

BLACK ROCK HOA AUGUST 2019 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

Join the residents of Black Rock at our annual Community Day on Sunday, September 22, starting at 3 PM. This is a pot-luck event. Additional details and sign-up procedures will be provided as the day nears.

ANNUAL HOA MEMBERSHIP MEETING

Our annual HOA Membership Meeting will be held on Saturday, December 7th starting at 10 AM. The event will be held at the Nothing Fancy Café located on Broad Street in downtown Edenton. A breakfast buffet will be available until 11 AM. Meeting agenda and read-ahead materials will be provided in mid-November.

COMMUNITY PAVILION RENTAL

The community pavilion is available to all members. Members may reserve the pavilion for special events by following the instructions provided on the HOA web site. The pavilion is available for rent to non-HOA members for a nominal fee.

The water access recreation area is our principal amenity. Likewise, the area serves our marketing efforts by promoting the community to outside members of the surrounding communities. We encourage rental of the pavilion to showcase the community.

ROAD REPAIRS

The condition of Governor Eden House Road and North Shore Drive remains a concern. The NC DoT maintenance shop continues to patch pot holes but the overall condition of the road is worsening. The Board of Directors worked with the NC DoT office and can report that both roads are scheduled for re-pavement between now and April 2020.

HOA WEB SITE

We continue to make improvements to the HOA web site. Instructions for renting the pavilion, along with an events calendar are recent additions. The web site is the location of HOA documents (governing documents, meeting minutes, etc.), including the ACC application form. Check us out at: www.blackrocknc.us

COMPLYING WITH THE CC&R

Overall our community does a great job complying with the HOA covenants, conditions and restrictions (CC&R). The BoD will be working with a limited number of property owners on current non-compliance issues. Complying with the CC&R is a responsibility of all property owners. The primary purpose of living in a neighborhood with an HOA is that it provides a safeguard for residents' property values. Money is collected for landscape and basic services. Residents are not allowed to collect junk in their yards, raise farm animals, or otherwise let their house and property descend to a point that would lower their neighbor's property values. This secures the residents' investment in their neighborhood and maintains a certain curb appeal.

UPDATING CIVILIAN GPS SYTEMS - NORTH SHORE DRIVE

The Bertie County Manager's Office is assisting our community in efforts to update civilian GPS systems that continue to direct drivers to use North Shore Drive off of Black Rock Road. This section of North Shore Drive is a privately owned farm road that many years ago served as the only entrance in the community. However, around 2000, Gov Eden House Road was built allowing access directly from Highway 17. As many of us have experienced, the farm road is closed and leads to confusion, especially with non-local drivers making deliveries to the community. In a recent medical emergency the GPS system lead a response team to the closed road delaying their arrival. The county has taken corrective measures to ensure emergency response teams know to only use the main entrance off of Highway 17 in the future.

ACC/LC

Requesting approval for exterior improvements is an easy and simple process. If you are considering a project requiring ACC approval, please contact Jerry Collis at (757) 641-2028 or one of the board members for assistance.

2019 MID YEAR BUDGET UPDATE

Income: Our 2019 budget planned for an income of \$49,290. This was based on 106 dues paying lots. One lot was combined with an adjacent lot this year reducing our dues paying lots to 105 thus lowering our income to \$48,825.

Operating Budget Expenses: We are projected to close the year very close to the original projections. Insurance costs increased \$205 with the addition of the pavilion to our policy. A summary of the budget execution year-to-date is below:

Budget Area	Annual Budget	Expenses Year-to-Date
Landscape Contract	\$27,700	\$16,845
Utilities	\$1177	\$555
Insurance	\$2000	\$2205
Taxes	\$410	\$200
Non Cash/Purchases	\$2050	\$384
Office supplies/support	\$410	\$257
Fees	\$266	\$12
Landscape Committee	\$1000	\$72
Governing Documents Committee	\$200	\$0
Emergent Expenses	\$77	\$0
Total	\$35,290	\$20,530

Reserve Fund Expenses.

We have one reserve fund project this year. The removal of the remaining pampas grass plants was completed in March. \$2000 was allocated under Project #600 (Tree Replacement), however, the final cost came to \$3350. The cost increase was due to additional contract support for the removal of the plants and three additional loads of dirt necessary to backfill the holes.

2020 BUDGET DEVELOPMENT

Initial planning has commenced on developing our budget for next year. We anticipate Mr. Todd serving us once again as our landscape contractor. Cost increases are anticipated for general liability insurance (addition of the restroom facility), utilities (electricity and water supporting the restroom facility), office/supplies and support (monthly cleaning fee of the restroom facility), and most likely general maintenance (areas not included in the landscape contract). All budget areas will be reviewed to determine valid budget requirements. The proposed 2020 budget will be provided in early November ahead of the annual membership meeting.

NEW CAMA POINT OF CONTACT

Effective July 1st, Bertie County was realigned under the Elizabeth City office for Coastal Area Management. The new point of contact for CAMA matters affecting water front property owners is Lynn Mathis, (252) 264-3901. 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.

BERTIE COUNTY PROPERTY TAX INCREASE

On June 17th, the Bertie County Board of Commissioners approved a 3.5-cent property ad valorem tax rate increase that increases property taxes from 83 cents to 86.5 cents per \$100. The last property appraisal was done in 2012. The County is considering a new mass appraisal project in 2020. In 2018, the Black Rock community paid \$175,705 in property taxes. This amount increases to \$186,574 based on the new tax rate.

HURRICANE SEASON PREP

The official start of the annual hurricane season started June 1st. We can expect at least one storm causing significant flooding along our roads. In addition to your normal preparations for the storm season, we ask all home owners to ensure the drain pipes underneath your driveway are cleared allowing unobstructed flow of water. This includes removing any debris and removing dirt that has accumulated at the end of the pipe openings. Owners should also remove trees that are dead or show signs of dying.

LIABILITY FOR FALLING TREES

Since strong winds are common to eastern NC, here is a quick review of liability laws regarding fallen trees. NC law generally follows the principle that the landowner is under a duty to eliminate a reasonably foreseeable danger a tree may pose to adjoining property. Various factors are used to determine "foreseeability", including but not limited to: whether a tree is dead or visibly dying, whether it leans prominently toward the adjacent tract, whether limbs of the tree have extended far across the property line, whether the limbs extend over where cars are parked or other structures, or the tree-owner cut through a large anchoring root of the tree. If these or similar facts are present, the trier of fact (judge or jury) may find that the owner of the tree could have foreseen that it was a matter of time before the tree fell. The foreseeability of the direction a dead tree may fall may be irrelevant based on the specific facts of the case. Also, while normally "acts of god" events – e.g. hurricanes – do not themselves create liability, the effects of violent wind and heavy rain on an ailing tree and its root-hold could be viewed as something foreseeable. If the trier-of-fact (judge or jury) finds that a reasonable person should have known of the danger the tree posed, it could find that the owner acted unreasonably in waiting for the tree to cause damage, and could therefore find the owner liable for the damage caused by the tree and its removal.

DRIVE 35

We wish to thank the owners for their support in limiting speeding on our roads. Owners have noticed an improvement with fewer cars travelling too fast. Please continue to obey the posted speed limit of 35 mph.



UPCOMING EVENTS

September 22, Sunday – Annual Black Rock Community Day (3 –5PM)

December 7, Saturday – Annual HOA Membership Meeting (10 AM 12 noon)