

The Cove

MARCH—APRIL 2026



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EVENTS COMMITTEE

“Not-So” Newly Wed Game

The Events Committee started off 2026 with a very successful event, the “Not-So” Newly Wed Game, on February 10th. Over 80+ enthusiastic attendees enjoyed the humor of our Emcee, Bob Yancey and cheered on our 5 brave couples. Love and laughter was in the air!



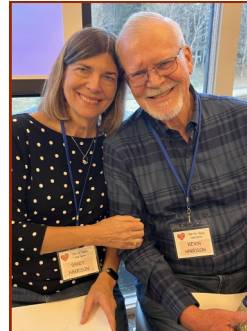
Stefanie & Jim
Curland

Leslie Beck &
Brendon McMahon



Lisa Grupe &
Kelly Cloud

Sandy & Kevin
Harrison



Ellen & Mike
Herrick

Sandy and Kevin were the winners! Congratulations to all!

Coming on March 17th



Come join us for a fun night remembering the music from the 60's, 70's, and 80's! Seating is limited. Reserve your seat today by emailing Debbie Rowe and rowewnc@gmail.com by March 10. A set of 4 cards cost \$5 (please bring exact cash). There are prizes for the Bingo winners.

Wear your best St. Patrick's Day attire and you may win a prize for best dressed.

We will also be having a 50/50 Raffle. [May the Luck of the Irish be With You.](#)

Save the Date — Sunday, April 26th

We have reserved the Best Buy Metals Pavilion for the Asheville Tourists vs. Greenville Drive game. The game starts at 1:05 p.m. Tickets are \$36 pp. Price includes a specially catered meal, game ticket, semi-private area, and tax. Meal: Hot dogs – Hamburgers – Grilled Chicken – House Chips – Mac & cheese – Cookie Tray – Coca-Cola products.

Maximum seating is 70. Further details about reservations will be forthcoming.



PICKLEBALL NEWS


Winter is winding down and hopefully most of the cold blustery days are over and making way for warmer days. Even with the snow, people were cleaning the courts by shoveling and drying to get them ready for play while the snow still covered the ground around the courts!!

Courts are open for all levels of play. Sign-up on Sign Up Genius (SUG) for your skill level or reserve a court with a few friends.



Save the Date

**5th Annual Cummings Cove
Charity Pickleball Tournament**



Cummings Cove Golf and Country Club

June 5th, 6th, and 7th

MAKING A DIFFERENCE ONE DINK AT A TIME!

Contact robin_virbickis@yahoo.com

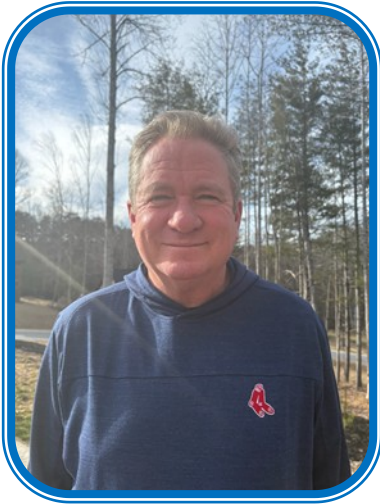
It is time to start thinking about the CC tournament!! Keep an eye out for volunteer opportunities. If you want to play....sign up soon. This event sells out fast! This tournament is a lot of fun whether you are playing, watching play, or volunteering. Get involved!!



"In pickleball, the best defense is a good laugh and hustle."

Winter golf continues in The Cove . . .

We are very excited to welcome Karl Obermeyer as our new Director of Golf . . .



I am honored to introduce myself as the new Head Golf Professional at Cummings Cove Golf Club.

For the last 30 years I have been proud to serve as a Class A PGA Professional, including 25 wonderful years as Director of Golf at the Village Club of Sands Point on Long Island. Throughout my career, I have been passionate about delivering exceptional golf experiences while fostering a welcoming and enjoyable environment for players of all skill levels.

