



Salutations!

*"The tints of autumn...a mighty flower garden
blossoming under the spell of the enchanter,
frost." — J.G. Whittier*

As we prepare for cooler temps and fewer hours of daylight, let's take a look at the happenings on the ECM campus since our last issue, and some upcoming ones.

The Cotton House Condos are all sold, adding two new families; and the Mill building has a new family member, too!

The Mill has gotten a much needed roof coating that comes with a 15-year warranty.

Expenditures for both the CHA and PHA are aligning well with their budgets.

Mark your calendars now for the ECM Owners' annual meetings to be held in October.

Thread & Larks

Vol. 2 No. 2 (September 2019)

In This Issue

- 🍁 New Families on ECM Campus
- 🍁 Meeting Briefs
- 🍁 New Coating on Mill Roof
- 🍁 Project Update
- 🍁 Odds and Ends
- 🍁 Administrative Items

Acronyms in this Issue

CHA:	Condo Homeowners' Association
ECM:	Edenton Cotton Mill
PHA:	Project Homeowners' Association
PNC:	Preservation North Carolina
P&SHA:	Parking & Storage Homeowners' Association



DISCLAIMER: The information provided by Edenton Cotton Mill Condominium Associations' Boards of Directors and other contributors to this Newsletter is for general informational purposes only. All information within the Newsletter is provided in good faith; however, we make no representation or warranty of any kind, expressed or implied.

August Sees Three New Families Join the ECM Community!!!

Eric and Nancy Endries (4 Aug 2019)

Cotton House #903

Nancy and Eric Endries downsized from Hampton, VA. Folks will most likely see them kayaking and stand-up paddle boarding all year long. They also enjoy spending time with their two dogs, Sherpa and Hopkins.



The Endries with their dogs: Sherpa (left, Shih-tzu mix) and Hopkins (right, miniature Australian Shepherd).

Contributing to the Edenton Community!!!



4 May 2019 --- Melissa Fields (Unit #203) running Kiwanis 5K race on 4 May 2019! Enough funds were raised for four scholarships for next year!

Wendie Murphy Cousins and Gib McEachran (16 Aug 2019)

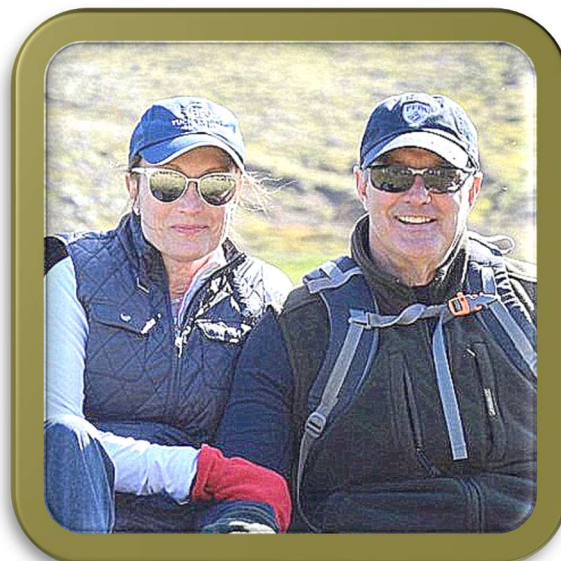
Cotton House #901

Both Gib and Wendie live in Greensboro, NC and love the outdoors. Gib discovered Edenton years ago duck hunting and began making celebratory visits to the Chicken Kitchen after hunts. Wendie has a green thumb and is happiest outside playing in the dirt. Together they own hunting property in Windsor and both fell for the beauty and people in Edenton.

In business life, Wendie and her brother recently sold their import business and in less than 18 months, she'll be looking for her next professional adventure. Gib and his business partner of 20 years own HMC Partners, a wealth management firm, with clients throughout the state.

They each have two grown children. Wendie's daughters are Sarah (completing school this fall at CUNY in NYC) and Hannah (a junior at UNC). Gib's oldest is Mary Parke Dunn (married to Hanes) who lives in Washington, DC; and Gibbs is a personal trainer in Greensboro.

Come by #901 and say "hey" anytime. If it's in the afternoon, it's likely you'll be joining them for a glass of wine!



Wendie and Gib enjoying the outdoors!

Blair (Boo) Beasley (8 Aug 2019)**Cotton Mill #102**

We are very happy to welcome Blair (aka Boo) Beasley and her rescue dog, Stormy, who have purchased unit #102 in the Mill. Colerain is currently home to Boo and Stormy, while renovations and painting are being completed in her newly purchased condo.

