

Black Rock Development Owners Association, Inc. (BRDOAI)



***2025 Annual
Membership Meeting
December 6, 2025***



Members in good standing can join the Black Rock HOA Facebook group by emailing BRDOAI@gmail.com

2025 HOA Directors & Officers

Board of Directors

President Chuck Schmieler

V. President Levi Lewis

Treasurer Jay Henn

Sec. Meredith Howdyshell

5th member to be elected 12/6

ACC

Leanne Clayton

Jeff Howdyshell (Chair)

Eric Schrecengost

Shaun O'Hara

2025 Community Highlights

- Several new homes were completed; 6 are currently under construction - Sellars, Vattilana, Maruhn, Koch, Curling, Jessen.
- Capital reserves begin 2025 at \$62.6K and will end at @ \$64.2K. \$10.6K was used for 2025 legal expenses in lieu of 2025 reserves.
- Best in class community appearance - relative to landscaping & property upkeep.
- At year end. The community build out is up to 52% (up 4.7% over last year). The calculation is 57 /109 (built + under construction/ buildable lots).
- For the 3 year in a row, Wreaths Across America will cover all veteran graves in Windsor. 2025 is the 5th year of Black Rock being responsible for this event as sponsor.
- To date Good Shepherd Food Drive donations in house are \$3,145 & the need is great. Last day to donate with Black Rock 12/15. Black Rock will deliver our donation soon after.
- Repaving of Swan View and Rice Pond. The BOD president met with DOT this year. Turnover of Swan View requires 1 more driveway culvert to be installed & house plans submitted. Rice Pond with 1 house does not have enough houses to quality for turnover in the short term. Road turnover continues to be planned for 2033.
- In 2025 &2026 we will fund \$20.8K in legal expenses that would have been reserved. Our 20-year capital needs are still obtainable thanks to past conservative capital planning. CD interest and lower paving cost @ turnover than previously planned allows this with no program loss for future asset maintenance. We can defend our community standards and property values in 2025. Our plan uses funds for legal in lieu of reserves for 2024-2029.

Current State of the Association Page 1

- Assessments are still lower than comparable communities in area. If the 2026 Budget is approved at this meeting, the annual assessment will remain unchanged. (\$550.00/ year per member)
- Reserve balance began 2025 at \$62.6K will end 2025 at \$64.2. Increase is from CD and savings interest. In 2025 & 2026, legal expense of \$10.6 (2025) & \$10.2 (2026) will protect our CC&R and property values. If we can settle the case through mediation & avoid a court decision, any unspent money can be added to capital reserves. At that point reserve funding can resume normal protocol.
- The first CC&R violation in the community to date is in the hands of our attorney. No 2025 or 2026 assessment from the CC&R fence issue is anticipated.
- For 2026, the only risk of a special assessment is from major storm damage to the community.
- Very strong sales of existing homes and new home construction on resold lots continue. In 2025 no developer lots were sold.

Current State of the Association Page 2

- The CC&R continues to need updating. That cannot happen without support from every owner. Until changed, the CC&R must be enforced. That can only happen when we have enough votes to approve the changes.
- Principal HOA infrastructure components are in excellent condition
- NCDOT maintained roads are in very good condition
- Roads - Our two private roads remain in good condition but are aging. Reserve fund focus to pave private roads for state acceptance remains our capital budget priority. A 2025 meeting was held with NCDOT regarding the takeover of private roads. One more home is needed to be built on Swan View Rd for potential takeover. We will make a formal application to NCDOT when that happens. Takeover will require 4 core borings at a cost of about \$4000.00 (to be paid from reserves). Once the results of the core borings are known NCDOT will advise what, if any remedial paving action will be required before takeover. Takeover of Rice Pond cannot occur until more houses are built and is unlikely in the short term.

Community Programs Black Rock Supports

John
Davis

➤ Bertie Good Shepherd Food Pantry

- The program serves people who do not get enough to eat
- Our community has donated food and cash since 2019.
- Last year we gave \$2,950.
- The community, once again, is doing an outstanding job of supporting our community. If you want to help, please have your Donation in by 12/15.



