

BLACK ROCK HOA JULY 2022 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 this newsletter is to provide members an update on various activities of the Board of Directors and other Black Rock community items of interest to date in 2022.

WELCOME NEW BOARD MEMBERS

Two new board members joined us in 2022. Meredith Howdyshell and Mary Small join John Davis and Chip Pruden as new members of the Board of Directors. Meredith is serving for the first time as secretary and Mary is doing her second board tour. Mary is our new President. The Association thanks Ted Good and John Belser for their service to the community. They finished their 3-year term at the end of 2021.

2022 BOARD AREAS OF FOCUS

During the December 2021 annual membership meeting five specific areas of focus for the board were identified. The areas of focus are listed below.

1. Execute the 2022 budget as approved
2. Continue to build reserve fund balance
3. Return community aesthetics to historical levels via new grass maintenance standard implemented at 2021 annual meeting.
4. Revise the Reserve Study with a focus on private road planning
5. Remain engaged with Roanoke Electric Cooperative on bringing broadband service to the community.

ACC TEAM (UPDATE)

The Architectural Control Committee (ACC) has a three-member team for 2022. Bob Forbes, Joe Honig, and Chip Pruden are 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. The Board extends its thanks to each member of the team. Special thanks to Joe Honig who has served on some HOA

committee since the community was invited to participate in the HOA. That is more than 10 years of service. Thanks Joe!

GROUNDS MAINTENANCE TEAM (UPDATE)

Sunrise Landscaping is in their second year maintaining the community with grass mowing and trimming. The owner and team leader is Benito Tlaxcala. Ted Good is performing a variety of other services, including tree and hedge trimming, weed control, flower bed maintenance, storm water obstruction maintenance, and other tasks as required during the year. These two teams are doing a great job for our community,

2022 BUDGET TO DATE, THE 2023 BUDGET, & THE RESERVE STUDY - FIRST PASS (FOCUS)

Assuming we do not have a major hurricane direct hit, we will make our 2022 budget. We will fund the 2022 reserve. All dues are collected, and we thank the membership for that. As communicated at the 2021 annual meeting, we have done a great job managing to budget from 2019-2021 even with no dues increase. This was done despite the loss of income when four (4) lots were combined and an assessment exemption was granted for the Conservatory (Governor Eden's home lot). However, inflation, revenue loss, and reserve needs are going to require an increase in 2023. The Board is working diligently to keep that increase reasonable verses our competing neighborhoods and across time. If inflation continues into 2023, we see great risk to being able to hold dues constant future years. For the past four (4) years we have budgeted reserves at 14K per year and funded them at 16K per year on average. While our operating expenses (and resulting dues) are going up due to inflation, our plan is become very focused on capital spending to hold our increase to a minimum. Our future reserve funding goal of \$12K per year for capital is lower than budgeted capital dues for most of our recent history. This will be discussed in detail at the annual meeting.

A reserve study plans for funds to maintain our common assets in the future, hopefully with a low probability of a one-time assessments when the time for that repair/replacement arrives. The HOA's first Board served in 2011. They learned the ropes and provided our first reserve study in 2013. Since 2011, our reserve balance (net of spending) grew to \$52K at 2021-year end. From 2012 to 2021 (10 years) the HOA has paid for over \$132K in upgrades and improvements. This included 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.). Based on budget work to date, we estimate over the next 20 years \$272K in funding will be required to maintain and eventually replace the major common area components based on estimated inflation.

The board is doing due diligence now to further vet the \$272K number, account for inflation, and keep our future capital budgets as thrifty as we can. We are seeking new quotes and setting up a meeting with the state DOT to plan for road turnover. We have the pier phase 2 project scheduled for 2025 and will have updated quotes by December. The paving of Swan View and Rice Pond Roads is scheduled in 2032. Road focus is the key driver to future budgets! We are updating our asphalt quotes (due to recent inflation) and are scheduling a meeting with DOT to plan for the state acceptance of those two roads. The roads will have to be paved and brought up to state specification before that can happen. Our plan is to turn over the roads without a one time assessment. We note that the build out ratio on these two roads together today is comparable to the build out on Governor Eden House and North Shore drive when they were taken over. The roads are our midterm (10

year) reserve focus and key to our budget future. If we do not have roads to fund, we can accept future inflation in operating cost and re-direct road reserves to operating spending. That can delay future dues increases after the roads are gone and possibly reduce dues. We will have a road take over plan and an updated reserve study ready at the 2022 annual meeting.