Boo and Wood, her late husband of 62 years, met at Nags Head. Boo then went off to complete her freshman year at Vanderbilt University and later transferred to the University of North Carolina at Chapel Hill. Boo and Wood married and raised their three sons. Horace, one of her sons, lives in Edenton along with a grandson. The grandson and his wife are the proud parents of a beautiful newborn girl, whose name is Palmer. Needless to say, Boo is thrilled to finally have a great-granddaughter after all of the boys in the family.

Oil painting is Boo's passion and hobby. Landscapes, farm building, and of course, her grandchildren are the subjects of her canvases. Boo and Wood both enjoyed the water where they spent many happy times.

Boo is Dickie Tyler sister, who resides in unit #202. Both are very excited to be living close to one another. Stormy and Birdie, Dickie's dog, are very happy to be down the hall from each other, too!



Blair (Boo) and her rescue dog, Stormy



**To submit articles or make
suggestions for your
Thread & Yarns newsletter,
contact a member of the
Executive Boards**

**CHA Board @
ecmcondoboard@gmail.com**

**PHA Board @
ecmprojectboard@gmail.com**

News from Executive Boards

Condo HOA

Special Meeting: 29 June 2019

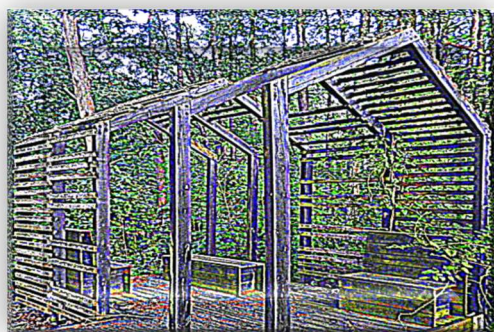
A special meeting to talk about a needed special assessment for the roof coating was held. Owners of nine units were present at the meeting, while 18 others were represented by proxies collected earlier by the Executive Board. All 27 owners present, either physically or by proxy, approved the special assessment, a whopping 90% of the 30 owners. CHA bylaws require an affirmative vote by 67% of the owners for a special assessment, therefore the assessment was approved. Non responses count as "no" votes.

ECM CHA Treasurer, Rob Phillips, explained that for those owners who choose not to pay the entire assessment at once would have a loan available. Rob determined each owner's portion based on Exhibit "A" of the Articles of Incorporation. Owners were later sent invoices by US mail.

Open Executive Board Meeting: 9 August 2019

An open meeting of the Condo HOA Executive Board was opened at 10:30.

- Roofing: Representatives from Baker Roofing provided details on the roof coating process, materials, and the warranty.
- Energy savings:
 - ☐ All Quad thermostats are now set to 76 degrees. (Thanks to Jane Kinney for the suggestion.)
 - ☐ All common-space indoor lights now use LEDs.



- Mill Maintenance:
 - ☐ Albemarle Glass will be fixing the clerestory windows in units 502 and 601.
 - ☐ Edenton Construction is looking for a solution to deal with leaks in the garage ceiling. They determined that the leaks are a result of condensation from HVAC pipes.
- Insurance: Underwriters' walkthrough passed with 'flying colors'.
- Condo financials: Rob Phillips distributed an interim financial report with data through 30 June 2019, which showed expenses being on track with the annual budget.

REMEMBER...

...if you lease your unit, the CHA Board requires the following

- Copy of the lease
- Copy of owner's rental property insurance
- \$150 admin fee

within 10 days of signing the lease

You may request a copy of the complete rental regulations by email to the CHA Board
(ecmcondoboard@gmail.com)

Project HOA

Open Executive Board Meeting: 9 August 2019

The PHA Executive Board open meeting convened at 10:00.

- Pool and landscaping updates were provided. (See Project Section of this newsletter for more details)
- Finances:
 - ☐ Through 30 June 2019, both operational and reserve expenses are well within the adopted 2019 budget and produced an operational surplus.
 - ☐ Reminder of upcoming discussion on future use of replacement spending.

Big News!!!

New Life for the Mill Roof

Earlier this year, the Executive Board decided to move forward with the necessary steps to execute the roof coating. This followed a successful report by House Committee members (Bill Droege, Steve Lane, and William Mularie), after inspection of the roof at a car dealership using the coating suggested for our roof.

As a recognized and designated historic building, the ECM has to abide by the covenants of Preservation North Carolina (PNC) and the Edenton Historic District. The coating is a change from our current roof material, therefore PNC had to review, then approve or deny the request before the Town of Edenton's Historic Preservation Commission will accept the request, which must be approved before execution. The following is a timeline for initiation through execution of the roof coating process.