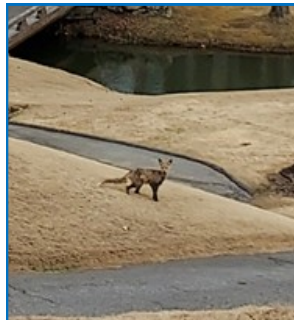
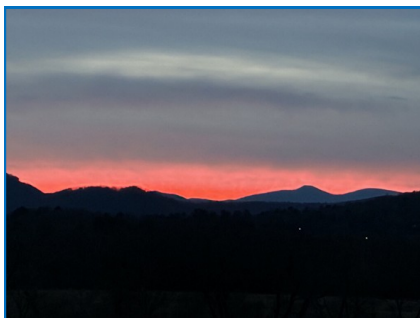
My wife, Ann, and I relocated to Horse Shoe last year and are thrilled to now be part of this community. We look forward to building lasting relationships and making Cummings Cove feel even more like home.

As your Head Golf Professional, my goals are simple: to promote both the club and the great game of golf, to be approachable, friendly, and helpful to every golfer, and to actively support tournaments, events, and club functions. I am especially excited to expand player development opportunities through clinics, lessons, and instructional programs designed to help golfers improve their skills while enjoying the game even more. Whether you are new to golf, or a longtime player, I look forward to supporting your growth and helping you get the most out of your time on the course.

I look forward to meeting each of you and seeing you at the Club soon.

Karl Obermeyer, PGA

Work has begun on the planned golf course renovations and improvement. The course will be closed the week of March 23rd for aeration. League openers will take place in early April. We look forward to the warmer months ahead!



VICTORY GARDEN

AHH...SPRINGTIME IN THE VICTORY GARDEN!!

“Spring work is going on with joyful enthusiasm.” —John Muir

Can you believe that it’s almost SPRING?! After enduring a cold, challenging winter, it is truly wonderful to get outside and enjoy working in the garden again. Everyone is invited to join the fun, roll up their sleeves, and dig into the soil as we embark on a new gardening adventure together!

March brings a flurry of essential tasks: tilling the beds, adding mushroom compost, laying mulch, planning plant placements, and ensuring that both tools and volunteers are organized for the upcoming season.

Whether you are new to Cummings Cove or have been a resident for years, everyone is encouraged to visit the Garden, located by the Fitness Center. Take a stroll and imagine the abundance of vegetables that will soon fill the beds. All the food grown here is donated to several local food pantries, providing fresh, nutritious, and delicious produce to those in need throughout the spring, summer, and fall seasons. **WE NEED YOU!**

**Mark your calendar for the
ANNUAL PLANT SALE, Saturday, April 25, 8:30 – 11 AM
In the garden parking lot**

There will be a beautiful array of plants available for purchase to help you brighten your home and yard. The funds raised are vital to sustain the Victory Garden through 2026.

And, if you would like to join us, please feel free to contact Rod Hansen, Robin Virbickis, or Bill (Blue) Haymond. You will not only help others, but you will also gain knowledge about growing vegetables, make new friends here in the Cove, and have a ton of fun!!



FITNESS NEWS



Maintaining strong bones and muscles becomes one of the most important things we can do to stay active, independent, and confident. Did you know that bone density peaks in our thirties and begins to decline after that, and most of us lose muscle mass every decade? The good news is that it's never too late to take action. A well-rounded approach combining resistance training, balance work, lateral movement, mobility exercises, nervous system support, and good nutrition can rebuild strength and help prevent falls. This is exactly the philosophy behind the classes I design here at Cummings Cove, as well as my other offerings.

To learn more about what a complete bone and muscle health program looks like, check out this great article: <https://harvestinghealthandhappiness.substack.com/p/building-strong-bones-and-muscles>

Email candypricewellness@gmail.com for questions about the fitness center or classes. Be sure to check out the winter class schedule below. I'd love to see you in class this season.

WINTER CLASS SCHEDULE				
Tuesday	10 am	Total Body Strength	11 am	Pilates
Wednesday	10 am	Strong Bones, Strong Body	11 am	Chair Fitness (rotating) Strength & Stretch
Thursday	10 am	Total Body Strength	11 am	Yoga Flow for Mobility

TENNIS NEWS

Come out to play tennis with the group or practice to improve your game with the ball machine on the hard court. Weather permitting, hopefully the clay courts should be reconditioned sometime in April.

