

BLACK ROCK HOA APRIL 2021 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.

INTRODUCTION

The focus of the Spring Newsletter is to provide members an update on various activities of the Board of Directors and other community related items of interest.

2021 ANNUAL MEMBERSHIP DUES ASSESSMENTS

The Association expresses its most sincere thanks to the membership for submitting the 2021 annual dues on time. 99% of the dues were received on time this year. This marks the highest on-time submission rate in the past 11 years. Great job!!!

NEWEST MEMBER OF THE BOARD OF DIRECTORS

The Board of Directors welcomes Chip Pruden as its newest member. Chip joins the board filling the vacancy of Mike Stoop. Chip will serve as the HOA Vice President in 2021. The Association thanks Mike for his two years of service to the community.

2021 AREAS OF FOCUS

During the December 2020 annual membership meeting five specific areas of focus were identified. The areas of focus are listed below.

1. Execute the 2021 budget as approved
2. Complete the approved reserve fund projects
3. Revise the Reserve Study to reflect new additions to the program
4. Closely monitor the new lawn care services program
5. Assist in the transition of the 2022 Board of Directors

SHORT TERM LEASING POLICY

The membership approved developing a policy which restricts home owners from leasing their residences for six months or less. The BoD updated the Rules Pamphlet to reflect the restriction for short term rentals. The revised Rules Pamphlet is available on the HOA website.



PRIVATELY OWNED ROAD BOND POLICY

During the 2020 annual membership meeting a recommendation was made to develop a policy to protect our privately owned roads from excessive damage during the construction of new homes and/or major home improvements. The intent is to protect the HOA from excessive road repair costs incurred by contractors or their subcontractors. The BoD supports the suggestion and developed a road bond policy requiring contractors provide proof of insurance in the event the roads incur damage beyond fair wear and tear. The Road Bond Agreement statement is part of the ACC approval process. The bond requirement is included in the latest update to the Rules Pamphlet.

ACC TEAM

The Architectural Control Committee (ACC) has a three member team for 2021. Joe Honig will serve as chair, with Bob Forbes and Chip Pruden serving as members. Bob Forbes is the community lead for our storm water management efforts. Members are encouraged to coordinate with the ACC whenever they are considering changes to their property.

GROUNDS MAINTENANCE TEAM

Sunrise Landscaping is maintaining the community with grass mowing and trimming. The owner and team leader is Benito Ixulatlahun. Casey Batts, previously employed by Mr. Freddie Todd, is performing a variety of other services, including tree and hedge trimming, weed control, flower bed maintenance, and other tasks as required during the year. We are proud of the new team taking care of our grounds maintenance needs.

UPDATES TO THE RESERVE STUDY

The Reserve Study was developed in 2013. With a starting balance of approximately \$5000 the Study has grown to a starting balance of \$56,000 in 2021. From 2013 to 2020 the fund paid for over \$110,000 in upgrades and improvements. This includes a new bulkhead, several major pier repairs, storm water drainage improvements, new front entrance sign, and several improvements to Todd Park (stairway to the pier, kayak rack, pavilion, water and electrical service, etc.). 29% of the annual assessment goes into the reserve fund; exceeding the 25% industry average. Based on planned future contributions and projected future projects the funding plan will ensure that enough funds will be available to maintain and eventually replace the major common area components on schedule.

The Reserve Study is updated to reflect decisions made at the 2020 annual membership meeting. The Study is the basis on our savings/reserve funds to meet future major infrastructure and non-recurring expenses. The 2021 update reduces the overall funding requirement from \$301K down to \$239K.

Details on the changes are provided in the study update. The most significant change is moving the re-paving project for the two privately owned roads from 2036 to 2030, deleted road sealing plans, and an updated 2020 quote reducing the estimated cost by \$71K. This was offset by increases in repair budgeting for assets at Todd Park over the next 20 years. Even though new quotes lowered the reserve spending budget, we plan to keep funding our reserves at 29% of annual dues. Industry standards suggest reserve balance at 70% of 20-year

needs. Today we are at 49%. Given our current reserve funding level (29%) and projects identified, we can improve our reserve strength by staying the course.

2021 RESERVE PROJECTS

There are three projects scheduled for this year. The major project includes replacing the current wood decking on the community pier located at Todd Park. The current wood decking has deteriorated and is being replaced with flow thru decking material. The new material will allow storm water to flow thru the decking panels thus greatly reducing stress on the pier during storms. \$21,000 was allocated for the decking project. Work is delayed due to the wet winter and is scheduled to start in early May.