A telescoping lift is used to get workers and materials up to and on the Mill roof.

2018-03-28: ECM CHA President, Susan Williams, delivered a check for the administrative fee for the *Application for a Historic District Certificate of*

Appropriateness requesting approval of the roof coating.

2019-05-06: S. Williams received the approval letter from PNC.



A worker cleans and prepares the roof in preparation for the coating.

2019-05-13: S. Williams appeared before the Edenton Historic Preservation Commission. The Commission approved the ECM request for the silicon coating.

2019-06-08: Owners were notified of a special meeting, whose only purpose was to discuss, then vote on a special assessment to obtain the funds to coat the Mill roof.

2019-06-29: The special meeting of ECM Condo HOA members was held where the special assessment was approved by 90% of the 30 owners.

2019-07-12: Each owner was mailed an Invoice showing their portion of the special assessment. Rob Phillips had earlier prepared an ECM Assessment (using the ownership fractions from Exhibit "A" of the ECM HOA Covenants) and ECM Assessment Loan Proforma (loan amortization schedule) which were also included

with the invoices; payment in full or the first loan payment was due within 30 days of the invoice date.

2019-08-09: Sufficient assessments were paid to provide a 40% down payment to Baker Roofing.

2019-08-19: Baker Roofing begins work on roof. Estimated time for completion is two weeks, weather permitting.

2019-08-31: Coating complete. Awaiting inspection by manufacturer's representative.

2019-09-10: Manufacturer's warranty letter expected. Upon receipt, the new 15-year warranty begins!



The tower gets a new top coat too.

Did You Know?

Historically, clerestory denoted an upper level of a Roman basilica or of the nave of a Romanesque or Gothic church, the walls of which rise above the rooflines of the lower aisles and are pierced with windows.

The technology of the clerestory appears to originate in the temples of ancient Egypt. The term "clerestory" is applicable to Egyptian temples, where the lighting of the hall of columns was obtained over the stone roofs of the adjoining aisles, through slits pierced in vertical slabs of stone. Clerestory appeared in Egypt at least as early as the Amarna period (1353-1336 BCE).

(Text Source: <https://en.wikipedia.org/wiki/Clerestory>)



The Cotton Mill clerestory sheds light prior to the Mill's refurbishment. (Picture source:

<https://iif.lib.ncsu.edu/iif/bh1337pnc002/full/12665.1819/0/default.jpg>)

May you always have walls for the winds, a roof for the rain, tea beside the fire, laughter to cheer you, those you love near you and all your heart might desire.

---- Irish Blessing

Project Briefs

Water Quality The Town of Edenton provided a Public Notice with the 2018 Annual Drinking Water Quality Report Public Notice. Check your email from ECM Project Board HOA dated 3 JUL 2019 for the report.

Landscaping

- Using different contractors for individual services instead of the previous one-does-it-all service has proven to be less expensive.
- Some owners noted the mushrooms in the center green and other places on the property. This is due to below-ground rotting wood, probably deposited when most of the East side of the property was landfilled, to raise it above the original creek-bottom level. Hall Johnstone can fill you in on the details.

Pool

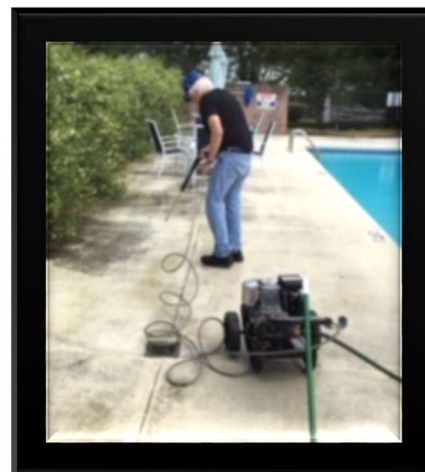
- ✿ **Everyday Maintenance:** Since the pool was opened this year, Greg Shackelford has provided water checks and adjustments, as needed. His "pool check" activities occur each and every day of the pool season.



Here Greg is testing the chlorine and pH levels of the pool for opening day!

- ✿ **Closure:** Pool closed on 3 September. Due to the path of hurricane Dorian, the pool deck furniture and grill have been stored in the restrooms. For that reason, homeowners will not have the opportunity to use the deck and grill for social gatherings until next season.

- ✿ **New Power Washer:** A new power washer has been purchased. The entire pool decking will be cleaned and power washed before and after each pool season.



Curiosity overcomes William Mularie and he tries out the new power washer, taking over from Susan Williams, after watching her do most of the previous hard work.



