

All,

Pool Construction Update

The pool construction project is well underway. The concerning areas of the retaining wall have been repaired and replaced, the decking has been removed, and new tile has been installed along the upper edge of the pool. There is still a great deal of work to be done but the project is progressing smoothly. If you would like to know more about the specifics of the pool project, and the costs involved, please come to an open board meeting where the pool project is discussed in detail. Board meetings happen at the 2nd Monday of every month at the clubhouse at 6:30pm.

Please remember that the pool is currently a construction zone, and that means it is off limits. This includes the traffic circle. We have already had a couple instances of children playing and riding bikes in the circle while the construction team is working, who did not leave when asked by the team. Please be mindful that they are here to work on the pool, and cannot keep an eye out for children as they move materials and equipment around the construction zone. This is a dangerous situation and we ask all parents to inform their children that the pool area is off limits for the duration of the construction.

Grounds Clean Up Day at the Sport Court Park on Seabrook!

Please come help on Saturday 10/26 at 1:00. We'll be picking up sticks and branches in the natural areas. We'd recommend long sleeves, pants and gloves. If you have them, pruning tools, garden rakes and spare bins or wheelbarrows could be useful. We will move the debris to an area where the Town of Cary or the landscapers can remove it later. There will be a separate day scheduled for cleanup of the debris in the tennis court area.

Notice regarding the streets in the townhomes

There is currently no active plan to transfer the streets in the townhome areas to the Town of Cary. This transfer could save our community a great deal of money on repairs and repaving, however, it could not proceed without a 2/3 neighborhood vote. Additionally, The Town of Cary will not take away dedicated parking spaces of townhome owners.

AirBNB and Short-term Rental Issues

The board has received a large number of complaints from residents regarding the inconsiderate nature of AirBNB guests, specifically in the townhomes. Our neighborhood's documents do not restrict short-term rentals, so if you have an issue with folks not complying with neighborhood rules, please contact the board at board@piratescovehoa.net. For other issues, like noisy guests or other illegal activities, please contact law enforcement.

Townhome Owners of Short-term Rentals

Please know that you are responsible for your tenants. If they are found in violation of Pirate's Cove covenants, the board will be assessing violations to the property owner. This includes violations such as leaving trash in front of the home, parking violations, etc.

Request for Board Members!

Our annual meeting will be in January (date to be announced) and that means it's time to vote in some new board members. Joining the HOA board offers you the unique opportunity to directly shape your neighborhood's future. By volunteering your time and skills, you can help improve property values, enhance community amenities, and foster a stronger sense of belonging. It's a chance to make a real difference and leave a lasting legacy. We will have openings for 1 townhome owner as well as 1 detached home owner.

If you have any questions about any of these topics, or others, please email the board at board@piratescovehoa.net. We will do our best to respond in a timely manner but please be patient if it takes some time to get a response, as we are a group of volunteers.

Thank you,

Pirates Cove HOA Board