The fence located near the pavilion at Todd Park was replaced. \$400 was allocated for this project however final costs came to less than \$300.

The last project is the construction of a small playground at Todd Park. The playground was donated by an HOA member and was installed at no expense to the HOA.

The BoD will develop over the coming months refined cost and design data on two new future projects: 1) installing two groins at Todd Park waterline to reduce storm damage to the pier and bulkhead while potentially generating a small beach area and 2) installation of a community information and marketing stand at the front entrance.

The BoD is reviewing the location of the community information and marketing stand. Originally proposed for placement at the front entrance, the BoD will also consider placement at Todd Park along with other design options. The BoD welcomes feedback from the owners.

The new drainage ditch along the North Shore Drive farm boundary continues to aid in redirecting storm water. The ditch will be monitored this year to determine if slope adjustments are warranted. The BoD is evaluating slope settling and evaluating if adjustments will be required. We will also evaluate having the slopes cut commercially 2-3 times per summer.

BLACK ROCK HISTORIC SITE PRESERVATION

Our community is built on the land formerly known as Eden House Plantation. Two of the earliest Governors of the Province of NC lived on the property in a home later named as “Eden House.” The location of the home plot is owned and managed by the Archeological Conservancy, a nonprofit organization whose mission is to acquire and permanently preserve important archaeological sites across the United States. The Archeological Conservancy is working on having a historic placard/sign placed at Todd Park to inform members and visitors of the significance of Eden House and the surrounding plantation area.

2021 COMMUNITY DAY

Planning is underway to hold our annual community day in 2021. The event is scheduled for Saturday, September 18, held at Todd Park. Details will be provided in the coming weeks. Volunteers are welcome to assist in the planning and coordination of the event.

MAINTENANCE SUPPORT YARD

The Maintenance Support Yard provides an area where owners can store RVs/boats/trailers which are otherwise not allowed to be stored on owners' property in plain sight. The yard also stores materials which are used to maintain the community.

The yard was recently sold by the Todd's. The new owner agreed to allow the Todd's continued use of the property. The BoD finalized a formal Memorandum of Agreement with the new owners (Justis and Bobi Bobbitt) documenting the use of the property in support of the community.

THE COMMUNITY IS GROWING

The community had three new homes completed last year. This brings the buildout rate to 38% with 91% of the lots owned by dues paying members. Three additional homes are scheduled to break ground in 2021. The community growth remains a positive trend. Due to the shortage of existing homes in the area we continue to see interest in purchasing lots with the intent of building future homes.

MANAGEMENT COMPANY OPTION

The HOA is a self-managed organization relying on volunteers to serve as members of the Board of Directors. Board members are tasked with planning, coordinating, and overseeing various tasks necessary to ensure the needs of the association are satisfied. Some property owners have suggested we hire a management company to perform the various tasks thereby reducing the burdens placed on Board members. In theory, retaining the services of a management company would result in an increase in volunteers to serve on the BOD.

The BOD consulted with a local HOA management company to obtain a cost estimate. Based on the estimate the additional cost of retaining a management company would be \$6600 per year. The additional cost would result in an annual assessment increase from \$480 to \$540; a \$60 annual increase for each lot.

Retaining a management company does not replace the requirement for a Board of Directors. NC law requires the HOA have a functioning Board of Directors. A management company would assist the BoD in performing various day-to-day tasks. The management company option will be discussed at the 2021 annual membership meeting.

PAVILION RENTAL

Members may rent the community pavilion for special events. Instructions for renting the pavilion are available at the HOA website. If you have Adobe Acrobat Reader DC on your computer you can complete the request form electronically.

UPCOMING EVENTS

April 1 – Open storage of boats/watercraft period begins

May 8 – BoD Meeting

July 10 – BoD Meeting

September 11 – BoD Meeting

September 18 – Annual Community Day

October 31– Open storage of boats/watercraft period ends

November – Annual Bertie County Good Shepherd Food Pantry campaign

December 11 – Annual HOA Membership Meeting

December 18 – Wreaths across America ceremony (Edgewood Cemetery, Windsor)

PHOTO GALLERY



New playground at Todd Park



New fence at Todd Park