

## Pool Project Construction Update

The Pirates' Cove pool renovation project is well under way. There have been a few snags and surprises along the way that have led to some additional costs and longer-than-expected work delays, but overall things are on track. One of the surprises was finding the original pool deck below the existing deck. This extra concrete essentially doubled the amount of concrete to be demolished and removed and increased the amount of aggregate to be brought in to maintain the needed deck height. The current steps leading from the entry gates to the pool deck were uneven heights and therefore did not meet code. Since we were removing the entire deck, this would be the best time to redo the steps. All eight (8) of the pool skimmers required replacement as they were original to the pool build and many were held together with duct tape. This was only discovered once the pool deck was removed.

An approximate one hundred (100) foot section of the concrete block retaining wall that was leaning outward has been removed and replaced with a new wall on top of a concrete footing. Behind this new wall, an underground drain was installed to properly route drainage water out from behind the new wall. Extra rip rap was brought in to protect the wall against the creek when there is excessive rain. New waterline tile has been installed and the new concrete pool coping and pool deck will be poured soon. Once the fence is re-installed, the interior of the pool will be refinished and filled.

As detailed above, the project has resulted in some unforeseen expenses that have increased the total cost of the project. Originally, the project was quoted at approximately \$250,000. Unforeseen costs so far have amounted to an additional \$79,000. Some of these costs have been invoiced, while others are just estimates, and some costs may come in lower than expected. The Board shares your concerns regarding the total cost of this project, but we are determined to see the pool renovation through. Because the community has practiced fiscal responsibility, we're able to weather these unforeseen expenses and look forward to the 2025 pool season with a newly renovated pool.

## 2025 Pool Season Update

During the 2025 pool season, the Pirates' Cove swimming pool will have a trained attendant onsite instead of lifeguards. The attendant will help enforce the pool rules, clean the bathrooms and the pool area, check and maintain the pool chemicals, and ensure people sign in. The \$20,000 savings with a pool attendant will allow the HOA to build up reserves during the 2025 fiscal year with the aim of completing additional big, community-wide projects at a future time.

## 2025 Assessments

The Board met in early November to plan the budget for the next fiscal year. HOA dues will increase for the 2025 fiscal year, with Basic dues increasing approximately 5%. This will result in an increase in dues for detached homeowners from \$172 to \$180 per quarter and total dues for townhome owners increasing from \$290 to \$299 per month. Remember, townhome owners pay both the Basic dues and the Townhome dues. Everyone pays the same amount into the Basic fund, but only townhome owners pay into the Townhome fund. The Townhome fund dues increased from \$232.67 to \$239 per month. We were able to keep the Townhome fund dues increase to 2.7% because we feel we've built our reserves up to cover some capital projects in 2025, such as beginning our roof replacement cycle and replacing our old mailbox units.

Increasing assessments is necessary to keep up with inflation and the increased cost of living. Increasing the Basic dues by approximately 5% will allow us to replace reserves in 2025 at a similar level to the 2024 year reserves replacement in the hopes of completing other large renovation projects in the future. These hoped-for future projects include, but are not limited to, repaving the pool parking lot, renovating the clubhouse bathrooms and renovating the sports court.

Our annual meeting will be held at the Cary Arts Center (Room: Studio M10) on January 9 at 6:30PM. We hope you'll attend to learn about what's happening in the neighborhood and what's planned for the 2025 year.

### Request for New Board Members

A new year means it's time to vote in 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 one townhome owner and one detached home owner.

And as a friendly reminder, the Board will be having its regular monthly meeting on December 9 at 6:30PM at the clubhouse.

-PC HOA Board