

Thread & Yarns

Vol. 3 No. 2 (August 2020)

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***"When we long for life
without difficulties, remind
us that oaks grow strong in
contrary winds and
diamonds are made under
pressure."
- Peter Marshall***

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Dear Owners,

We definitely live in interesting times. None of us ever expected there to be a world-wide pandemic that has changed so much of our daily lives. Buying stock in Lysol and Clorox would have been a wise financial decision -- who knew that one would be wiping all groceries purchased with Clorox wipes!

Daily activities have become a challenge for sure, but many of us have approached this dilemma with our usual zeal, perseverance and unmistakable zest for life. Even if it must be performed behind a mask.

We thank those of you who are following Governor Cooper's and Dr. Cohen's three Ws:

Wear a mask, Wait 6 feet apart, and Wash your hands.

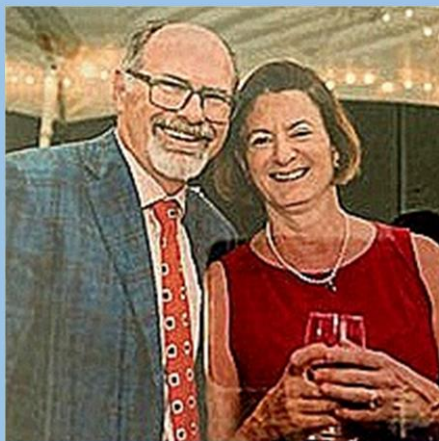
Stay Healthy and Safe,

*Your Project, Condominium, Parking and Storage,
and Cotton Houses Executive Boards*



Welcome to our Newest Residents!!!

Marty and Frank McCarthy
Cotton Mill #604



The McCarthys moved into their condo in March, right at the start of COVID-19!!

Both are Navy veterans with Frank attending

medical school on a Navy scholarship and completing his orthopedic training at Portsmouth Medical Center. Marty joined the Navy after college. After separation from the Navy, they moved to Edenton in 1993.

Frank set up his orthopedic practice here, serving as Edenton's solo orthopedist for 27 years before retiring at the end of June 2020. Marty continues to work part-time as a registered nurse (RN) at Vidant Chowan Hospital in the Outpatient Clinics and Ambulatory Surgery Unit.

With all things COVID-19, their daughter Emma was here for several months before she was allowed to return to her graduate studies and her field work in Occupational Therapy (OT). Their older daughter, Rachael, has been in Edenton since May, escaping NYC and working here remotely as a UX (user experience) designer for Verizon.

During the COVID-19 sequestering, a new family member joined the McCarthy household; a Nova Scotia duck tolling retriever puppy named Banks who keeps the household busy and entertained! Banks will

relocate with Emma once she graduates and starts a new job in OT.

The McCarthys look forward to the day they can meet all of their condo neighbors!

Peter Coughtrey, Karen Davenport, and their daughter Tessa
Cotton House #904



Peter, Karen, and grandson Pax

Peter Coughtrey and Karen Davenport have lived in Edenton for over 30 years. In their retirement, they moved to the Cotton House condos, #904. Peter and Karen enjoy reading, hiking, and traveling.

Their youngest child, Tessa, is living with them as she completes her Master's Degree in Public Health. Grainger, their middle child, lives in Raleigh and works in environmental restoration. Their oldest, Dylan, lives in New York City with his wife, Ellen, and 8-month old son, Pax.

"Grandparents have silver in their hair and gold in their hearts."
- Unknown

Katniss is their 7-year old grey tabby cat who can be spotted peering out of the condo windows.



Katniss and Tessa

Vicki and Michael Buckley **Cotton Mill #402**

"Hi Neighbors!" from Michael and Vicki Buckley, the new residents of Unit #402 as of April. Michael is originally from New Mexico and Vicki from North Dakota. Michael and Vicki been married 36 years and have a daughter and two grandchildren.

In 2011, Michael retired after 33 years of military service which included 10 years in the Norfolk area as a Master Chief/Master Diver for the Navy.