Sharon
Rome

Wreaths across America Program – We lead & manage this effort since 2021

- Program purchases and lays wreaths at Veteran graves at Edgewood & Hillcrest Cemeteries, Windsor, NC
- The Black Rock Community has donated funds for the purchase of wreaths since 2019
- Members of the Community participate in the wreath laying event
- In 2025 we have 555 vets whose grave will receive a wreath!
- Wreath laying ceremony on Saturday, December 13, 2025
 - Edgewood Cemetery, starting at 12 noon
 - Hillcrest Cemetery, starting at 2 PM

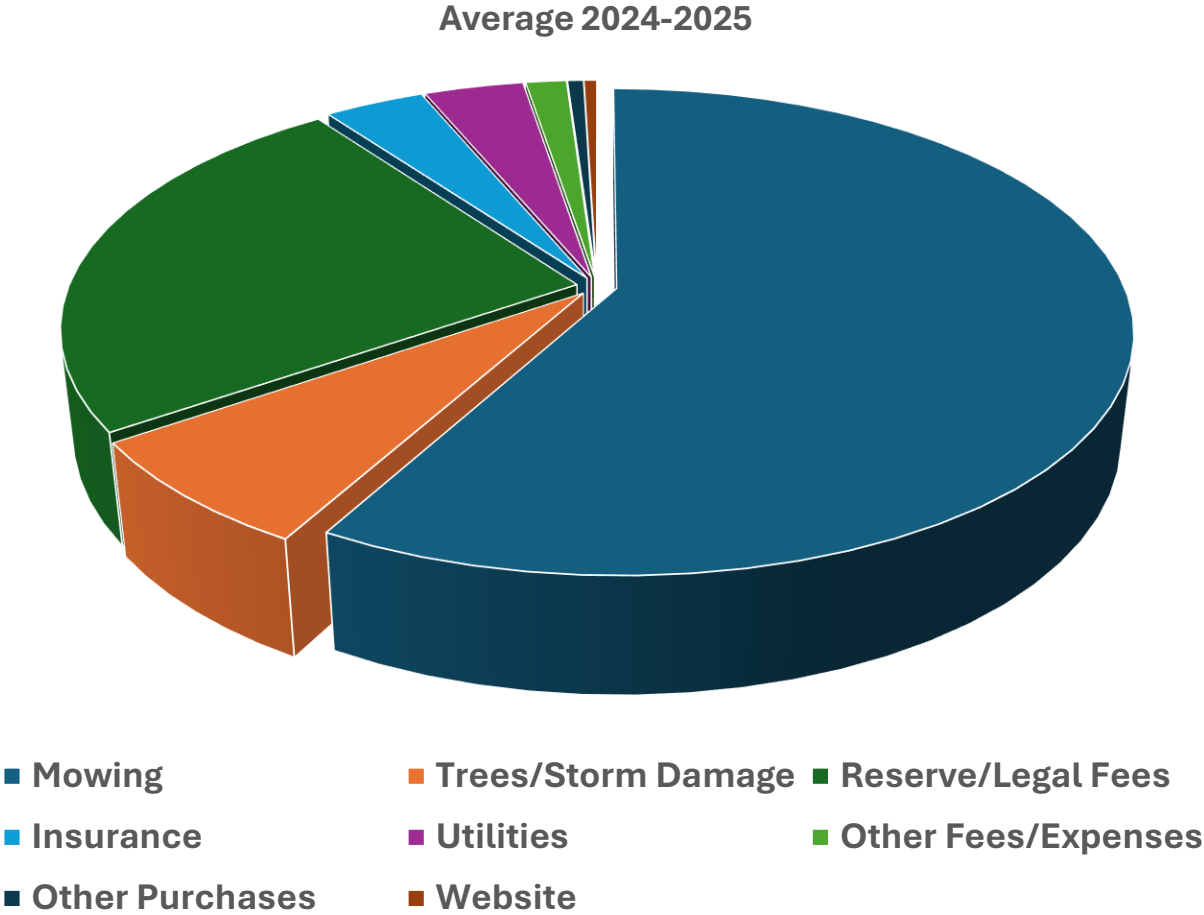


**Black Rock Development Owners Association, Inc.
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Treasurer Report Start

BLACK ROCK DEVELOPMENT OWNERS ASSOCIATION, INC.
Association Expenditures



BLACK ROCK DEVELOPMENT OWNERS ASSOCIATION, INC.