Odds and Ends

ECM HOA Insurance

Through the work of our HOAs' Treasurer, Rob Phillips, the insurance needs of the ECM CHA and PHA are now provided by Litaker Insurance, of Charlotte, NC. Litaker, which specializes in HOA associations, provides more of an omnibus insurance coverage rather than a collection of several independent policies as formerly provided by our previous insurance agency.

One immediate advantage is that the comprehensive policies provide workmen's compensation for the small, local vendors who provide occasional on-site services to the ECM.

At the open ECM CHA Executive Board Meeting on 9 August, Susan Williams reported that she and William Mularie (Project HOA President) met with the representatives of two of our insurance companies. Susan and William answered numerous questions while touring the building and surrounding grounds with the representatives. Rob Phillips pointed out that this is great news since it means that we are maintaining our building in a manner that meets insurers' requirements.

Leaks in Parking & Storage Ceiling

On 5 August, Don Faircloth from Edenton Construction was able to determine the cause of leaks in the garage ceiling. He went through the two access panels, then cut away a small section of the sheetrock on the McMullan side. The leaks are caused by condensation from some HVAC systems. Don will get back to CHA President, Susan Williams, with the suggested solutions.

On-Time---ECM Quarterly Assessments

All third quarter assessments have been received on time. This makes three quarters in a row where all assessments are up-to-date. The Boards want to thank everyone for all of the efforts and contributions in making the ECM a great place to live!



Name Change for Bank

The operating and reserve accounts for both CHA and PHA were at Xenith Bank, which is now Atlantic Union Bank (AUB). AUB will accept our Xenith checks and deposit slips until we have exhausted them.

ECM Committees

Admin (Condo)

Rob Phillips, Bill Droege, Steve Lane, Gay Galyen, and Deb Wargo

Admin (Project)

Rob Phillips, Steve Lane, Bill Droege, Gay Galyen, Bill Mularie, and Deb Wargo

Grounds Committee

Bill Droege, Steve Lane, Denis Malich, and William Mularie

House Committee

Bill Droege, Steve Lane, Denis Malich, William Mularie, and Susan Williams

Landscaping Committee

Linda Bozik, Janet Harding, and Dickie Tyler

Upcoming Meetings

- ✿ CHA Executive Board – 23 September 2019
- ✿ PHA Executive Board – 23 September 2019

Annual ECM Associations Meetings -- Saturday, 12 October 2019 – Quad 4

All required information will be sent via email no less than 14 days prior to the annual meetings.

- ✓ Executive Board officer elections
- ✓ Budget proposal and adoption



REMEMBER ...

to contact either of your Boards to submit articles and/or make suggestions for your next *Thread & Yarns* Newsletter or volunteer for a committee.

Condo HOA at

ecmcondoboard@gmail.com

Project HOA at

ecmprojectboard@gmail.com

Contributors to this issue of *Thread & Yarns*

Boo Beasley, Linda Bozik, Wendie Cousins,
Nancy Endries, Gay Galyen, William
Mularie, Rob Phillips, and Susan Williams

"News" from 1898!



North Carolina Historical Marker for ECM (Photo source: <https://www.hmdb.org/Photos2/210/Photo210437.jpg>)

The Edenton Cotton Mill was founded in 1898. Here are some other headlines from that year.

- ❖ *USS Maine Explodes* (Source: <https://worldhistoryproject.org/1898/2/15/uss-maine-explodes-off-the-coast-of-havana>)
- ❖ *United States Annexes Hawaii* (Source: <https://worldhistoryproject.org/1898/7/6/annexation-of-hawaii-by-the-united-states>)
- ❖ *Most popular baby names: Mary and John* (Source: <https://www.babycenter.com/top-baby-names-1898.htm>)
- ❖ *Empire Mine Explosion (Brownsville, PA)* (Source: <https://worldhistoryproject.org/1898/9/23/empire-mine-explosion>)
- ❖ *Shirtwaists for Women* (Source: <https://lilyabsinthe.com/2018/01/06/trending-for-1898-shirt-waists/>)
- ❖ *Three-piece suits and creased pants for men* (Source: <https://quizlet.com/42597971/20th-century-fashion-flash-cards/>)
- ❖ *Radium and polonium discovered* (Source: <https://www.infoplease.com/encyclopedia/science/bios/physics/curie>)
- ❖ *Co-living Housing for Working Women* (Source: https://www.jstor.org/stable/3514415?mag=co-living-the-hot-new-trend-of-1898&seq=1#metadata_info_tab_contents)
- ❖ *Spanish-American War Ends* (Source: <https://worldhistoryproject.org/1898/12/10/treaty-of-paris-is-signed-ending-the-spanish-american-war>)