They retired to New Mexico; however they moved back to the east coast to help their daughter with her children as she pursues her naval career as a Nurse Anesthetist. Vicki and Michael will be back and forth from Chesapeake until their daughter graduates in the spring 2021.

Michael enjoys hunting, fishing, and tinkering. Vicki enjoys her horse when they are not too busy helping raise two energetic grandkids, ages 9 and 6!!

Vicki and Michael feel very blessed to live in such a unique place and look forward to settling into the area permanently.



Famous Edentonians

Since its beginning as a town in one of the original 13 colonies to declare their independence from Great Britain, Edenton has had a rich history. Edentonians have stepped up to contribute to both our state and our country. One of those is highlighted in this issue.

Harriet Jacobs 1813 or 1815 – 1897



Jacobs was born enslaved to the Horniblow family, who were tavern owners. Although outlawed in North Carolina in the 1830s, the tavern keeper's daughter taught Jacobs to sew, read, and write. Harriet sought help at the home of a white woman (who was also

a slave owner) to escape her enslavement, sexual harassment, and threats to sell her children. She fled through the swamps near Edenton, and then to a crawl space under the roof of her grandmother's home. After seven years, Jacobs escaped in 1842 with the help of anti-slavery activists of the Philadelphia Vigilant Committee. Jacobs wrote *Incidents in the Life of a Slave Girl* in 1861. It is considered to be an autobiography of her life. The book is an American Classic and tells an important story from the view of one who lived it.



Swimming Pool Reminder

The Pool remains open **only to residents** of the Edenton Cotton Mill campus.

Due to the dramatic spike of reported COVID-19 cases (from 19 to 145) in Chowan County (as of 3 August), the ECM Project Board emphasizes the importance of following the rules enacted by the Project Board on 23 May 2020.

We cannot trade the benefits of socialization with guests against the responsibility to protect our residents, particularly considering the demographics of our ECM population.

Homeowners are reminded to **use the bottles of disinfectant to sanitize** any surfaces they touch.



Nancy Endries and Linda Bozik have some fun when prepping the disinfectant spray bottles for use at the pool.

Please help keep our community safe!

Shackelford Pool Service

Greg Shackelford, who does the daily pool chemistry, also power washed the pool deck prior to this year's opening.



The results after the power-washing.

The ECM pool will close after Labor Day weekend, Friday, 11 September.

Around the Campus

Folly or Pergola?



The architects call this kind of structure a “folly” – Victorian for a small structure beckoning visitors to rest and revel in nature. Many members of the ECM community call it the Pergola, even as they wonder what to make of it. Rumor has it that it was designed by a UNC architectural graduate student to satisfy the requirements for a Master’s Degree. Well, here’s the back story...

It sprang from the minds of a team from Raleigh-based Clearscapes (the architectural firm behind the reimagination of the Cotton Mill). It wasn’t meant to be a shelter in any traditional sense; don’t count on it to protect you from sun, rain, or the swamp’s various fauna.

The designer, Jedidiah Gant, said they wanted to give a better view out, and a *feeling* of shelter from the patterns of shadows. The placement of the benches focuses a visitor’s eyes out toward the creek and back toward the mill.

A team of five Clearscapes designers prefabricated the pavilion’s structure of southern white pine, stained black, cedar slats, and vertical supports in a week, then erected it on site over a weekend.

“You come here at the end of the day after being on the water. You watch the sun go down, and listen to the crickets and the birds. It should feel natural and restful.”

Source: <https://architectsandartisans.com/no-laughing-matter-in-edenton-n-c/>

But now...

Whether you prefer Pergola or Folly, the structure on the boardwalk near the boat ramp needs refreshing and perhaps a new identity.

The structural timbers are very sound and the deck and seats need minimal work. [Story continues on next page]



Folly or Pergola? (continued)

Eric Endries (pictured) who with his wife Nancy, are avid paddle boarders and kayakers have taken special interest in improving our boat ramp and Boardwalk areas.

An interesting question is why one would put a roofless pergola, meant for a sunny spot, in a Cypress forest. Our current thinking is that it may be best to convert it into a Gazebo by application of a (shingled?) roof which would better preserve the interior, yet allow free air flow through the structure.

