



The Cove

May—June 2024



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EVENTS COMMITTEE NEWS

*Corrected Version

Music Bingo was held on April 16th. No wonder this event was sold out - it was a lot of fun. Thanks to all who participated and congratulations to our Music Bingo winners and 50/50 raffle winner!

Memorial Day

Saturday, May 25th (at the pool/fitness center area)

4:00—6:00 pm: \$5 for a Hot Dog or Hamburger with all the fixings and a bag of chips. BYOB. If you will be participating in the food, please **RSVP by May 15th** to Deb Rowe at rowewnc@gmail.com so we can determine the amount to buy. You will pay for the food at the event.

6:00—8:00 pm: Performance by the **Gin Mill Pickers** an Asheville based duo featuring one of our residents. Bring your own chairs.

Monday, May 27th — To pay tribute to those who served and died for our country, a Veteran's Memorial Service will be held in the morning between the Victory Gardens and the Fitness Center/Pool area parking lot. Further details will be forthcoming.

Future Events

Summer Dance Party—June 20, at Triple Fairways Pavilion.

July 4th Celebrations—The Events Committee will continue the tradition on the morning of July 5th of sponsoring kids' games for the younger children in the Sales Center parking lot and members of the Pickleball Group will be on the courts providing an introduction to the game for the older kids.

The theme for the Golf Cart Contest and Parade this year will be "*America through the Ages.*" Get those creative juices flowing! You can participate in a 'judged' or 'just for fun' category. Fireworks will be held after sunset on July 5th.

Cummings Cove's Got Talent (CCGT), Act II— August 20, 2024, 5:00-8:00, at the Clubhouse Buffet Dinner & Talent Show

**TALENT CALL**

- Looking for fun-loving residents to share their talents
- Individuals, duos or groups
- Sing, Karaoke, play an instrument, dance, comedy, skits, neighborhood sing along etc.
- Acts typically 3-5 minutes long, looking for 8-10 acts.
- Events Committee support: music, video, props, encouragement etc.

Interested?? Want to kick around an idea or two? Do not be shy. We guarantee a great time! Contact Steve Dolan for ideas and/or how we may support your act. Look at the Facebook photos from the 2023 CCGT to see how much fun it was for performers and the audience.

Please watch Facebook and Email blasts for more details on all events.

PICKLEBALL NEWS

Spring has arrived and outdoor pickleball is back in full swing! The courts will continue to get busier throughout the summer, so remember to check Sign Up Genius for court availability and reserve some court time.

Annual Maintenance Day

The annual maintenance day was held on Friday, April 5th. Many volunteers endured the cold to work on sprucing up the courts. The nets were cleaned, and chairs were cleaned and painted. The umbrellas were taken out of storage and the windscreens were thoroughly cleaned and zip ties replaced as needed. River rock was added around the back edge of the upper court. Thank you to all the volunteers!



Charity Tournament

The 3rd Annual Cummings Cove Charity Tournament is scheduled for June 7, 8, and 9, 2024 and registration is open! Get your partners in place and visit <https://www.cummingscovepickleball.com/>. The website contains all the information you need to sign-up, as well as information on this year's beneficiary, the Western North Carolina Down Syndrome Alliance.



Introduction to Pickleball

Introduction to Pickleball is available to any Cummings Cove resident interested in learning more about this exciting game. An overview of the game was recently given by our enthusiastic volunteer instructors. If you missed this introduction, contact Nancy Rader at bnrader@hotmail.com.

Scheduling

Sign Up Genius is the tool used for scheduling our community pickleball play. Please continue to use SUG to sign up for scheduled play and skills and drills as well as any additional play you organize. Please remember that scheduled play has first rights to the courts. Also, if you reserve a court and won't be using it, please cancel your reservation to open it up to someone else. If you have questions about the schedule, or how to get involved, contact Nancy Rader at bnrader@hotmail.com.



GOLF NEWS

Thank You!

A BIG Thank You to Keith Stewart for organizing and running our Opening Member 18-hole Scramble & Dinner held on Monday April 15th.

Upcoming Member Events

Crazy 3's Fun Tournament

This year the Blakes will be hosting Crazy 3's on Sunday, May 19th. More information on where and how to register and awards dinner details will be coming soon! We look forward to seeing you out there for a crazy – fun time!

Member – Guest Tournament and Summer Solstice Tournament

The Member – Guest will be held on Friday June 21st & Saturday 22nd the two-day 36-hole tournament is for member-guest teams only (men's and ladies divisions). In addition, The Summer Solstice Tournament is for Member-Guest or Member-Member teams. Summer Solstice teams can be two men, two ladies or a mixed couple, and you can sign up for 18 or 9 holes. Both tournaments will have a shared Awards dinner on Saturday June 22nd.

