

## **GCPOA NEWSLETTER - SPRING 2022**

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**Annual Meeting:** The next meeting will be on Saturday May 14, 2022, 11:30 AM outside at 408 Driftwood Drive. If it rains, it will be inside at the same location. A social lunch follows the meeting. The basics will be provided by GCPOA. Everyone is asked to bring a covered dish if possible. If you are interested in holding an officer position for President, Vice President, Secretary or Treasurer, or serving on a committee, please contact 757-515-3577 (text or voice mail) or [gcpoa2016@gmail.com](mailto:gcpoa2016@gmail.com) prior to the meeting. | **Note:** Boat ramp keys available at meeting with return of current key.

### **House Fire on Sandpiper Dr. Friday night, 1/29/2022.**

Family safe but total loss. Donations can be made on [GoFundMe](#) or c/o GCPOA, 302 Driftwood Dr., Elizabeth City, NC 27909. GCPOA info contact [gcpoa2016@gmail.com](mailto:gcpoa2016@gmail.com) Details on website.

### **Summary of February 5, 2022 Quarterly Meeting:**

The meeting was attended by 25 members who shared their favorite chili/other recipes for the "Chili Cook-off Lunch". Thanks to all who provide plenty of samples for us to enjoy. President Carper opened the meeting stating that we will follow Robert's Rules and made the following announcements:

- Gary and Barb Troup are permanent residents
- House Fire donations to the family handled by Susan and Roger Hall
- GCPOA Website has been updated
- Thanks given to Roger and Sue for the Bench/trash cans and Randy Wilson for snow clearing
- Congratulations to Vice President Dietmar Brady as new Pastor for Salem Baptist Church.

**Minutes:** Secretary Marsha West read the minutes from the October '21 Quarterly meeting.

**Treasurer's Report:** Paula Thornton gave the treasurer's report. Balance as of 1/31/22 is \$6865.50.

#### **Committee Reports:**

- Collection Committee: President reports 18 property owners own fees. Five had no good addresses. No collection actions recommended other than file liens.
- Property Sale Committee: Waiting on survey copy.
- Social Committee: Jerry Thornton mentioned plans are underway for Mardi Gras.
- Eye Sore Committee : A letter to go out to selected properties.
- Boat Ramp Repairs: Contractors appears to be too costly. Will explore other alternatives.
- Newsletter to be prepared for mail out no more than 60 days before May 2022 meeting.

**Old Business:** The following has been done: A separate Building Fund Account; Financial report on Website; Review bylaws for legality of sale of property. Motion made to form a Bylaws Committee and was approved.

**New Business:** The following were approved: Purchase the following: 12 more chairs for the association; more gravel to repair Sandpiper Drive; and more fill dirt for the left side of the boat ramp. The 2022 Budget was presented with some discussions and accepted.

**Other: Feedback on the recent "Christmas in the Cove" event held December 11, 2021.** We had 55 attendees - with perfect weather, the food was enjoyed by all, with the gift exchange, such wonderful music and dancing for those who love to dance. Everyone had a great time!!! A Successful 1<sup>st</sup> Social Event!!

**PROPERTY SALES:** The following list of properties are for sale:

Driftwood Drive – P132A-70 (757-515-3577).

Driftwood Drive – P132A-098 (252-207-8483).

Spindrift Trl. – P133A—14 (757-515-3577).

Spindrift Trl. – P132A-52 (757-377-7425).

Windwood Drive – P132A-106 (757-515-3577)

To list your property for sale, contact us at: GCPOA, 302 Driftwood Drive, Elizabeth City, NC 27909; or Email: [gcpoa2016@gmail.com](mailto:gcpoa2016@gmail.com)

**Email Addresses or Text Numbers Needed:** Members who provide this information will benefit from receiving an email or text message from GCPOA for updates.

**Updates from Committees:**

Eyesore Committee: Several owners contacted and asked to remedy property conditions that violate County Code and GCPOA Restrictive Covenants. Major problem areas are overgrown grass and unlicensed vehicles and boats. GCPOA seeks an amenable resolution to these problem areas.

Property Sale Committee: Informational meeting to be held April 30th. Meeting minutes will be published on the website [gcpoa.org](http://gcpoa.org)

Collection Committee: No actions pending. 17 members owing more than two years assessment totaling \$4,174.00.

Social Committee: The Mardi Gras Celebration on February 26, 2022 – 30 people attended the second social event which was another success. The King Cake babe was founded in Raymond Allen's slice and he was crowned King of the evening. The food was plentiful with Cajun, Creole and music to dance to. Check out the pictures on the website.