Funding for the pergola repair was part of the approved ECM Project 5-year reserve study by an outside consultant firm.

The ECM Project Board looks forward to your suggestions and design help. Please contact William Mularie with your input.

**Weather Warnings...Be Advised**

To ensure all ECM owners are forewarned and can prepare accordingly before expected catastrophic weather events, the ECM Project Board sends email with advisories and/or links from the National Weather Service and Special Notice(s) from Edenton.

**Toadstools, 'Shrooms, and Fungi, Oh My!**

There has been some question about the origin of the toadstools, puffballs and other assorted fungal growths in our central common area grass. The origin is buried, rotting wood beneath the grass.

This area, including the Cotton House, pool and the entire Eastern margins of our level property were created by dumping fill dirt (and tree parts) in the early 1900s.

The only sure remedy for eliminating these nuisance growths is to dig up our center courtyard to remove the rotted trees. The Project Board is not enthusiastic about this solution. In any case, these fungi should be considered toxic.

**Edenton, Site of New Novel**

Author, Diane Chamberlain (from Raleigh), was in Edenton for book signing at The Barker House in April. The historical fiction novel called, BIG LIES IN A SMALL TOWN, is all about characters (historical and fictional) living in EDENTON, from 1939 to present. "Secrets, intrigue, mystery, love, forgiveness, and drama--it's all here. And it is riveting." It comes highly recommended by Dan Bozik, who was "glued to it."

Mill Repairs and Maintenance

Clerestory Windows

Leaking Fixed

Since the last issue of the newsletter, most of the maintenance at the Mill has been routine. The one exception was additional work needed due to some leaking clerestory windows. After William Mularie went on the roof to check out the leaks, he notified Baker Roofing who subsequently did the repairs. The repair work was not in the contract for the silicone coating of the roof that Baker did previously.

Broken Panes Replaced



Williamston Glass was called in March to remove and replace two clerestory windows and the plate glass on one outside window. They came in August to do repairs in units #204 and #401.

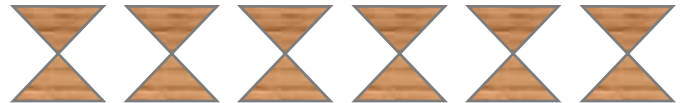


Scaffolding that Williamston Glass had to set-up to get the clerestory window glass on the roof.

All three windows are another example of limited common elements.



Williamston Glass is removing the glass in the clerestory in unit #401.



Custom Bench Repaired



William Mularie, who serves on the ECM HOA House Committee and is also currently president of the ECM Project HOA, recently repaired the bench that is part of the custom table and bench set in Quad 6. The bench was coming apart.

William restores 18th and early 19th century furniture as a hobby. He relates when his graduate thesis professor remarked to him, "Remember, a physicist can always be re-trained to do something useful!" Perhaps the professor was right.



The Executive Board of the ECM Condo thanks William for this pro bono work!

Standard Operating Procedures

The ECM HOA Executive Board and Admin Committee are working on developing a set of Standard Operating Procedures (SOPs) to help in the day-to-day running of the ECM. The intent of the SOPs is to have them available to Board members throughout the year and to enable a smooth transition as incoming Board member assume their positions.

The SOPs are intended to be “living” documents in that they will be updated, as needed to reflect any changes to procedures.



Farewell to the Cavanaghs

We said goodbye 🥲 to Barbara and Michael



Cavanagh, former owners of Cotton House #904, at the end of July, as they made a big move from the east coast to the west coast! Best wishes for safe travels back to their California residence!

“Sweet is the memory of distant friends! Like the mellow rays of the departing sun, it falls tenderly, yet sadly, on the heart.”

-- Washington Irving

Smart Shopping Saves \$\$\$

ECM Project HOA Insurance Costs Drop Significantly

The ECM Project HOA carries five types of insurance:

- (1) General Liability
- (2) Umbrella
- (3) Directors & Officers
- (4) Workers Comp
- (5) Dishonesty Bond

Through comparison shopping, Rob Phillips was able to reduce costs for the collective for the most recent year of coverage (2020-2021) by nearly **18%** (from \$5,260.39 to \$4,321.71).