2022 - 2025 RESERVE PROJECTS (FOCUS)

We are anticipating no reserve projects for 2022-2024 as we focus on collecting road reserves and phase 2 pier funds. Phase 2 of the pier repair is the next major project and is scheduled for 2025. That project will require a decision on if we will replace the high deck viewing area that is close to the bulkhead (likely a more expensive option) or remove the high deck and continue the low pier walkway to new steps up at the bulkhead (likely less expensive option). We will get quotes in 2021 and share at the 2022 annual meeting so the membership can vote on which option they want. We will collect those phase 2 pier funds and update the chosen method quote in 2024 for a 2025 project. The existing upper deck should last three (3) more years while this happens.

HISTORICAL COMMUNITY ASTHETICS & NEW GRASS STANDARD (FOCUS)

A well-manicured look been a historical brand for our community since it began. Since 2011 the HOA has worked to continue that trend. In the summer of 2021 that history experienced a wrinkle, and the appearance of our community was at risk. Realtors were asking questions, as were members who live here. During the summer of 2021, 33 lot owners who live away were notified about very high grass. All assumed their contractor was keeping their lots in order and were not aware their lots had high grass for much of the summer. At the 2021 annual meeting a new grass standard was approved. The summer of 2022 to date has been much better than 2021. The board has notified all lot owners whose contractor have not met the new standard to date. We thank everyone who has worked with their contractor to meet the new grass standard. The HOA will continue to notify owners whose contractor is not cutting often enough this season. Thank you for your help!

ROANOKE ELECTRIC BROADBAND (FOCUS)

We are working to get REC fiber optic service in the community. We believe that the more options community members have, the better service providers will offer. We have Mediacomm and CenturyLink now. Adding fiber optics provided by Roanoke Electric would add a third option. We met with representatives of REC on Friday 7/8. We will continue to explore expedited timeline options with REC and their roll out consultant.

2022 COMMUNITY DAY (UPDATE)

Planning is underway to hold our annual community day in 2022. The event is scheduled for Saturday, September 17 at Todd Park. More details will be shared as the date gets closer. We are looking for volunteers to assist in the planning and coordination of the event. Contact any member of the Board if you want to help. We hope to see some of our members who do not live here at the event.

GEHR REPAIRS

We have made contact with NCDOT about the damaged pavement on Governor Eden House Road. The Bertie County Maintenance Unit has inspected the damage site. The repair will require removal of the damaged pavement and asphalt patching. The repair is scheduled and expected to be completed by August 31, 2022.

THE COMMUNITY CONTINUES TO GROW (UPDATE)

Four homes are complete or close to completion so far this year. North Shore Drive had one owner move in during early spring and a second home will finish in July/August. An existing resident moved to Governor Eden House this spring and their previous home has a new owner. We have two(2) foundations coming out of the ground as you read this. One is on Governor Eden House Road and the other is on Swan View. The community growth remains positive. Due to the shortage of existing homes in the area, even with inflation and supply issues, we continue to see interest in purchasing lots with the intent of building future homes. We will provide a growth recap and build out history at the annual meeting. Two existing community members have sold and closed on their lots since the start of 2022. Remember owners of record on January 1 are responsible for that year's dues. Sellers should collect and escrow dues from the buyer at closing if they want the buyer to pay dues for that year. The HOA looks to the owners of record on January 1 for the coming year dues. Sellers should negotiate and collect from buyers if they do not want to pay the dues.

PAVILION RENTAL SEASON IS HERE (UPDATE)

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. Please do not commit to host an event until your reservation is confirmed. Chip Pruden is your resource for any questions regarding pavilion reservations or rentals.

UPCOMING EVENTS

April 1 – Open storage of boats/watercraft period begins

Aug 18 – BOD Meeting

October 13 – BOD Meeting

September 17 – Annual Community Day

October 31– Open storage of boats/watercraft period ends

October & November – Annual Bertie County Good Shepherd Food Pantry campaign in BlackRock

December 10 – Annual HOA Membership Meeting

December 17 – Wreaths across America ceremony - Hosted by Blackrock Community - at Edgewood & Hillcrest Cemeteries, in Windsor