If you would like to sponsor a hole for this event in memory of someone, or if your neighborhood or golf group would like to sponsor a hole, please contact Cheryl Kent at cherylkent1953@gmail.com. More details on this event to follow later in May.

July 4th Flag Tournament

Mark your calendars for our annual Flag Tournament - This event is for Members and their Guests and will be held the afternoon of July 4th - Stay tuned for more information on this fun community event.

Travel Team Dates

Ladies

May 13th - Blue Ridge Spring Meeting @ Crooked Creek
 May 28th - Carolina Ladies @ Black Mountain
 June 4th - White Squirrel Challenge Day 1 @ Connestee Falls
 June 6th - White Squirrel Challenge Day 2 @ Cummings Cove
 June 11th - Blue Ridge @ Cummings Cove
 June 25th – Carolina Ladies @ Connestee Falls

Men's

May 13th vs Hendersonville CC @ Hendersonville CC
 June 5th vs Connestee Falls @ Cummings Cove
 June 26th vs Etowah Valley @ Cummings Cove



VICTORY GARDEN

“Our community’s commitment to helping to feed the hungry”



It seems that adaptability is practiced frequently at our Victory Garden! This is not a word one might consider when thinking about gardens, but it’s a good one! We find that being adaptable comes into play all the time. The weather is cold instead of pleasant; not enough volunteers show up as hoped for; why does it keep raining when we need sun, why didn’t those seeds germinate, how did that rabbit get in?

This is the time of year when our plans are put to action. We’re planting, fertilizing, inviting volunteers to help and learn, and plant, plant, plant. Being adaptable is the name of the game.

Stop by and see all the “cool weather” crops we have planted. Harvesting these “cool weather” crops come next and then we need to plant our “warm weather” crops for the summer season.

And our team leaders are very adaptable! Rod Hansen, Joani Robson, Barbie Fricker, Robin Virbickis, Blue (Bill) Haymond and others are always coming up with new ideas on managing the garden work with the elements.



Palmer’s II
Restaurant
 At Cummings Cove

828-891-3035

Monday—Tuesday 11 am to 3 pm
Wednesday—Saturday 11 am to 7 pm
Sunday—10:30 am to 2:30 pm

Check out our weekly specials!

NEWS FROM THE FITNESS CENTER

Hello warm weather!! The Cummings Cove fitness center is getting geared up for another busy summer season. Go ahead and dig out those swimsuits! Water aerobics will be here soon! Water aerobics offers a great cardiovascular and strength workout and is loads of fun! Be on the lookout for the finalized schedule in the Monday email blasts. Additionally, the fitness center continues to offer a variety of workout classes. We offer strength, circuit, yoga, and Pilates classes. Check out our schedule at <https://harvestinghealthandhappiness.com/fitness-classes-sign-ups/cummings-cove-fitness-classes/> for more information. For questions, please email candypricewellness@gmail.com.

See you poolside soon!

SWIMMING POOL OPENING MAY 15TH



The swimming pool and hot tub will open on May 15th and remain open through October 1st. The operating hours are 7am till dusk. The pool is available to Cummings Cove members and guests which are staying in your home but not to friends and family that live locally. During water aerobics, the pool is closed to non-participants. Children are not allowed in the hot tub and should be supervised at all times.

SPRING TENNIS NEWS

Good news, the clay courts are open for the season!

Come out to play tennis with the group or practice to improve your game with the ball machine on the hard court.

Scheduled weekly tennis will be played on the hard court or the clay courts in the afternoons as the weather permits. As the weather gets warmer we will move from afternoons to morning for play.

To stay up to date on days and times for organized tennis events contact Craig Swenson at cjswenson123@gmail.com.

For tennis lessons contact Roy Riley at 828-551-1227.

ACTIVITIES CALENDAR APRIL

Euchre: The Howenstine’s 937-470-7796
May 20, June 17

Hand & Foot: Cindy Kopperud, 414-265-6776
May 13, June 10

Mexican Train: Steve & Mary Culp, 770-329-9975
Maureen Handy & David Martine, 908-319-1738
June 24



Shanghai: Cindy Kopperud, 414-265-6776
May 6, June 3

Social Bridge: Howard Kehrl, 919-923-5812
May 2,9,16,23,30—June 6,13,20,27

ABOG Meeting:
May 14, June 11

CCCA Meeting:
May 21, June 18

DRB Meeting:
May 7, June 4

CUMMINGS COVE VETERANS WALL UPDATE

Memorial Day 2024

After a great ‘YEAR OF THE VETERAN’ and the unveiling of the Cummings Cove Veteran Wall in the clubhouse, it is now time for the first Memorial Day update. This is for all service members of the military (and Gold Star spouses) living in the Cove. The Cove appreciates your service and wishes to recognize and thank you for it.