ECM Condo HOA Annual Insurance Costs Reduced

In addition to the five types of insurance that the ECM Project carries:

- (1) General Liability
- (2) Umbrella
- (3) Directors & Officers
- (4) Workers Comp
- (5) Dishonesty Bond

The ECM Condo HOA must carry insurance on the Mill building. For a building of that size and construction, the costs are significant. The additional insurance policies cover:

- (6) Flood
- (7) Wind and Hail
- (8) Excess Wind and Hail

The collective premiums for the most recent year of coverage (2020-2021) were reduced from \$38,450 to \$37,941, a **savings of over \$500**, again due to savvy shopping by Rob.

**Great job, thanks
Rob from both the
Project and Condo
HOAs!**



Ball Field Meeting

Dawn Williams, the Human Resources (HR) and Properties Director of *Preservation North Carolina* (PNC), hosted a Zoom meeting regarding the baseball field across McMullan Avenue from the Edenton Cotton Mill on 30 July 2020, at 4 pm. ECM owners were informed ahead of time how to contact Ms. Williams, if they wanted to be included in the meeting.

ECM owners who connected to the meeting were: Michael Buckley, Brigid and Dan Bohl, Eric Endries, Judy Evans, Janet Harding, David Kinney, Rob Phillips, David Smith, and Susan Williams.

The following are notes from the meeting.

Enforcement Issues

This issue took up most of the time. One major concern of the Mill Village Owners is rental properties. Their covenants state that you can rent for no more than 90 days. The ECM Condo has its own set of covenants that require a signed lease must be for at least six months. The ECM Condo Executive Board does enforce this covenant.

Edenton Resident Committee Member Vacancy

Barbara Yates has stood down as a committee member and PNC is looking for someone to fill her volunteer position.



Ball Field and Vacant Land

Myrick Howard from PNC stated that the goal is to have the land remain as a ball field. Mr. Howard also stated that it "...costs a bunch of money to cut grass. Costs a fortune to maintain this property by a non-profit."

The Town of Edenton is willing to consider owning the property. Several homeowners stated that they did not want the Town of Edenton to take over the property.

The suggestion put forward was for people to donate to PNC for the property to be taken care of, i.e., mow grass, and weed. It was suggested that PNC see how many owners would be willing to donate money.

When asked about the specific finances to care for the property Mr. Howard did not have that information on hand.



And on a related note...

After the 30 July meeting, ECM HOA president, Susan Williams wrote an email to Dawn Williams, HR & Properties Director of PNC, stating that the [ball field] grass continues to require mowing at least once a week during the growing season. Dawn's response on 31 July 2020, "We'll have to look into whether we can cut the grass more frequently. It's being mowed once a month from what I can tell by our invoices. The cost is up for each mowing. I'll let you know as soon as I hear back on it."



Wood Shed Restoration Update

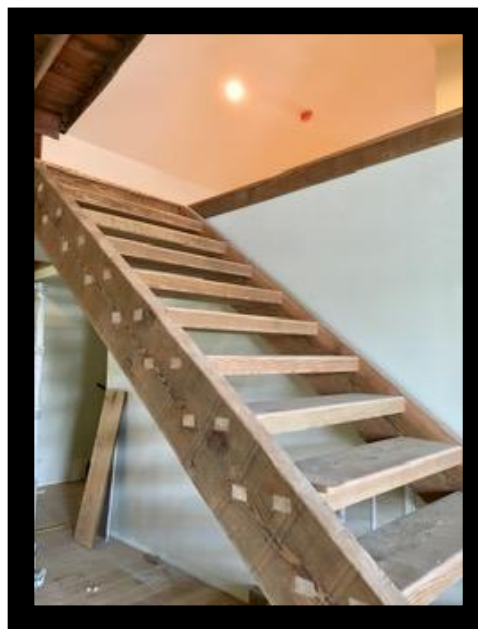
Progress continues on the former wood shed. Recycled materials and features seen in older buildings are adding to the character of the refurbished wood shed.

