

GCPOA Newsletter - Summer/Fall 2021

Save these dates:

October 2, 2021 - GCPOA Community Yard Sale ***

October 16, 2021 at 11:30 am - Quarterly GCPOA Membership meeting

*** We need a few people to help coordinate the October 2nd Community Yard Sale. Contact Marsha West 757-621-2911 or mwmw09@yahoo.com if interesting in participating.

The May 8th Annual meeting was a great success with 44 attendees. Treasurer's report as of July 31, 2021 shows current balance at \$4354.02. The election of 2021 – 2022 positions for office are as following:

President - Bob Carper

Vice President – Deitmar Brady

Secretary – Marsha West

Treasurer – Tammy Bennett

Newsletter – Brenda Carper

New Ad-Hoc Committees were established with several members volunteering to serve on these committees:

- Eyesore Properties Committee
- Committee for Oversight of Clubhouse Property Sale

A Ballot to vote on selling/not selling the clubhouse property was send out recently. We need to get a majority of those ballots back to be accounted for the action approved at the May 8th Annual meeting to evaluate the possible sale of the clubhouse property. If you have not sent your vote in, please do so by dropping it in the mail or put it our GCPOA mailbox at 302 Driftwood Drive, Elizabeth City, NC 27909, or email response to gcpoa2016@gmail.com. The ballot is below. Thank you.

Annual Assessment Explained: Current assessment is \$30 per year. Our Declaration of Restrictive Covenants (9/25/68) established a Maintenance Assessment of \$20 per year payable on the first day of May and no later than June 15th.

In the past the Assessment fee was increased to \$40 per year but never enacted. Membership approved an increase to \$30 effective in 2020. Property owners are invoiced when a notice of Annual meeting is mailed, usually in April or early May.

The \$30 fee is assessed per property owner regardless of number of lots owned unless a lot (other than the primary lot with a residence) contains another residence.

The fee was waived for two property owners whose riverfront property is under water and cannot be recovered. No other exceptions, exemptions or waivers exist.

Authority for an annual fee is established by our Restrictive Covenants and N C Public Law (47F-3-115).

() I vote to sell existing lot(s)

() I vote to not sell existing lot(s)

Signature_____Date_____

Print Member Name_____

Delinquent Assessments

There are 131 property owners in the Glen Cove Property Owners Association. Notice of intent to file a lien letters were sent to 23 property owners who are more than two years delinquent. To date 29 accounts are unpaid, total due is \$4995. The collection committee will meet before the next meeting and determine further collection actions.

The \$20 fee for boat ramp use is optional in addition to the annual assessment.

Attention - Boat Ramp users. Please secure cable to lock box after boat or jet ski is put in or taken out of water both times.

Security Camera Status: We are in the process of getting a Security camera for the front entrance.

Proposed Directory: The GPCOA Board would like to include email addresses on our records for any emergency notices needed to be send to property owners. Also, there is an interest in developing a GCPOA Directory of all who own property with addresses and phone/cell/email information. If you would like to be included please let us know.

Loan of property : GCPOA has the following items available for loan out to members in good standing. Items must be used within the Glen Cove community. Four tables, 36 chairs, a 10X20 and 12X12 canopy.

Property Sales: The following list of properties are for sale:

- Sandpiper Drive, Lot # 38 and 48 (757-515-3577]
- Driftwood Drive, Lot # 54 (757-515-3577)
- Driftwood Drive, Lot # 22 (252-207-8483)
- Windwood Drive, Lot # 36 (252-312-3326)
- Windwood Drive, Lot # 34 (619-423-4500)
- Spindrift Trl, Lot # 71 Sale Pending
- Windwood Drive, #Lot # 5 Sale Pending
- 103 Sandpiper Drive – Residence (252-202-8574)
- 114 Aline Drive – Residence (252-335-8600)

To list property for sale, contact us at: GCPOA, 302 Driftwood Dr., Elizabeth City, NC 27909;
gcpoa2016@gmail.com ; or Text to 757-515-3577.

Glen Cove Property Owners Association
302 Driftwood Drive
Elizabeth City, NC 27909