Scheduled weekly tennis will be played on the hard court or the clay courts 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

Euchre: The Howenstine's 937-470-7796
March 16, April 20

Hand & Foot: Cindy Kopperud, 414-265-6776
March 9, April 13

Mexican Train: Steve & Mary Culp, 770-329-9975
Maureen Handy & David Martine, 908-319-1738
March 23, April 27

Shanghai: Cindy Kopperud, 414-265-6776
March 2, April 6



ABOG Meeting:
March 10, April 14

CCCA Meeting:
March 17, April 21

DRB Meeting:
March 3, April 7

SAINT PATRICK'S DAY

Saint Patrick

Patrick was born around 386 AD in Roman Britain, somewhere in modern-day west England or Wales. He was captured by raiding pirates at age 16 and brought to Ireland where he worked as a slave shepherd for six years before escaping back to his home. After studying and becoming a cleric, he felt a call to return to Ireland to spread Christianity in what was then a pagan Celtic country. Legend has it that he used the three leaves of a shamrock, a small type of clover which grows in Ireland, to illustrate the holy trinity of three persons in one god. Patrick is believed to have died in 461 AD on March 17th and this date is used to celebrate his feast day on the Christian calendar of saints.

Saint Patrick's Day in Ireland

Saint Patrick's Day is the national holiday of Ireland. The day off from work is celebrated as a family event, with parades being held in cities and towns throughout the country. Think of a typical July 4th celebration rather than the rambunctious St. Patrick's Day partying that happens in the USA. People often wear a spray of shamrock on their coat or cap, but they don't wear green clothes and they *never ever* drink green beer! Many sporting events are held on Saint Patrick's Day and it is also a day of devotion for Catholics, with masses being celebrated in the saint's honor.

Saint Patrick's Day is intended to honor everything Irish, including food, music, poetry, humor, dance, etc. The earliest recorded Saint Patrick's Day parade was not held in Ireland, but in New York City in 1762, and with the dramatic increase of Irish immigrants to the United States in the mid-19th century, the March 17th celebration became widespread. The first organized Saint Patrick's Day parade in Ireland wasn't until 1903, held in Waterford, and first official Irish state-sponsored Saint Patrick's Day parade took place in 1931 in Dublin.

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SAINT PATRICK'S DAY (cont'd)

Saint Patrick's Day Trivia

- ✿ Corned beef and cabbage is *not* a traditional Irish dish! On the rare occasions when they could afford meat, poor peasants in 19th century Ireland would eat pork, specifically an inexpensive cut known as a collar of bacon, which was simmered slowly with potatoes and cabbage. When Irish immigrants came to America, they could not find a collar of bacon because hogs were, and still are, butchered differently here, but Jewish immigrants from eastern Europe were eating corned beef and this became a very acceptable substitute.
- ✿ The term “bangers” is used to describe English breakfast sausages. Irish breakfast sausages are called, well, sausages! Both types are made from pork but the Irish one is 100% meat whereas the English product uses a wheat-based additive called rusk as a filler.
- ✿ Shepherd's Pie is made with lamb, *never* beef! After all, shepherds tend flocks of sheep, not herds of steers, so the name of the dish makes perfect sense. The version made with ground beef is called Cottage Pie.
- ✿ Although the dark color of draught Guinness may make it look like a strong drink, it is in fact only 4.2% alcohol by volume, which puts it in the same category as lite beers. However, its distinctive taste and smooth texture make it a standout beer.
- ✿ The celebration should be called Saint Patrick's Day, *never* Saint Paddy's Day. Why? During the 20th century, the term “paddy” was often used by bosses on construction sites in Britain in a derogatory way to malign Irish workers so, understandably, people can still be sensitive to its use in any context.
- ✿ The Irish are one of the largest tea consumers per capita in the world, second only to Türkiye. They even drink more of the stuff than the English, with the average person downing 5-6 cups per day. In Ireland, tea always means hot tea prepared in a teapot with boiling water. Irish tea is a strong brew made from a blend of black leaves from Assam in India and Kenya in Africa. The Irish will consume tea throughout the day with all meals and in between as well. It is also a social medium and when visiting friends or acquaintances, one will invariably be offered “a quick cup of tea,” which may mean several...
- ✿ Although it may sound nice, you will not hear the phrase “top of the morning” used in Ireland!