The hearth of the great-room fireplace is a massive timber, stretching from one end of the room to the other. It measures 12-feet long, 12-inches thick, and 16-inches in depth (front of

hearth to back). The wood is Heart Pine. When the Mill was in operation, this timber was a column to support a section of the roof.



The sliding "barn doors" are reminiscent of the sliding doors of the original building.



The open-tread staircase is constructed of long leaf heart pine, which was originally in an historic building in Suffolk, Va.

WHAT IS HEART PINE? Heart Pine refers to the heartwood of the pine tree, which is the non-living center of the tree trunk, while the sapwood is the outer living layer which transports nutrients. Longleaf pine is the best source of antique heart pine; it is stronger, more durable, more stable and has a richer patina and color. According to the USDA Forest Service, it takes 200 years for a longleaf pine to become mostly heartwood. Heartwood is prized because its tight grain means it is stronger and more stable. Heart wood hardness and strength comes from its resin, and longleaf has more resin than the other 200+ species of pine.

For more information on Heart Pine, see the source of this info at <https://heartpine.com/heart-pine-101/>

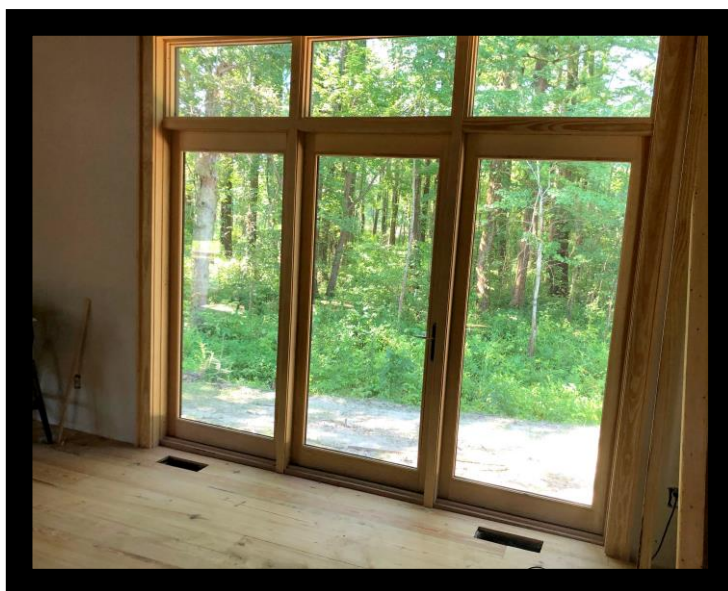
The Longleaf Pine Tree. Pinus palustris, whose species name means 'of the marsh', was named the state tree for North Carolina in 1963. Source: [https://myperfectplants.com/product/longleaf-pine/?attribute_pa_size-](https://myperfectplants.com/product/longleaf-pine/?attribute_pa_size-gal=3gallon&gclid=EAlaIqObChMImNa2h7Wb6wIVA-iGCh1vzAWeEAQYBCABEgJ2ffd_BwE)



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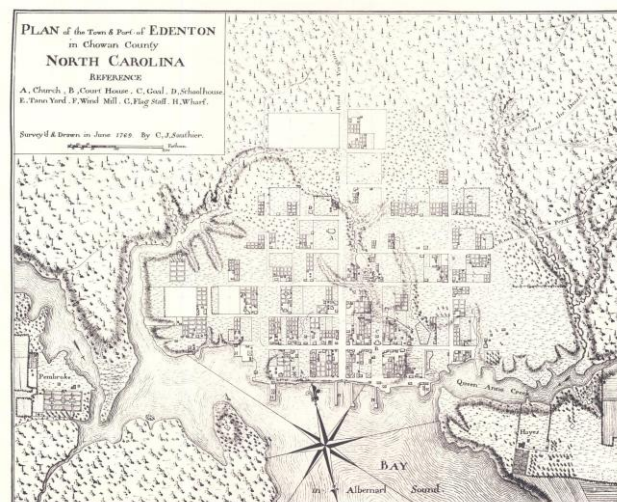


High ceilings and expansive views of Queen Anne Creek give the new home a spacious and airy feeling.



*Paper cut: A tree's
final moment of
revenge.*
-- Anonymous

DID YOU KNOW?



