor are scrap remnants from any construction to be discarded in the community dumpster.

Yard debris, clippings, and limb cuttings must be taken to the Nags Head Public Works drop off area as per State & Town codes.

Off season curb side pick-up program is detailed on the Town's website. Contact the Public Works Department at the Town of Nags Head for bulk pick up information. During the off season when the town will pick up bulk discarded items, they should be left at your residence/driveway and **not** at the community dumpster area or in the street. Plan ahead as this can take several weeks for pick up.

Currently recycling is only available at the Town of Nags Head Municipal Center or by purchase of the blue recycling can service through the Town of Nags Head

Please familiarize yourself with the following on the Town of Nags Head website:

[https://www.nagsheadnc.gov/ Government / Public Works / Sanitation for a Summer schedule and Winter schedule and pick up routes.](https://www.nagsheadnc.gov/Government/Public%20Works/Sanitation%20for%20a%20Summer%20schedule%20and%20Winter%20schedule%20and%20pick%20up%20routes)

[https://www.nagsheadnc.gov/ Services / Trash & Recycling / Hazardous Waste/Paint Disposal link](https://www.nagsheadnc.gov/Services/Trash%20&%20Recycling/Hazardous%20Waste/Paint%20Disposal)

[https://www.nagsheadnc.gov/ Government / Department/Offices / Public Works / Sanitization / Bulk Trash](https://www.nagsheadnc.gov/Government/Department/Offices/Public%20Works/Sanitization/Bulk%20Trash)

Parking:

Street parking and parking upon lawns or landscape are prohibited. Emergency vehicles need the entire road for access. Please remind your guests using your property. If you are renting your home, please advise the renters/management company regarding this requirement.

Short-term overflow parking needs may be accommodated by contacting Village Realty

Parking along W. Seachase Road is a town of Nags Head maintained road and parking is allowed provided your vehicle is completely off the pavement.

Common Areas

Common Area seating: Furniture, plants, stones were donated by owners and the association does not pay to replace them. Please use, enjoy them and clean up when you leave.

Captains' Watch Annual Dues

Dues are invoiced annually and are emailed/mailed to be received around March 1st with a **March 31st DUE DATE**. **Late Charges begin April 10th**. The invoices are sent to the email address which each homeowner has provided.

Your Captain's Watch dues pay for:

The maintenance of your front and side yards & shrubbery, excluding sprinkler systems.

- The maintenance of our 5 common areas:
 - Entrance V-shaped signage area
 - Triangular shaped, unmarked, area on right as you drive in
 - Dumpsters & surrounding area
 - Two circular islands
- The maintenance and replacement of Captain's Way's (road) since it's a private street. Reserves currently exist for its anticipated replacement.
- Captain's Watch Property Owners Insurance
- Dumpster and surround repair /replacement

Note: Village at Nags Head annual property dues are billed and paid separately. Contact Seaside Management at 525-261-1200.

Lawn Maintenance:

Cutting of grass areas is included and treated. No dues discount is given if you maintain your own yard personally or through a private contractor.

Contact our Landscape Committee that oversees our neighborhood landscaping vendor if you have any questions.

Jesus Sifuentes Landscaping currently maintains our community's landscaping. All communications regarding landscape preferences, comments and complaints **MUST** be directed to the Board and not to the landscapers.

Maintenance of sprinkler systems and proper watering of yard and landscaping is each homeowner's responsibility and is required per our Protective Covenants. Please review Article VII Lot Maintenance of our Declarations

Architectural Changes:

The Village of Nags Head and Captain's Watch requires a complete ACC application, and approval is required BEFORE any exterior repairs, maintenance or changes may begin, this includes repainting of the same color.

The ACC application should be completed by the owner and forwarded to the CWPOA email address.

TO locate the ACC (Architectural Control Committee) Application:

- Go to www.vnhpoa.com
- Select the **Resources** link at the top
- Select the Architectural Review link
- Select the appropriate document link and follow directions
- Complete the form and email it to us at: captainspoa@yahoo.com

Captain's Watch Property Owners Association Board approval must be obtained **before** the master association's Architectural Control Committee reviews your request. The Master ACC Committee meets the third Monday of each month; applications must be received by the Master ACC at least Five (5) days in advance of the master ACC meeting. Please plan accordingly for your application approval.

Contact the Board via email for clarification with painting or remodeling questions.

Water Service

Contact the Town of Nags Head after your purchase to make sure you are correctly set up for water services.

Pets/Noise Ordinances

Our Association follows The Town of Nags Head Code. Leash Laws are in affect as well as noise ordinances. Please familiarize yourself with and adhere to the codes.

<https://www.nagsheadnc.gov/DocumentCenter/View/244/Town-of-Nags-Head-Noise-Ordinance-PDF> Please remind your guests and renters as appropriate.