Thanks to Rob Carroll!

MESSAGE TO CUMMINGS COVE

Dear Cummings Cove Residents:

Owner Michael Suman and General Manager Mike Silvius would like to sincerely thank you all for your participation in our recent Meet & Greet at the clubhouse, as well as those who joined us via Facebook livestream.

We are truly encouraged by the thoughtful comments, kind words, and constructive suggestions shared since the meeting. Please know that we do not view your input as criticism — rather, we see it as valuable insight into how you would like to see Cummings Cove continue to grow and improve.

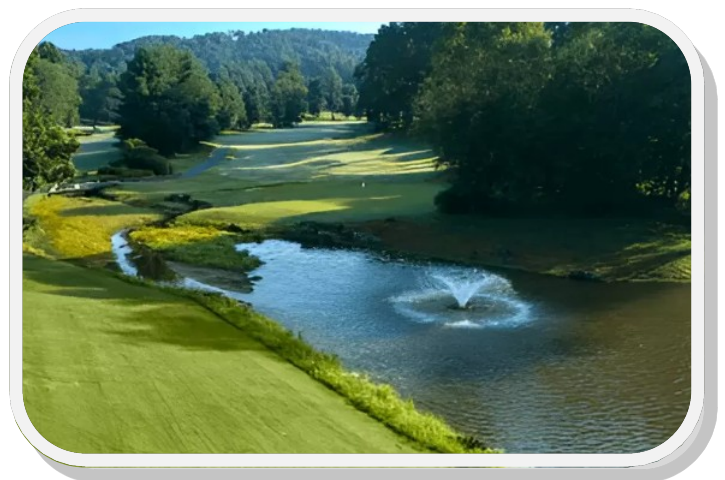
As we move into this next chapter in the history of Cummings Cove Golf and Country Club, our commitment is to enhance every aspect of the club and its amenities. We recognize that there has been deferred maintenance in several areas, and we are actively prioritizing the items that require attention — including the clubhouse, fitness center, pool, pickleball courts, golf course, and other key facilities. This work will take time, and we greatly appreciate your patience. As major repairs and upgrades are scheduled, we will provide updates so that you are informed every step of the way.

Our vision moving forward is built on transparency, proactive leadership, and open communication. We welcome your suggestions and will approach every improvement with care and respect for the amenities that make this community special.

Thank you for allowing Michael and Mike the opportunity to serve this community. We are grateful for your trust and look forward to building an even stronger future together at Cummings Cove.

With appreciation,

Michael Suman & Mike Silvius



Cummings Cove Real Estate Market Update

A National, County and Community look at Year-End 2025
and First Quarter 2026 Trends

2025 Year-End Statistics for Henderson County

As of December 31, 2025, data from Canopy MLS recorded 1,917 homes sold in Henderson County throughout the year. Beginning January 1, 2026, the county's active inventory stood at 638 homes available for sale. The average days on market for 2025 was calculated at 139 days, and a significant 94% of all listed properties found buyers, indicating a robust market performance for the year.

First Quarter 2026: Cummings Cove Market Overview

Cummings Cove continues to attract steady interest from individuals looking to relocate and enjoy the unique offerings of the community. However, over the past 24 months, the number of potential buyers has notably declined. Those who do visit Cummings Cove are increasingly focused on specific requirements for their next home, reflecting a discerning buyer pool.

Buyer Preferences and Inventory Trends

The first quarter of 2026 has not brought any significant changes in buyer activity, despite an increase in resale inventory across Henderson County. Many of the homes entering the market do not meet the evolving expectations of today's buyers, who are willing to wait for a property that truly fits their needs. Key considerations among buyers include pricing, the condition of the home, preferred floor plans, and location within the community. These factors are even more pronounced for those considering a move to Cummings Cove.