Association Expenditures (Average of 2024-2025 Expenditures)

- Almost two-thirds of our annual budget goes to grounds maintenance
 - We have two contracts (at the current time both with the same vendor: Sunrise Landscaping)
 - The “large” contract covers the annual mowing season (March-October): front entrance, common areas, ~30 feet along each side of roads
 - The “small” contract covers minor year-round requirements including small storm damage, general clean-up (debris, minor ditch cleanup)
- Maintaining the “look” of Black Rock is a major contributor to property values and interest in the community
- Another one-quarter goes to reserves/legal fees
 - Not able to run a profit
- Remaining ten percent or so goes to various items you’ll see in detail in the next slide

BLACK ROCK DEVELOPMENT OWNERS ASSOCIATION, INC.

Proposed 2026 Association Budget

			2025 BUDGET	2025 FINAL [Estimate 12/1/25]	2025 DIFFERENCE	2026 PROPOSED	DIFFERENCE 2025-26
INCOME							
	Annual Assessments		\$55,000.00	\$55,000.00	\$0.00	\$55,000.00	\$0.00
	Late Fees		<u>\$0.00</u>	<u>\$80.00</u>	<u>\$80.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
	Total Income		\$55,000.00	\$55,080.00	\$80.00	\$55,000.00	\$0.00
EXPENSES							
	Roanoke Electric		\$2,000.00	\$2,045.00	-\$45.00	\$2,064.00	\$64.00
	Bertie County Water Department		\$200.00	\$198.00	\$2.00	\$200.00	\$0.00
	Landscape Contract (Large)		\$33,000.00	\$33,000.00	\$0.00	\$33,000.00	\$0.00
	Landscape Contract (Small)		\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
	Storm Cleanup		\$1,600.00	\$1,500.00	\$100.00	\$1,600.00	\$0.00
	General/Umbrella Insurance		\$1,400.00	\$1,234.79	\$165.21	\$1,400.00	\$0.00
	D&O Liability Insurance		\$1,000.00	\$859.00	\$141.00	\$1,000.00	\$0.00
	Website		\$250.00	\$275.88	-\$25.88	\$300.00	\$50.00
	Tax Preparation		\$250.00	\$500.00	-\$250.00	\$500.00	\$250.00
	P.O. Box Rental		\$70.00	\$78.00	-\$8.00	\$78.00	\$8.00
	Quick Books		\$420.00	\$438.00	-\$18.00	\$456.00	\$36.00
	Supplies		\$100.00	\$50.00	\$50.00	\$100.00	\$0.00
	Purchases		\$300.00	\$230.59	\$69.41	\$300.00	\$0.00
	Misc/Emergency Spending		\$300.00	\$180.00	\$120.00	\$300.00	\$0.00
	Legal Fees		\$10,610.00	\$10,610.00	\$0.00	\$10,202.00	(\$408.00)
	Surplus to Reserve		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
	Total Expenses		<u>\$55,000.00</u>	<u>\$54,699.26</u>	<u>\$300.74</u>	<u>\$55,000.00</u>	<u>\$0.00</u>

BLACK ROCK DEVELOPMENT OWNERS ASSOCIATION, INC.