We currently have eight new members to add to our wall and if there are new, or existing members, that are not noted on the Wall of Honor, please contact Kathie Yancey at kathieyancey@gmail.com as soon as possible to give as much time for the Loose Threads members to create your square to honor and thank you.

Cut off date for submission will be 5/15/2024.

Regular updates will be done prior to Memorial Day and Veterans Day each year.





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828-891-3458
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Candy Price, Fitness Director

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GOLF & COUNTRY CLUB
ADVISORY BOARD OF GOVERNORS
President Marcia Hern, Keith Stewart, Debra
Scott, Terry Buonomo, Robin Virbickis, Lyn
Blake, Jane Young, Mike Herrick, and Mike
Howenstine.

COMMUNITY ASSOCIATION
ADVISORY BOARD OF DIRECTORS
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REAL ESTATE NEWS

Active Cummings Cove Residential Listings as of 4/10/24:

131 Cummings Cove Pkwy. -MLS#4112375, Built 2016, 3001 SFHLA
117 Whistlewood Ln.-MLS#4119948, Built 2019, 2668 SFHLA
2010 Golfside Ln.-MLS#4121611, Built 1987/Renovated 2024, 1634 SFHLA
1440 Mountain Meadow Ln.-MLS#4126127, Built 1994, 2915 SFHLA

2024 Cummings Cove Realty Residential Listings Closed as of 04/10/24:

42 Copper Valley Ln.-MLS#3845851, Listed \$625K/Closed \$625K, DOM-1
36 Copper Valley Ln.-MLS#3845837, Listed \$625K/Closed \$625K, DOM-1
69 Mountain Elder Ln.-MLS#4098538, Listed \$1.275M Closed \$1.2M, DOM-26
33 Whistlewood Ln.-MLS#4112372, Listed \$697K/Closed \$707K, DOM-3

These are statistics since 2010 and include all homes sold, not just those listed by Cummings Cove Realty:

In 2010 the **Average Sold Price (ASP)** was \$349,250. **Average Price Per Square Foot (APSF)** was \$133.29. **Average Home Size (AHS)** was 2638 Sq Ft of **Heated Living Area (HLA)**. **Average DOM (ADOM)** was 419. Fast forward to 2023. In 2023 the **ASP** was \$606,736. **APSF** was \$269.36. **AHS** was 2391 Sq Ft of **HLA**. **ADOM** was 33. So far for 2024 the **ASP** equals \$651,444. **APSF** is \$274.84. **AHS** equals 2435 Sq Ft of **HLA**. **ADOM** is 94. The Price Appreciation Percentage Increase so far this year has been 7.37%. The two highest years of combined occurred in 2021 and 2022 totaling 26.84%.

National Board of Realtors Litigation Settlement:

There have been several inquiries asking about the nationally reported changes to the Real Estate Industry because of the recently announced National Board of Realtors Litigation Settlement that has yet to be court approved but is expected to be. North Carolina has historically been very proactive with consumer protection law and written disclosure practices. Agent Fees and Commissions in NC have always been free market negotiable, clearly disclosed, and the NC forms used to enact transactions and agencies have been proper on all points related to the litigation issues.

As of July 2024, the main changes will be: **1. Sharing of the Listing Fee with a Buyer's Agency can no longer be identified in the home's MLS Listing. The Listing Fee is the fee charged by a Listing Firm to professionally represent and market a Seller's home.** Sadly, this makes it harder for Buyers to be informed as to how, and from whom, a Buyer's Agent's fees will be paid. It has historically been a winning strategy for Sellers to offer a "Buyer's Agency" compensation incentive as part of their Listing Fee to attract agent represented Buyers to their homes. That will not change. Sellers not doing so will clearly not be as competitive in attracting represented Buyers. It is an incentive that still can be incorporated into a Seller's home pricing model allowing the Buyer's representation expense to be financed and not have Buyers facing the difficulty of paying representation fees directly out of a Buyer's pocket. The industry is working on ways to efficiently and allowably let Buyers and their Agents know when a sharing of the Listing Fee is in place. **2. Buyers will now have to sign a written agency agreement that includes what the Buyer's Agent is to be paid for their services BEFORE any showing of any property can take place with a Buyer's Agent.** Prior to this, Buyer's Agents could operate under verbal non-binding agencies until the point of making an offer.

Regardless of the changes, buying and selling will likely remain much the same for Sellers and Buyers still wanting all the peace of mind and valuable assistance expert real estate professionals bring to the table.