Most buyers exploring Cummings Cove are seeking newly built homes, or new construction that can be fully or semi-customized, or that are already updated to a high standard. Even when homes are priced fairly, few buyers are willing to undertake extensive remodeling or compromise on their desires for an immediate enjoyable living environment. While it is still possible to sell older resale homes in Cummings Cove that require updates, the process has become more challenging and increasingly dependent on quality marketing and highly knowledgeable representation to achieve successful outcomes.

National Market Context and Local Impact

According to Redfin data from September 2025, nearly 85,000 U.S. homeowners withdrew their properties from the market—a 28% year-over-year increase and the highest level in eight years. Approximately 5.5%

of all active listings were removed that month because of stalled sales largely due to over-pricing, market uncertainty, high interest rates, and cooling demand. While market corrections are anticipated, they are expected to be gradual, with the “Market Freeze” likely affecting much of 2026. Cummings Cove possesses unique market characteristics that help buffer against national trends, but it is not entirely immune. Many major feeder markets for Western North Carolina relocations are experiencing significant challenges. Cummings Cove Realty remains in contact with numerous clients in these regions who are eager to relocate once they can sell their current homes.

Cummings Cove Realty: Strategic Marketing and Community Support

To proactively counteract broader market forces and support the community, Cummings Cove Realty is dedicated to maintaining a strong advertising presence. This includes placements in both local print and national online publications such as Homes & Land, WNC Homes & Real Estate, The Relocation Guide, Premier Mountain Homes, and others. The ever-updating Cummings Cove Realty website and online platforms consistently generate information requests from potential buyers about both the community and the properties it lists and highlights for sale.

For clients who choose Cummings Cove Realty for their listing representation, a comprehensive suite of quality marketing services is provided. This includes full media advertising, MLS listings with professional photography, drone coverage, immersive 360-degree virtual tours, complimentary radon testing, and, when appropriate, free pre-inspections by a licensed North Carolina General Contractor/Home Inspector. Also provided are free floor plan diagrams and professional measuring by a licensed appraiser. All in addition to maintaining the warm, welcoming, professional On-Site Sales Center of Cummings Cove Realty. These measures help ensure properties are market ready via our expert tools and insights for successful transactions. Proper community and property disclosures are emphasized to protect clients’ interests, especially during this period of positive transition within the community. Cummings Cove Realty is excited to welcome the new owner of the Cummings Cove Golf and Country Club, Michael Suman and staff. With a history of several hundred community sales for over two decades, Cummings Cove Realty offers convenience, expertise, resources, and the proven knowledge necessary to best facilitate successful real estate transactions in Cummings Cove. The agency’s commitment is clear: to “Make Sold Happen” for sellers and buyers alike.





20 Cummings Cove Parkway
Hendersonville, NC 28739

General Manager

Mike Silvius

Administrative Office: 828-891-1512, Fax 828-891-5633

Mary Henderson, Accounting, ext. 4

Nancy Trahan, Administrative Assistant and Membership Coordinator, ext 5

Golf Shop/Restaurant/Clubhouse: 828-891-9412, 828-891-3035, Fax 828-891-9475

Karl Obermeyer, Director of Golf, ext. 9

Sports Complex: 828-891-3458

Tim Dixon, Sports Facilities Director

Candy Price, Fitness Director

Golf Course Maintenance: 828-551-4734

Tim Wemple, Golf Course Superintendent

Real Estate Office: 828-891-5848, Fax 828-891-7271

Andrew Brooks, Broker-in-Charge/Realtor

Denise Wagner, Administrative Assistant, ext 0

Golf & Country Club Advisory Board of Governors

President Mike Herrick, Keith Stewart, Debra Scott, Nancy Ciolek,
Steve Dolan, and Rob Radcliff

Community Association Advisory Board of Directors

President Ross Terradas, Allison Violette, Ellen Herrick, Dirk Cummings,
Kim Taylor, Mark Schwartz, Jimmy Carter, and Baird Blake.

FirstService Residential

Jeff Callahan

Community Manager

Direct 828-476-4561

Jeff.Callahan@fsresidential.com