

# The Cove of Nantucket Homeowners Assoc. Inc.

## President's Letter Fall 2017

Hello Cove of Nantucket Community,

Thank you for allowing me to serve on the Board of Directors for the Cove of Nantucket Homeowners Association for 2017. What a wonderful year for us here at the Cove of Nantucket. Since the construction of homes was completed in 2016, our community has welcomed more wonderful residents. I know I speak for many when I say, what a great place to live.

The Board of Directors continues to move the Homeowners in a respectable direction and accomplish meaningful objectives. Neighborhood Partners, our property management company, has been a huge help this year in keeping our HOA on firm footing with regard to legal requirements, along with other matters having to do with a neat and orderly appearance. The following list describes the main items that have been accomplished this year.

- Utilize Neighborhood Partners to send broadcast emails to encourage volunteerism for service on events, committees and the board of directors, and to poll residents on various matters. Email addresses are kept confidential in this process.
- Mosquito dunks were received from the City's Neighborhood Services Coordinator, and one of the Directors has been active in applying those pesticides in the ponds as needed.
- The Landscaping Committee was active to improve the landscaping appearance in one of the barren areas on Parkland near the second pond. Since the soil is mainly clay in that area, an attractive rock bed was designed by Ned Moore (thank you!), incorporating existing crepe myrtles and adding some Texas native plants. A three-year plan is being designed to address other areas. Thank you, Jeannie McCandless and Georgia Richardson, for the extra effort you do in the common areas and with the irrigation.
- Overgrowth was trimmed back from the drainage inlet/outlet features of the ponds and white landscaping stones were replaced where some had been thrown into the water. The result is a cleaner and more professional appearance, as it was when initially developed.
- The Landscaping Committee presented Yard-of-the-Month awards through the summer. This will be the last of the awards, as this program will not be continued. I would like to thank the committee members Jeannie McCandless, Ned and Kathy Moore and Georgia Richardson for their time spent doing the Yard of the Month.
- The Architectural Review Committee reviewed and approved 3 projects and established a Replacement of Fence policy. This policy will simplify the process of dealing with deteriorating wood fences and will help maintain the appearance of our community. I would like to thank the ARC members Dick Dabney, Hugh Wallace and Thomas Shumate for their time reviewing projects and for the fence policy.
- An ad hoc committee was formed to work with the City of College Station's Parks Board to investigate using part of the linear park land for vehicle parking, and to add improvements in the Cove of Nantucket Park. The matter regarding parking spaces was turned down, but the Parks Board still will consider improvements that may be made in the park. Thank you, Bernita Clark, Laurel Hargis, Gaye Dunn, Jerrod Lane and Jeannie McCandless for your time on this effort.
- A dead tree near the middle pond was removed, decreasing our risk of a liability and enhancing the appearance of the area.

- The maintenance contract for care of the common area was awarded to Mowmasters again this year with the lowest bid, resulting in a considerable savings for the HOA. Mowmasters has years of experience in this neighborhood, independently maintaining nearly twenty lawns in the neighborhood.
- The fountain pump in the larger pond was moving out of position in the pond during heavy rains. Neighborhood Partners had a technician address the issue and the pump is appropriately anchored in place.
- The vinyl fence along Highway 6 frontage was cleaned, removing the green algae and returning the fence to its original pristine appearance. Shrubs that grow into our fence along the feeder road are removed as needed to ensure the sound structure of the fence.
- Holiday décor was purchased and installed on the sign at the Parkland entrance, as agreed by residents at our January meeting.
- A billing audit was performed by Neighborhood Partners for all the water meters in common area irrigation, and the City of College Station was contacted to investigate meters where activity was irregular.
- Chemical control for algae was applied in the ponds as needed. Neighborhood Partners is seeking an appropriate service provider for this condition for a more long-term solution.
- Signs were placed at the three ponds warning about the hazard of snakes. A wildlife specialist set out traps to remove poisonous snakes and other large snakes.
- The signs also state that the ponds are restricted and there is to be no swimming or fishing. Having these signs at each pond reduces our liability and allows police enforcement if necessary.
- An irrigation meter box at the first pond on Parkland always had water frequently standing, which caused the large lawn mower to bog down and make unsightly tracks. The City assisted in a partial remedy by raising the box. A contractor also installed a collection box with an underground pipe directing the water to the pond. This work was combined with the rock replacement at the ponds to make the solutions more cost effective.
- The Board of Directors encourages Neighborhood Partners to seek the opinions of the City of College Station's Neighborhood Services Coordinator, Barbara Moore, when needed in addressing the needs of our community. Ms. Moore was invited to attend a board meeting to assist with discussion, but she was unable to attend.
- The board sought advice from our attorney, Heath Poole, regarding changes to the Texas Property Code, to ensure we are operating within the law. This suggestion was offered at a board development meeting held by the City of College Station. The questions addressed by Mr. Poole can be found in our October meeting minutes on our website, [www.coveofnantucket.com](http://www.coveofnantucket.com).

I would like to say thank you to our Board of Directors Jeannie McCandless, Dick Dabney, Laurel Hargis and Bernita Clark who have worked hard to uphold the integrity of our neighborhood. I appreciate their efforts, along with the assistance of so many others. I look forward to the involvement of more homeowners on committees and on the board of directors in this upcoming year and hope to see you at the annual board meeting on January 25, 2018.

Best regards,  
Linda Lindan