**Other Social Events dates are:** Monday, May 30<sup>th</sup> – Memorial Day “Family Day in the Park” for pot luck and games ; Monday, July 4<sup>th</sup> – “Independence Day Parade” full route area wide with prizes for the winning golf carts ; Monday, September 5<sup>th</sup> – Labor Day “ area wide invitation to a “Family Day in the Park” with Pot Luck and games ; Saturday, October 29<sup>th</sup> – HALLOWEEN, a few locations, scary skits, lead by a parade of golf carts from location to location. Folks can walk or hitch a ride ; Saturday, December 10<sup>th</sup> – Christmas Celebration – details to be determined later.

**FYI:** County Zoning for Glen Cove.

SECTION 5.04 - RMH-15, RESIDENTIAL MANUFACTURED HOME DISTRICT

This district is defined as low-density residential areas and additional open areas where similar residential development will be a viable land use. The minimum lot size is 15,000 square feet. The uses permitted in this district are designed to stabilize and protect the essential character of the area and prohibit all activities of a commercial nature except when certain home occupations controlled by specific limitations. Mobile homes and manufactured homes on individual lots are permitted.

**2022 Property Assessment Invoice** (Due NLT June 15th)

Name : \_\_\_\_\_ Lot(s): \_\_\_\_\_ Amount Due: \_\_\_\_\_

\_\_\_\_\_ Account is Current \_\_\_\_\_ Account is Delinquent \*

\* Contact us for payment arrangement. Avoid adverse collection actions.

Mail payment to: GCPOA, 302 Driftwood Drive, Elizabeth City, NC 27909

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**2022 BUDGET**

MEETINGS/SOCIAL EVENTS	\$300.00
OFFICE SUPPLIES/PRINTING/WEBSITE	300.00
POSTAGE	350.00
PROPERTY EQUIPMENT & MAINTENANCE	800.00
INSURANCE	950.00
TAXES, PERMITS, FEES	200.00
UTILITIES	400.00
CONTINGENCY EXPENSES	<u>330.00.</u>
Total	\$3630.00

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**2022 PROXY FORM**

I do hereby appoint: \_\_\_\_\_ (Proxy's Name),  
who is a current member in good standing of the Glen Cove Property Owners Association, and resides  
at \_\_\_\_\_ (Proxy's Address)

To act as proxy for my/our property and hereby represent my/our vote in the election of the GCPOA  
Board of Directors. This proxy is limited to the May 14, 2022 Annual Meeting and may only be  
revoked by written statement.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Note:** Form must be presented to the Secretary at the start of the meeting by the designated proxy.

## About Glen Cove

In the early 1970's Glen Cove was developed as a vacation and recreation area by the Windfield Corporation. Ideally located on the Pasquotank River, it offered affordable property in a rural setting. Canals were dug, roads laid out, a water system installed, and about 200 lots offered for sale. A 5 acre community "park" area along the river included a clubhouse, pier and pool. It was a busy area on weekends and holidays.

Today's Glen Cove is generally known as the entire residential area at the end of Soundneck Road (Route 344). Over the years Glen Cove has become primarily residential favored by retirees and those wanting a water venue. There is very little new construction due to the small lot sizes not supporting adequate septic systems. Most of the properties remain undeveloped and have passed on to the heirs of the original owners.

The Glen Cove Property Owners Association (GCPOA) is composed of the original 215 lot tract. There are about 130 owners for these lots. GCPOA's purpose is to maintain common areas, serve the interests of our homeowners, protect and enhance our properties, and provide value for our homeowners assessments. Established in 1968 as a nonprofit corporation, it is governed by two principal documents: Declaration of Restrictive Covenants and Bylaws. These documents do not provide for effective management since they have not been revised to include state and local legislative actions. The annual property assessment was never increased and this lack of funds over the years resulted in loss of Clubhouse, pool and pier. GCPOA has three goals/challenges: revise governing documents, increase operating budget, and improve the level of member and community involvement.

To get to Glen Cove, follow Route 344 south from Elizabeth City, NC to the southern end of Pasquotank County.

On the way you will pass:

- Elizabeth City State University, a historically black college now part of the UNC system
- U.S. Coast Guard Air Station Elizabeth City
- World War 2 Blimp Hanger now home to TCOM air ship manufacturing
- Pylons remaining from one of the largest wooden hangers in the world (burned down in 1995)
- Town of Weeksville and the closest gas station and store (10mi)

... and through a lot of farm land especially suited to potatoes and cabbage until you reach the end of Rt 344 on the western bank of the Pasquotank River.

*"Pasquotank - where the bull frogs leap from bank to bank."*