Proposed 2026 Association Budget (1/2)

Income (2025)

- Received 98% of annual assessments on time; thank you for your cooperation

Expenses (2025)

- Fortunate with respect to storms/storm damage
- Some cost growth in electricity, website, post office box rental, quick books
 - Largest growth was in tax preparation
 - Long time accountant retired due to ill health
 - Contracted with CPA, recommended adding state tax return
- Some underruns as you see
 - Insurance, repairs, purchases
- Net underrun against budget was \$300.74
- Can not run a surplus, so at the end of the year we will combine that underrun with the lot late fees to the legal fees and write a check for escrow to our legal team (total ~\$11,000)

BLACK ROCK DEVELOPMENT OWNERS ASSOCIATION, INC.

Proposed 2026 Association Budget (2/2)

Income (2026)

- Bottom-line first: **no increase in annual assessment**

Expenses (2026)

- Have negotiated with landscape contractor to hold costs at 2025 level (large and small contracts)
- Reflected increases in line items with 2025 overruns
- Kept same estimate in other line items
- Reserve/Legal Fees marginally below 2025 level
 - Will fluctuate with late fees, overruns, etc. throughout 2026

Cap Plan changes to reduce capital needs

- As of today, we do not anticipate any additional assessments in 2026 resulting from ongoing litigation
- Prior to 2025 we used a 100% of linear feet overlay paving assumption for SV & RP . In 2025, after a review with DOT engineers, we reduced this to 70% of linear feet. The 100% assumption gave a level of safety funding for the capital plan. This reduction allows us to not fund capital for 6 years & meet the \$75K legal needs, pave roads for turnover, & still maintain other common assets.
- No spraying of Leland Cypress in community – removed in 2022
- No trimming of common property trees – removed in 2024
- No trimming of Russian Olives – removed in 2021
- Completed removal of Pampas grass on common property – 2020
- Removed shrubs that lined south side of Bell Road – 2022
- Water access Mrytle tree trim part of contract vs. ad hoc - 2024

2025-2044 - 20 Year Capital Plan										
			20 Yr	Legal		Major	20 Yr	20 Yr		
Year		Bgt	Bgt	Exp	3.25%	Bgt	Bgt			
2025		Res	Res	no	CD	Proj.	repair	total	Res	
Cap	Year	BB	in	reserve	Interest	out	out	out	EB	notes
Plan	2024	61	0	16	1.6	0	0	0	62.6	2024 outside of 2025-2044 capital plan horizon, here for 16K legal expense
1	2025	62.6	0	10.6	1.6		0	0	64.2	in 2023 we did swale repair not budgeted - no 2025 repairs budgeted
2	2026	64.2	0	10.2	1.6		2.5	2.5	63.3	
3	2027	63.3	0	12.7	1.6		2.5	2.5	62.4	
4	2028	62.4	0	12.7	1.6		2.5	2.5	61.5	
5	2029	61.5	0	12.8			2.5	2.5	59	
6	2030	59	12.5				2.5	2.5	70.6	
7	2031	70.6	12.5				2.5	2.5	80.6	
8	2032	80.6	12.5				2.5	2.5	90.6	
9	2033	90.6	12.5			75	2.5	77.5	25.6	core borings (5K) & repave portions of Swan View & Rice Pond for turnover
10	2034	25.6	13				2.5	2.5	36.1	
11	2035	36.1	13				2.5	2.5	46.6	
12	2036	46.6	13				2.5	2.5	57.1	
13	2037	57.1	13.5				2.5	2.5	68.1	
14	2038	68.1	13.5				2.5	2.5	79.1	
15	2039	79.1	13.5				2.5	2.5	90.1	
16	2040	90.1	13.5				2.5	2.5	101	
17	2041	101	13.5			61.25	2.5	63.75	50.9	repair bulkhead is in out column
18	2042	50.9	13.5			23.5	2.5	26	38.4	repair front sign is in out column
19	2043	38.4	13.5			40.25	2.5	42.75	9.1	repair pier is in out column
20	2044	9.1	13.5				2.5	2.5	20.1	
sums 2025-44 >			197	75						
cap + legal 2025			272							
2021 cap plan			290	(20*14.5)						
2021-2025 Chg			18							
% lower >>>>>			6.21%							
2025 no legal			197							
2021-2025 Chg			93							
% lower >>>>>			32.07%							