*Plan of the Town and Port of Edenton
in Chowan County, North Carolina, 1769*

- An act of the North Carolina Assembly adopted in 1712 called for the surveying of what is now Edenton
- Building lots were sold and construction was begun on private and public facilities as early as 1714
- Edenton prospered to such an extent that the plotted lots had to be doubled in size by 1722
- Continuing growth led to the 1767 construction of the Chowan County Courthouse, situated where first platted in 1712, and which now stands as the oldest continuously used courthouse in the nation and is recognized as a National Historic Landmark

Source: <https://www.visitedenton.com/pdfs/edenton-300-quick-facts.pdf>



ECM Associations

You may have wondered why you pay assessment fees to more than one Homeowners' Association. It is easy to see where confusion may come in given the "ECM" in each of the names. Each HOA is a separate, non-profit business entity with its own Internal Revenue Service tax identification number.

ECM Project Homeowners' Association, Inc. The project consists of the grounds, the parking lots, the swimming pool, the dock, and the boat slips. You may hear this referred to as the "campus."

ECM Condominium Homeowners' Association, Inc. The condominium consists of the owners of the 30 condos and the entire mill building.

ECM Parking and Storage Homeowners' Association, Inc. Parking and storage consists of the Mill building garage area with 14 covered parking spaces and 36 storage units.

ECM Cotton Houses Homeowners' Association, Inc. Owners of the five cotton houses have their own homeowners' association.

All owners on the ECM campus belong to the Project HOA. Depending on what else you own, you may also belong to the Condo HOA, the Cotton House HOA and/or Parking and Storage HOA.

2020 PHA (Project) Board

President: William Mularie
 Vice President: Denis Malich
 Secretary: Linda Bozik
 Treasurer: Rob Phillips
 At-Large: Cordelia Tyler and Eddie Fields
PHA Board Email: ecmprojectboard@gmail.com

2020 ECH (Cotton House) HOA Board

President: Dan Bozik
 Vice President: Nancy Endries
 Secretary/Treasurer: Linda Bozik

2020 CHA (Condo) Board

President: Susan Williams
 Vice President: Denis Malich
 Secretary: Melissa Fields
 Treasurer: Rob Phillips
 At-Large: Cordelia Tyler and Richard Yaiser
CHA Board Email: ecmcondoboard@gmail.com

2020 P&SHA (Parking & Storage) Board

President: Bill Droege
 Vice President: Steve Lane
 Treasurer: Melinda Malich
 Assist as Secretary: Susan Williams
P&SHA Board Email: ECMPSBoard@gmail.com

If you have issues, please contact the specific association board that represents the. Please refer to your written set of covenants and bylaws for each homeowners' association.

Owners' Associations Areas of Responsibilities

Area of Responsibility	Project	Condo	Cotton House	P&S
Grounds	X			
Pool & Pool House	X			
Dock & Board Walk	X			
Parking Lot & Lights	X			
Water & Sewer	X			
Trash & Recycle	X			
Cotton Mill Building		X		
Elevator		X		
Cotton House			X	
14 Indoor parking spaces				X
36 storage units				X
Common P&S area				X
HOA Specific Insurances	X	X	X	X

Common and Limited Common Elements

To ensure that members of the ECM Condo and Cotton House HOA communities have the same information regarding an important obligation related to maintenance of the Cotton Mill and Cotton House, those ECM HOA Boards provide the following to eliminate any misunderstanding or confusion about the difference between **Common** versus **Limited Common Elements** in reference to the Edenton Cotton Mill and Cotton House.

The following established references describe in detail “**Limited**” **Common Elements**, as well as who bears responsibility for maintenance costs.

References from the supporting documents

North Carolina State Statutes: Chapter 47C, North Carolina Condominium Act.

