

BLACK ROCK HOA NEWSLETTER

April 2019

HOA MISSION STATEMENT

The mission of the Black Rock HOA is to support the interest of its members, to preserve and enhance the quality of life of its residents where residents can enjoy a harmonious setting; to preserve and enhance property values and the natural environment; and to operate all of the Association's services in a cost-effective manner.



MR. FREDDIE TODD

Our best wishes go out to Freddie as he continues to recover from health related issues. Freddie has been a mainstay at Black Rock for over 20 years. We are fortunate once again to have him and his team as our landscape contractor. We look forward to seeing Freddie out and about the community in the coming weeks. Get well soon Freddie.

SUMMER BLOCK PARTY

Join the residents of Black Rock at a summer kickoff block party on Saturday, June 1st. The event will be held at the community water access area pavilion starting at 4 PM. Bring your own drinks and food. Summer/beach attire. Feel free to bring your BBQ grille – let the Board know if you need assistance transporting your grille.

PAMPAS GRASS REMOVAL

The HOA completed the process of removing the pampas grass that lines Gov Eden House Rd. We started the removal program in several phases beginning in 2015. The last remaining 65 pampas grass plants were removed during February and March. The extremely wet conditions delayed completing the project for weeks. The plants had reached the end of their useful life and required removal. The focus on the rest of the year will be ensuring grass grows over the existing bare spots. By the end of summer we expect all areas to be looking wonderful. We are so grateful for the effort of Mr. Freddie Todd and his crew for another outstanding job.

ROAD REPAIRS

Several road repairs have been completed this year. In February areas affected by county water installation at Rice Pond Rd and Bell Rd were repaired. At both areas the road surface had sunk over the water pipes.

The large area on North Shore Drive that requires repair is on the NC DoT maintenance shop to-do-list. Asphalt is not available during the winter months so we must wait until warmer weather returns at which time the road repair crew can get back to working on the list.

SPEEDING ON GOV EDEN HOUSE ROAD

One area of concern for many residents is the rate of speed of cars/trucks traveling on Gov Eden House Rd. Speed limit signs are now posted along the road. Since we do not have sidewalks residents must walk or ride the bicycles in the road. We have minor children and grandchildren in the community which creates a safety hazard for many. We seek support and cooperation from all residents to drive at a safe rate of speed. Let's slow down and obey the posted speed limit of 35 mph.



INSTAGRAM PAGE

A Black Rock HOA Instagram page was created to assist in marketing our community. The page went active in January. The Board will use the Instagram page to promote the beauty and benefits of living at Black Rock. Regional real estate companies are our primary focus. You can find the page at [black_rock_nc](#). If you have suggestions on how to maximize the Instagram page feel free to share your ideas with the board.

ACC/LC

The combined Architectural Control and Landscape Committee (ACC/LC) is chaired by Jerry Collis, with Freddie Todd, Joe Honig and Chip Pruden as members. The committee assists the HOA by overseeing the process for architectural control (new construction, modifications, etc.), storm water compliance, monitoring the landscape contract and recommending areas of improvement within the community. Additionally, Sherwin Davis has volunteered to assist with any future landscape projects. If you are considering a project requiring ACC approval please contact Jerry at (757) 641-2028 or one of the committee members for assistance.

RESTROOM FACILITY

Jerry Collis is our project manager. Jerry led the effort last year to design and construct the new community pavilion. The goal in 2019 is to develop a cost proposal for design/construction of the restroom facility. The current effort envisions a stand-alone facility, adjacent to the pavilion, with dual rooms which can be used as male/female or unisex arrangement. County water and electrical service is included. We will also include suggestions on lighting of the restroom as well as the pavilion. Instead of issuing keys to members for access we plan to equip the doors with code entry locks. We will also provide a proposal (along with costs) for placing

gravel down for the entry road and a limited sized parking area. We remain on schedule to present the proposal at the annual membership meeting in December.

AMENDED CC&R

The effort to pass an amended set of Covenants, Conditions and Restrictions (CC&R) last year fell short of the required votes. A survey will be sent soon to members that did not vote for passage to better understand what areas need to be addressed. We seek owner input so that the Association can ultimately update the CC&R to align with turnover of control from the Developer.

COMMUNITY DAY

The 2019 Community Day will be held on Sunday, September 22, starting at 3 PM. This marks the first time the event will be on a Sunday. We plan to use this event to recognize the 20 year anniversary of our HOA. We are also looking into a special recognition of Mr. William (Billy) Bell, including a rededication of the magnolia tree which was planted in his honor upon his death in 2007. More information will be provided in the weeks ahead.

ADDRESS HOUSE NUMBERS

During an emergency time is critical. It is very important that your address number is clearly visible so that emergency responders can find you quickly. While the requirement to have house address numbers is not part of the NC building code, it is universally required by most communities. In addition to having house numbers on mail boxes we also recommend numbers of your house. Numerals indicating the address number of a single family dwelling shall be at least four (4) inches in height and should be posted as to be seen from the road. Address numbers should be in a contrasting color to the color scheme of the house so that it is clearly visible.

HOA RULES PAMPHLET

The Board approved a “Rules Pamphlet” that will assist owners in understanding and complying with our restrictions listed in the CC&R. The pamphlet includes the current ACC guidelines and procedures, placing all supporting documents under a single cover. The document does not impose any new restrictions. Instead, the pamphlet provides clarity on what and how to stay in compliance with established restrictions. In some cases the pamphlet allows some flexibility on restrictions, including open storage of boats. The rules pamphlet will be provided to all members soon.

COMMUNITY CLEAN UP FOCUS

This year we are asking for cooperation to help remove down trees located on property in the community. Recent storms the past few years have caused a number of trees and branches to fall on lots. Down trees and branches are not only unsightly but also serve as fuel for fires. Help improve the appearance of our community by removing the down trees this year. Depending on the size of the tree Ted Good is willing to cut and remove the tree for free.

MEMBERSHIP CHANGES

The HOA welcomes three new members to the community: Mike and Jan Layton, and Lee (Andy) White, and Robert and Sylvia Forbes. The Layton's and Andy are both planning on constructing a new home on their property within the next few years. Robert and Sylvia relocated this month from Matthews, NC. We wish Roman and Natalie Dobransky's the very best as they depart. Roman and Natalie were great friends and neighbors who volunteered on numerous occasions to help make Black Rock what it is today.

EASTER SUNRISE SERVICE

Ross Baptists Church will conduct its Easter Sunrise Service in Black Rock again this year. The event will be held at the community Pavilion at the water access recreation area on Sunday, April 21st. Members planning on participating should dress warm and be on site 20 minutes prior to sunrise.

DID YOU KNOW – HOA FACTS

- ❖ The Black Rock community covers more than 180 acres
- ❖ 94 dues paying members; owning over 156 acres on a total of 116 lots
- ❖ The HOA owns over 13 acres designated as common area property
- ❖ The Developer owns 10 lots, covering just over 10 acres

UPCOMING EVENTS

April 21 – Easter Sunrise Service

May 18 – BOD Meeting

June 1 – Black Rock Summer Block Party

July 20 – BOD Meeting

September 22 – Annual Black Rock Community Day

December 7 – Annual HOA Membership Meeting