

BLACK ROCK HOA APRIL 2020 NEWSLETTER

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.



ANNUAL COMMUNITY DAY

The 2020 Community Day originally planned for May 23rd has been postponed due to the Coronavirus (COVID-19) crisis. The event will be rescheduled at a later date once it is safe for the community to conduct the event.

WATER ACCESS AREA DEDICATION

Due to the postponement of the Community Day we are working on a new date to dedicate the water access recreation area. The water access area will be named "Freddie Todd Park" to honor Mr. Todd's nearly 30 years of dedication to our community. Mr. Todd was a key member working with the Bell Family designing and developing the community starting around 1991. Over the years Mr. Todd has been instrumental in maintaining the community at a high standard of appearance. We hope to conduct the dedication ceremony in May or June if the virus conditions permit. Please plan on joining us to honor him and his family.

WATER ACCESS AREA UPGRADE PROJECT

The community pavilion now has water and electrical service. The reserve funded project cost came to \$6325. The pavilion now has county water service; 100 amp electrical service; two quad receptacle boxes; two 8' LED lights providing lighting to the covered pavilion area; and a LED dusk-to-dawn light for security purposes. We compliment and extend our deepest appreciation to Jernigan Electrical and Peele Plumbing for doing an outstanding job.

NORTH SHORE DRIVE DRAINAGE IMPROVEMENT PROJECT

The reserve funded project to improve storm water drainage along North Shore Drive remains delayed due to the wet weather. Once the ground hardens work can commence on creating a new drainage ditch along the rear boundaries of lots bordering the farm.

LOW COST MARKETING INITIATIVES

- ❖ At our 2019 annual membership meeting, members voiced support for exploring low cost efforts to better market the community. The BoD implemented a member suggested proposal to erect a sign at the front entrance alerting vehicle traffic on Highway 17 that lots and homes are available within the community.
- ❖ The HOA website was updated with added emphasis on promoting and marketing the community.
- ❖ The BoD will continue to explore low cost efforts to assist members trying to sell their lots.

REVISED RULES PAMPHLET (APRIL 2020 EDITION)

The BoD has published a revision to the HOA Rules Pamphlet. The Rules Pamphlet is our primary document to assist members with complying with our governing documents. The pamphlet was updated to clarify procedures for installing driveway culverts. The major changes are found on pages 5-6. Additionally, the open storage of boats/watercraft period has been expanded from April thru September. The Rules Pamphlet is found on the HOA website under Documents and Forms.

DOG OWNERSHIP

Being a pet owner is an amazing experience. Along with the love and joy that comes with owning a dog are the responsibilities for proper care when it affects the community:

- ❖ Owners that walk their dogs are responsible for removing any dog waste.
- ❖ Owners shall take necessary precautions to keep their dogs in their yard.

DEAD OR DYING TREES

- ❖ In our August 2019 Newsletter we addressed owner responsibility regarding dead trees on their property. For both insurance liability and appearance reasons we encourage owners to identify and remove dead or dying trees from their property.
- ❖ Owners are also encouraged to remove down trees and/or branches from their property. Keeping lots clear of debris has a major effect on the overall appearance of the community.

OPEN STORAGE OF BOATS/WATER CRAFT

Owners may park their boats (with trailers) and other water craft vessels in plain view starting April 1st. Empty trailers should be stored at the designated community storage area.

ADDITIONS AND/OR MODIFICATIONS TO YOUR PROPERTY

Requesting approval for exterior improvements is an easy and simple process. If you are considering a project requiring ACC approval, email us at BRDOAI@gmail.com or contact Joe Honig at (703) 851-5917.

DATE CHANGE - ANNUAL HOA MEMBERSHIP MEETING

The 2020 annual meeting of the membership will be held on Saturday, December 12th. The meeting is being held a week later than in previous years to de-conflict with other local events that occur on the first Saturday in December. The meeting will start at 10 AM. Location will be provided in the months ahead.

CAMA POINT OF CONTACT

The Bertie County Coastal Area Management (CAMA) Field Representative is Cynthia Roundtree. She works out of the Elizabeth City Office and can be contacted at (252) 264-3901 or at Cynthia.roundtree@ncdenr.gov. CAMA permits are required any time there is a disturbance of soil within 75 feet of the normal water line. Any man-made object/feature within 75 feet requires a CAMA permit prior to construction.

SUMMARY OF RECENT HOA ACTIVITY

- ❖ Resident Community Contact Roster developed and provided to all current residents.
- ❖ Updated the HOA web site to include reference to “The Inner Banks of NC”. Added links to local activities (Edenton, the Outer Banks, etc.).
- ❖ Installed a sign at the front entrance to alert vehicle traffic on Highway 17 that lots and homes are available.
- ❖ Installed a sign at the rear of the subdivision alerting visitors that the old office building is not part of the community.
- ❖ Electrical power available at the community pavilion area.
- ❖ County water service available at the community pavilion area.

UPCOMING EVENTS

May 16, Saturday – BoD Meeting

November – Annual Bertie County Food Pantry campaign

December 12, Saturday – Annual HOA Membership Meeting (10 AM 12 noon)

December 19 – Wreaths across America ceremony (Edgewood Cemetery, Windsor)



County water installation at the Pavilion



Spring arrived early in 2020



New signage in the community



A few of the new homes under construction in the Community