



# PIRATES' COVE NEWS

A QUARTERLY NEWSLETTER BROUGHT TO YOU BY PIRATES COVE HOA

Summer 2021

## From The Board



### New Board Members in 2021

The Pirates Cove Board of Directors welcomed two new members in 2021 into the two vacant townhome seats. Please join us in welcoming Matthew McNeill, who resides at 207 Bay Dr and Steve Swann, at 123 Barbary Court. Thanks to each of you for stepping up. We are honored to serve our community. There is one additional seat open for a detached homeowner. If you would like to join the board please contact Lynn Losada, Nomination Committee Chair.

## Community Information

There are numerous reasons why a community association may consider implementing new rules or amending covenants. As things change and modernize, so do the needs of the association. With our neighborhood being almost 50 years old, it's time to look at our covenants to ensure we're ready for the next 50 years. The Pirates Cove Board of Directors fully support exploring our options.

When Pirates Cove was set up, one association was formed to govern both the townhomes and detached homes. The restrictive covenants (Declaration) treats the community as one, requiring detached home input on issues that really pertain just to the townhomes, like raising townhome assessments. What we are proposing is an amendment to the legal document to give the townhomes more autonomy over those types of decisions. Within the next few months we will be scheduling town hall style meetings to give each homeowner the opportunity to have input. Before any legal cost is incurred is this what we all want. It will require a vote from the entire community to move forward. Therefore, we want to gauge the entire community's interest in changing the document which would free detached family homeowners from being required to vote on things that do not affect them and give townhome owners more autonomy to make their own decisions. More information and community meetings are coming soon. We want to hear from you how you would like to proceed.

We're looking for volunteers who have the time, knowledge, and passion to help keep Pirates Cove sustainable. The Audit, Amenities, Grounds, Maintenance, Townhome Steering and Architecture needs you. Please contact Matt Echols at [piratecaptredbeard@gmail.com](mailto:piratecaptredbeard@gmail.com) if you are interested in helping out.

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## What's New

- ❖ 51 townhomes successfully received siding and painting within budget. Successful completion of a multi year capital project
- ❖ Successful community pool opening on May 29, 2021
- ❖ Pool policies and regulations updated in summer of 2021
- ❖ New community manager welcomed Carlie Cobbett, welcome to Pirates Cove
- ❖ Final year contract with Aqua Tech pool management company.
- ❖ Engaged new Certified Public Accountant, Walker Rodeniser & Welch, LLP for 2020 audit
- ❖ Blackhawk Tree Services awarded contract for tree trimming in the common areas in early February
- ❖ Sidewalk repair contract was awarded to completed in the townhome community
- ❖ 2020 Financial Audit complete
- ❖ Beginning with the August 9, board meetings will be open at the clubhouse, please plan to attend

## Garbage Collection - Common Area

The Town of Cary collects garbage and yard waste, and they have procedures that we are required to follow. You can find information about the procedures on the Towns website, [Garbage, Recycling & Yard Waste](#).

Follow the Towns guidelines and please use your recycling cart for your recyclable items. Respect your neighbors and don't place your garage or recycling items out prior to the designated pick-up schedule or outside of the designated spot for pick-up. It takes all of us to keep our community clean and safe.

## Amenities

The Amenities Committee recommended restrapping many lounge chairs and purchased additional table chairs. As a reminder the dumpster is no longer on site, so any trash should be disposed of in the plastic trash cans. Also, if you use the charcoal grill, please make sure to dispose of your spent coals in the provided metal bin. The amenities committee has been in close communication with the board on upcoming repairs to the retaining wall and deck around the pool. The broken volleyball net post was replaced and the net was rehung.



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As many of you know, our pool deck and retaining wall that separates the pool deck from the creek are in need of repair. The retaining wall is failing. It's settling and leaning away from the pool deck, causing cracking and erosion of the underlying soils. Unfortunately, this problem is not going away, and if left unchecked will likely lead to irreparable damage to the pool deck and the pool itself.

As a community, we are faced with two options: 1) Do nothing and enjoy the pool as is for as long as it lasts, knowing that its days are numbered; or 2) Preserve the pool for the long-term at any feasible cost. The board, with the support of the amenities committee, has committed to pursuing option 2.

Alpha and Omega Group was hired to perform a preliminary engineering study to evaluate the feasibility, permitting requirements, and cost of a rehab project. That study is available for review at [casnc.com/communities/pirates-cove](http://casnc.com/communities/pirates-cove).

The estimated construction cost for the pool rehab is \$187,200. This is an eye-popping number, and it's much more than the 2018 reserve study predicted. However, if we delay other planned non-essential capital projects related to the clubhouse and the sports courts area, we may be able to cover this cost without a special assessment. This is our goal.

The next step in the process is for our engineer (Alpha and Omega Group) to prepare detailed design drawings, secure permits, and solicit bids from contractors for the project. They will begin that work this fall, and we'll plan to receive bids near the end of next pool season.

In the meantime, the board will carefully consider the planned capital projects laid out in the reserve study and come up with a feasible budget for construction that can be achieved without a special assessment.





# Grounds



2021 Grounds Committee members:

- Pat Hammon - Co-Chair Single Family
- Julia Ketchum - Co-Chair Townhomes
- Larry Heinsohn - Townhomes Bay, Barbary, Collington
- JoAnn Morgan - Townhomes Bay

We would like to thank Susan Hester for her many years of volunteering in our community. Enjoy the beach Susan!

## Accomplishments:

Pathway and erosion control projects from have been completed in the following locations:

- 713-715 Collington rear pathway, side of building pathway and liriop bed and mulch in front common yard
- 1209-1217 Collington Pathway behind entire building
- 120 Barbary common area corner was enhanced with a liriop bed and mulch

The Blackhawk Basic tree trimming project was completed in February. The work was efficient and complete. Tree maintenance for the entire community has now been completed. It began in October 2020 on Bay and Barbary Court, progressed to Collington Drive, and was completed with the Basic community common areas. Elitescape recently completed the shrub trimming in the townhome community. Blackhawk will be on site August 30 to trim front yard trees on Bay, Barbary and Collington.

Supplies for the community pet stations have been ordered and received. The inventory and distribution is being tracked by a townhome owner. The supply expenses are proportional split between Basic (43%) and TH (57%).

## Volunteers Needed

We are actively looking for volunteers to assist with the removal of the broken fence post as seen below.

Please contact Matt Echols at [piratecaptredbeard@gmail.com](mailto:piratecaptredbeard@gmail.com) if you are interested in helping out.



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## Maintenance

It was a very busy winter and spring ensuring all siding and painting projects were monitored and successfully completed by Atlantis Painting & Contracting Company.

The Maintenance Committee is currently seeking bids for masonry repair projects along with light post replacement inventory and purchases according to the replacement schedule. With the rising cost of construction supplies the committee members are closely monitoring all repairs to ensure budget compliance.



## Townhome Steering

The townhome steering committee looks forward to working with the board to review our bylaws and covenants. Our goals include:

- Reducing liability for detached homeowners
- Creating a subassociation to give townhome owners more autonomy
- Correcting mistakes and contradictions lawyers have pointed out in the past