- Article 1. General Provisions. § 47C-1-103. Definitions. (16)
"Limited common element" means a portion of the common elements allocated by the declaration or by operation of G.S. 47C-2-102(2) or (4) for the exclusive use of one or more but fewer than all of the units.
- Article 2. Creation, Alteration, and Termination of Condominiums. § 47C-2-102. Unit boundaries.
*"Any shutters, awnings, window boxes, doorsteps, stoops decks, porches balconies, patios, and all exterior doors and windows or other fixtures designed to serve a single unit located outside the unit's boundaries are **limited common elements**."*

the Edenton Cotton Mill Condominium Covenants

- Paragraph 6 Limited Common Elements.
"In determining whether materials or items are limited common elements, and how they should be allocated, the terms and provisions of North Carolina 47C-102 shall apply, and are incorporated herein. In addition, any part of a heating, ventilation and air conditioning system

exclusively serving a unit that is located outside of the boundaries of the unit is a limited common element to be allocated exclusively to that unit."

- Paragraph 13(g) Maintenance of Limited Common Elements.

"Any common expenses associated with the maintenance, repair or replacement of a limited common elements must be assessed only against the unit to which that limited common element is allocated."

Cotton House Covenants

- Exhibit 3, page 7, (g) Maintenance of Limited Common Elements

When there are maintenance issues, replacements, or repairs to limited common elements the HOA Board will obtain the appropriate person/company to do the maintenance, repair, or replacement of the item, but the cost will be paid by the owner of that unit.

Contractors used by ECM Boards

- **Interior Cleaning:**
 - Ocean Blue Family Cleaning Service
- **General Maintenance and "Handy Man:"**
 - Dale Pope
- **Painting:**
 - Larry Ainsley
- **Grounds Keeping and General Yard Work:**
 - DC Yard Care (Jack Cahoon)
 - Larry Leigh
- **Electric:**
 - Evans Electric Inc. (Anthony Evans) 252-221-4467
- **HVAC:**
 - Smith Heating & Air LLC (Todd Smith) 252-482-4043
- **Construction:**
 - Edenton Construction Company 252-482-3309
 - Steve Harrell & Son 252-333-9715

Upcoming Meetings

After Labor Day 2020

- ✿ The Project Board
 - via Zoom, Date and Time TBA
- ✿ The Landscape Committee
 - via Zoom, Date and Time TBA

REMEMBER ...

**PLANS MAY CHANGE DUE TO
UPDATED PUBLIC HEALTH MANDATES
AND/OR GUIDANCE**

Sources for clip art and other info used in this issue

- <https://www.visitedenton.com/pdfs/edenton-300-quick-facts.pdf>
- <https://clipartix.com/baseball-clipart-image-40792/>
- By Claude Joseph Sauthier -
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- https://wikiclipart.com/baseball-field-clipart_7233/
- https://en.wikipedia.org/wiki/Heart_pine
- <https://heartpine.com/heart-pine-101/>
- https://myperfectplants.com/product/longleaf-pine/?attribute_pa_size-gal=3gallon&gclid=EAlaIqObChMImNa2h7Wb6wIVA-iGCh1vzAWeEAQYBCABEgJ2ffD_BwE
- <https://architectsandartisans.com/blog/wp-content/uploads/edenton/trail01.jpg>
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- <http://clipartandscrap.com>
- http://clipartandscrap.com/toolbox-clip-art_3253/
- <https://www.azquotes.com/quotes/topcis/meetings.html>
- https://en.wikipedia.org/wiki/Harriet_Jacobs#cite_note-3
- <https://www.stylecraze.com/articles/long-distance-friendship-quotes/>
- <https://www.coolfunnyquotes>



“Approach every meeting with a purposeful, high-energy, ready-to-make-a-contribution attitude, and watch how fast leadership’s perception of you follows your behavior. “
-- Jack Welch

Annual 2020 HOA Meetings

- ✿ ECM Cotton House Condo
- ✿ Saturday, 29 August 2020

*Notices for remaining HOAs’
annual meetings with final
details will be sent to owners by
1 October 2020*

- ✿ ECM Parking & Storage
- ✿ Saturday, 31 October 2020 at 09:30 a.m.
- ✿ ECM Project
- ✿ Saturday, 31 October 2020 following P&S
- ✿ ECM Condo
- ✿ Saturday, 31 October 2020 following one-half hour break after Project

Contributors to this issue of Thread & Yarns

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