

PKA News

By Amry Cox

The Pine Knoll Association (PKA) was formed because of a vision to sustain an area of natural beauty and serenity bounded by the Atlantic Ocean and Bogue Sound worthy of preserving for the future. As a result, some folks got together and formed the PKA Articles of Incorporation and Restrictive Covenants, which state: "to further the interest of the owners and lot purchasers, and for the efficient preservation of the land values in the Pine Knoll Shores subdivision, PKA (a non-profit) was created to oversee, maintain, enforce covenants and restrictions and administer the common properties and facilities."

What exactly are the common properties? They are parks, playgrounds, canals, boat basins, boat launching facilities, commons, footways and pathways, kayak racks, storage structures and more that are owned and maintained by the association for the "common benefit and enjoyment of the residents (and their guests) of the Association." Another guiding principle from the covenants is that preserving and maintaining these pretty nice amenities is in "the best interest of all owners and for the purpose of protecting all property values" so all association members can have shared access to the ocean and beaches, and all members can have access to the canals and sound.

PKA has had an environmental understanding and prioritization from the beginning. First and foremost is that all PKA properties are residential, as is most of the town of Pine Knoll Shores. The PKA focus was on site placements and "environmental impact on the natural contours of the land and mature vegetation." Any and all trees to be removed must be tied with ribbon and also identified on the plot plan for review.

As the covenants state: "Property owners agree to maintain the natural contours of the land, mature trees, brooks, creeks, hillsides, springs, water courses, and ravines in as near their natural state (as possible)." As we look forward to another 50 years of common amenity enjoyment, we need to plan ahead for mature vegetation, natural contours and permeable surfaces, wind- and salt-resistant material for our facilities, and structures that blend with the existing landscapes and are in keeping with site placement.

BHA Events

Harvest Time. Demonstrations of Beaufort family life in the 1700s and 1800s will be featured in this Living History program designed specifically for fourth grade classes. Children learn through hands-on activities about food preservation, candle dipping, woodworking and corn harvesting techniques demonstrated by volunteers in period dress. The Beaufort Historical Association (BHA) will be welcoming fourth grade classes from 9 a.m. to noon on October 5-9 and again on October 12-16. To reserve a spot for your classroom, stop by the Beaufort Historic Site's Welcome Center at 130 Turner Street, call 728-5225, or visit beauforthistoricsite.org.

Fall Party. Each October the BHA hosts a gala fundraising party, held in a Beaufort home and featuring the works of a selected artist. The tradition continues this year on October 17. Join us at 6:30 p.m. for a delectable menu created by Beaufort Grocery Company and welcome Apex artist Susan B. Hecht to the waterfront home of Charlie and Martha Ann Harrell at 909 Front Street. Susan's energetic brush strokes and warm pallets are sure to delight, especially when paired with the light, live jazz sounds of the Mike Minguez and Lou Pedro duo. Artwork is available for purchase. Tickets are \$75, and are available at the Welcome Center at the above address, by calling 728-5225 or visiting beauforthistoricsite.org.

A look ahead across all our PKA common areas and an effort to start a methodical review of existing structures and maintenance required, and to develop a life cycle management plan for the future is a good idea. Today's new picnic shelter roof might last 10 years under normal conditions. That could mean in 2025 (or before) funding and labor might be required for possible replacement. Deck staining at Ocean Park may need to occur every other year, depending on sun, salt and water conditions. Repairs to walkways, footways and ramps might need annual or quarterly attention. Here's to our ability to keep PKA amenities in tip-top shape "for the common benefit and enjoyment of the residents (and their guests) of the Association."

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