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Treasurer Report End

2026 Rules Change or Additions – Page 1

- Rule notification - Section 8.5 of the CC&R requires the member notification of impending Rules change. Although a vote is not required, traditionally these are voted on at the annual meeting.
- Contractor damage and road debris
 - Owners are responsible for any damage done by their contractors or agents to the areas adjacent to the roads, damage to the private roads in the community, and the daily removal of debris on the roadways (e.g. stone, dirt, sand, etc.).
- Construction bonds
 - All new home and other building construction applications submitted to the Architectural Control Committee shall include a copy of a surety bond to cover damage to roads, ditches, culverts, utilities, and areas adjacent to the road in an amount of not less than \$25,000
- Communication
 - The Architectural Control Committee is authorized to use U.S. Mail or any means of electronic communication as it chooses as written communication. The term “mail” shall mean U.S. Mail or electronic communications.
- Enforcement of the Architectural Committee Code and decisions.
 - If the Architectural Control Committee is unable to resolve non-compliance issues related to the Covenants, Conditions and Restrictions or the Architectural Code with a property owner then the Architectural Control Committee will forward the matter to the Board of Directors requesting enforcement action be taken which may include fines, liens, and/or legal action at their discretion.
- Appeals to the Board of Directors
 - Final decisions of the Architectural Control Committee (ACC) may be appealed in writing to the Board of Directors (BOD) and state the reasons why the ACC’s decision is inconsistent with the Bylaws; Declaration of Covenants, Conditions and Restrictions (CCR); and/or rules of the Black Rock Development Owners Association, Inc. The BOD will review the appeal and render a decision within a reasonable period of time which would normally be within 30 days. Request for a “variance” are not appealable to the BOD.
- Contractor Parking
 - Applications to the Architectural Control Committee for all types of construction shall include a plan for contractor parking. This is intended to minimize damage to the ditches and other areas related to the storm water and drainage plans. Contractor and delivery vehicles are prohibited from parking on the road and grassy areas adjacent to the road. Property owners will be responsible for any damage to these areas.

2026 Rules change or additions – Page 2

- Silt Fencing

- New construction results in sand, dirt, and other debris entering the ditches which are designed to comply with the Storm Water Management Permit. This causes blockages and reduced flow in the downstream ditches. Heavy rain and storms then cause the accumulated sand, dirt, and other debris to wash into the Chowan River and other water collection areas.
- Owners are responsible to ensure that adequate silt fencing is installed by the contractor prior to any excavation or construction. This must be installed at the property lines and that any accumulated material is regularly removed to ensure unobstructed flow of storm water and to prevent downstream accumulation.

- Portable Toilets

- All portable toilets must be adequately secured to ensure they remain upright. There have been legitimate concerns about portable toilets being blown over in storms and high winds. In an effort to prevent chemical and human waste spillage that impacts neighbors and the environment, it is necessary to prevent contamination. Additionally, our Storm Water Management Permit requires the community to take actions when necessary to protect the environment.

Keeping up to Date Contact Info & Sale of Property notification

Current Member Contact Information:

- Please make sure we have your current USPS, home address (where you live), and cell phone
- We communicate via email to save members money, if yours changes please let us know
- Please check your email at least monthly for HOA communications

Sale of property:

- Owners of record on 1/1 of each year will be billed and are responsible for dues
- Sellers should have their closing attorney prorate dues. The HOA does not prorate dues
- Sellers, please make sure you or your attorney give the HOA contact info for new owners when you sell. **This is key so we may welcome them to the community & communicate with them.**
- **Sellers, please notify us in your property is for sale & when the sale closes**

Black Rock Development Owners Association, Inc. (BRDOAI)



Member Questions or Suggestions

Black Rock Development Owners Association, Inc. (BRDOAI) – End of Meeting



Thank you for Attending!

***Please mark you calendar for the first Saturday in
December in 2026 for the next Annual Meeting***