

From: [Deb Hill](#)
To: [Rogers Bay Manager](#)
Subject: Re: Fence Violation
Date: Monday, August 5, 2024 8:33:29 AM

Thanks

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From: Rogers Bay Manager <rogersbayoffice@embarqmail.com>
Sent: Saturday, August 3, 2024 8:15:44 AM
To: Deb Hill <dhill@northtopsailbeachnc.gov>
Subject: Fw: Re: Fence Violation

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On Fri, 2 Aug, 2024 at 1:55 PM, Ani Paval <anetapaval@yahoo.com> wrote:

To: rogers bay manager

Good afternoon Michelle,

In my letter to you and the Board of Directors of Rogers Bay I explained that I am appealing the denial of the fence permit. The fact that a permit was denied does not mean that the process is over and that you can just force me to remove the fence. I forwarded to you the application for appeal. I would like to wait for the decision of the Board of Adjustment with NTB. There is no point to remove the fence only to place it back again if my appeal is approved. The quasi-judicial hearing with the Board of Adjustment is not scheduled yet.

Also, the fence was built because I assumed that there would not be any problem receiving a permit from North Topsail Beach. I saw fences like mine throughout the campground. I assumed that all those fences were permitted. I was not made aware that no permit for a fence was ever issued from the year 2000 until 2024 for any lot at Rogers Bay Campground. That information was not provided to me at the time I requested the approval letter for the fence. That means that no fence is permitted at the campground and both Rogers Bay and North Topsail Beach have turned a blind eye to that for 25 years. Also, I did not know that the planning director is admittedly against any fences in Rogers Bay and that she is doing her own interpretation of the Unified Development Ordinance. I did not know that she has issued a \$10,000 fine for a fence for a lot by the marsh because she is afraid to lose FEMA funding.

In light of all this, I am not willing to remove my fence or pay any fine until the appeal is over and a decision is made. Since the hearing that I requested from Rogers Bay POA was not provided to me, my request to you is to proceed with the internal dispute resolution process that you have in place according to your bylaws and if that does not resolve the dispute, then the case will have to be filed in Onslow County District Court. Please, advise.

On Friday, August 2, 2024 at 01:12:35 PM EDT, Rogers Bay Manager

<rogersbayoffice@embarqmail.com> wrote:

Mrs. Paval,

I received your letter, asking that I waive the [\\$50.00](#) fine. The fine was for installing a fence without an approved permit from NTB. The notarized letter you received from me states it is approved based on the dimensions in your drawing attached, and final approval from NTB.

If you are required to get a permit, this does not mean that you can go ahead and build and hope that your permit application gets approved.

If within 30 days of your notice the fence is not removed or a final approval letter is not presented, then a [\\$100.00](#) dollar fine will be charged, and each 30 days after.

Michelle Ayers

Rogers Bay POA
Property Manager