9/24/26

NORTH SHORE MARINA

North Shore Marina
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manager@nsmpueblo.com

Dear North Shore Marina Slip Renters,

The NSM Management team wanted to inform our patrons of exciting upcoming activities at North Shore Marina this fall and winter. We also wanted to set some expectations for the end of this year's boating season. As you are likely aware, we have begun our modernization of NSM by installing new wave breaks over the summer. Hopefully you find them to be as visually appealing and effective as we do. We are pleased to announce that this fall we will be beginning demolition of the existing docks and starting phase one of the construction of new docks at the end of this current boating season.

Planned Timeline:

Seasonal Slip Renters- all boats, dock bumpers, and any other personal items must be removed from the marina by October 31st.

October through Early November- Boat Winterizations.

Our goal is to have all boat winterizations completed within the first week of November.

- We have sent out winterization work order forms, as well as forms for acknowledging that you are handling your boat winterization yourself or having someone else complete that work. Please get those forms back to us as soon as possible.
- If you are not asking North Shore to Winterize your boat, we require the self-winterization form to be submitted for our records.
- Any boats leaving the marina need to be pulled out of the water by October 31st.
- Last minute winterization requests may not be able to be accommodated due to scheduling. Please get your winterization work orders back to us early.

<u>Early November to Early December</u>- Relocate boats that are remaining in the marina through the winter to the 100 dock and main walkway. Dock clear off, removal of dock boxes and jet ski docks. Construction of new ADA access ramp in preparation for new main walkway, relocated to the North of existing main walkway location.

Once all boat winterizations are completed, we will be moving all boats remaining in the marina for the winter to the 100 dock and the main walkway in preparation for demolition and construction. We are planning to have all remaining boats moved from the 200, 300, 400, 500, 600, 700, and 800 docks by mid to end of November. **<u>Any boats that can be removed from the water, put on a trailer and stored in our dry storage yard for the winter, we ask that this be done.</u>** We will have somewhat limited space, and quite a few larger boats that need accommodation. We are also arranging temporary winter storage at South Shore Marina, where we may move some smaller boats (40' and shorter) that spend the winter in the water. We are planning to install temporary power on the 100 dock and main walkway in order to power the bubblers over the winter. We will be constructing a new ADA compliant access ramp to the marina to access the docks. The new marina access will be located North of the existing main walkway from shore. During this time period, we will also be removing all dock boxes and jet ski/dinghy docks from the affected docks.

- We will be removing and storing all dock boxes from the docks on shore in a shipping container. Please make sure your dock boxes are completely empty, your full name is clearly written on the inside of the dock box, and the dock box is left unlocked. Slip renters are responsible for identifying their own property prior to removal from the docks by NSM staff. *Note* On new docks, ONLY <u>white fiberglass corner dock boxes will be allowed</u>. The only exceptions to shape will be on end slips where triangle boxes cannot be affixed in a corner of a slip.
- Please clear off any patio furniture, umbrellas, dock bumpers or any other personal items that may be affixed to the docks. Any items left after October 31st will be considered abandoned and disposed of prior to demolition.
- Jet Ski/Dinghy Docks- If you have a jet ski/dinghy dock, it needs to be marked with your full name. These will be removed and stored over the winter, and reattached to your slip next year.
- Once slip assignments are determined for next season and new docks are installed, Marina staff will remount docks boxes and jet ski/dinghy docks in their proper slips.

<u>Early December through Mid-January</u>- Demolition of Docks.
Once all boats are relocated, demolition activities of the existing docks will begin. Demolition will begin with the 800 dock to have the most access to the shoreline. Once that is complete, we will be temporarily moving the 500, 600, and 700 docks out of the forebay to give clear paths for demolition and construction activities. Then working from North to South, 400 dock, 300 dock, and 200 docks will be removed in that order along with the corresponding sections of Galley. Once the demolition of Galley is completed the club house will be removed and demolished. Access to the beach and North Shore parking lot will be restricted due to demolition activities. The overflow parking lot located South of the North Boat Ramp will be available to use to access the marina.

- During this time period, access to boats and docks may be restricted for short periods. Communication will be given in a timely manner as to when these periods may happen.
- Use of the Gin Pole on the docks will no longer be allowed during this period. The dry Gin pole on shore will be the only option available.

Mid January through April 1- Construction of new docks.
New docks are scheduled to arrive in mid January. The docks will be shipped in as complete as possible, and should go together quickly, depending on the weather. The new main walkway to shore will be installed first, followed by the new North/South Walkway. Once those are completed, the new Docks 8, 9, 10, and 11 will be installed starting from dock 8 in the North to dock 11 to the South. During construction of the new 8-11 docks, the 500, 600 and 700 docks will be re-attached to the new docks to expand slip capacity for the next season. Also, while the new docks are being constructed, new marina electrical service will be installed, and power will be installed on some of the new docks.

- During this time period, access to boats and docks may be restricted for short periods. Communication will be given in a timely manner as to when these periods may happen.

Other Items of Note:

- The Marina Ship's Store will be closing for the winter on October 31st. The phones will still be manned during normal business hours, but **the Ship's Store will not be open**, and fuel sales will cease for the winter also. Docks staff will continue to be on the marina daily, conducting maintenance on boats, doing safety checks, and assisting in the demolition and construction activities.

- The North Marina parking lot and beach will be closed to public access from October 31st through April 1st. The North Marina overflow parking lot located to the South of the North Boat Ramp will be available to use to access the marina. Please plan accordingly.
- The restrooms will remain open for the duration of the winter, however access to the marina shower facilities will be closed.
- If particular business is needed to be conducted in person, please pre-arrange an appointment with the Ship's Store Staff between the dates of November 1st and March 31st.
- Dock access will be closed due to inclement weather this year based on the Pueblo School District Closures. If Pueblo district 60 is closed due to inclement weather, the NSM docks will be closed also.

Planning for Next Season:

As we get a little bit further down this path towards new docks being installed, we will be sending out communications to all Annual Slip Renters first, then to returning Seasonal Slip Renters. This communication will identify new powered slip rates and slip sizes. We will then ask you to give us your preference for your desired slip for next season. Once we have responses back, we will try to accommodate your preference for a slip for next season. We are expecting high demand for slips located in the newly constructed docks. We will do our best to meet your preferences. However, we cannot guarantee that you will get your first choice in slip. Slips will be assigned based on several factors, including your preference, the size of your boat and the size of the slip.

Please be on the lookout for future announcements as to when we will send out our new slip rates and the slip preference form.

We are very excited for the coming season and the start of replacing the docks with a new, modern facility. We hope you are also excited, and we appreciate your continued patronage at the North Shore Marina throughout this exciting time.

Sincerely,

North Shore Marina Management

Dan Allen & Kelli O'Neil