

Cummings Cove
Information for New Residents
A CCCA / ABOG Document

(revised September 25, 2025)

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Table of Contents

Introduction	3
Advisory Board of Governors (ABOG)	3
Automatic Electric Defibrillators (AED)	3
Bears	3
Billing	4
Cummings Cove Community Association (CCCA)	4
Communications (Facebook, e-Blasts, etc.)	4
Design Review Board (DRB)	4
Dogs	5
Fire & Rescue	5
Gates	5
Golf Course	6
Group Activities / Clubs	6
House Numbers	7
Lift Stations	7
Nextdoor.com	7
Pedestrian Safety	7
Security	7
Snow	7
Speed Limits	8
Trash & Recycle	8
Trees	8

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Introduction

Welcome! Cummings Cove (CC) is a delightful and friendly community in a highly picturesque part of Western North Carolina. We assume that you have moved here for the quality of the community, the friendliness of the residents and the tremendous scenic and natural beauty. We have compiled this list of topics and information to assist you in becoming acclimated to your new home and the community. We hope you enjoy Cummings Cove as much as we do!

<http://www.cummingscove.com/> The "Owners" link on this website addresses an array of topics for community members, everything from golf course membership rules to permitted trees and shrubs. Please consult this webpage for info and guidelines. To access the Owners site, the Password is *fairway*.

Advisory Board of Governors (ABOG)

The Advisory Board of Governors (ABOG) represents the interests of current and future residents with respect to recreational facilities. This includes golf, tennis, pickleball, swimming pool and hot tub, bocce, fitness center, welcome baskets and activities arranged by the Events Committee.

The management, development and maintenance of all the facilities are the responsibility of the Cummings Cove Developers. The ABOG presents needs to the developers on behalf of the members and acts as a conduit with a balanced view. The only funds the ABOG manages are those raised through fundraisers or for specific events such as the Member/Guest Golf competition.

Automatic Electronic Defibrillators (AED)

AEDs (automatic electronic defibrillators) save lives! We have three of them in the community: one in the golf pro-shop, one in the fitness center, and one which resides in the golf course maintenance supervisor's four-wheeler. CC has begun offering periodic orientation training for the use of the machines so that if the need should ever arise, there should be no hesitancy to use one to potentially save someone's life.

Bears

Yes, we do occasionally have bears in CC, usually to raid someone's bird feeder. Black bears are not typically aggressive, unless you encounter a momma bear with cubs. In any case, use caution and do not approach bears. Additionally, if you're a bird fan, consider hanging your feeder high enough that bears can't reach it, but remember that they are great climbers. Feeders should ideally be stored indoors overnight. For more info consult <https://www.ncwildlife.org/Learning/Species/Mammals/Black-Bear>

Billing

You will receive a Member Statement monthly, which will include member dues, golf shop purchases, etc., and the Sewer Assessment. Payment should be made to CUMMINGS COVE. Credit cards are not accepted.

In addition, you will receive a quarterly bill for \$265, which covers landscaping and maintenance of common areas, insurance, street lights, garbage pickup, snow removal, and maintenance of streets and gates.

To pay your quarterly bill, you need to contact the management company, FirstService Residential. Please visit: <https://cummingSCOve.connectresident.com> and create your new account or you may call them 24/7 at 800-870-0010.

Cummings Cove Community Association (CCCA)

The Cummings Cove Community Association (CCCA) is our homeowner association. The mission of the CCCA is to provide a safe, aesthetically pleasing, friendly community for all residents, their families and guests. The CCCA Board works with all property owners to maintain neighborhood aesthetics, manage community affairs and preserve and enhance property values and the quality of life within the community. Separate annual meetings for ABOG and CCCA are held each October to report progress and to afford property owners a forum for the free interchange of ideas, questions and concerns. Both meetings are open to all residents.

Communications (Facebook, e-Blasts, Newsletters, etc.)

CC internal resident communications rely primarily on our closed Facebook group "Cummings Cove Residents", and blast emails. The Who's Who Directory, can be very helpful in getting to know your neighbors, and is available on the CC Owners webpage. To stay informed on community events, activities and the latest news and information, go to Cummings Cove Residents on Facebook and click "Join." Also ensure that Jane DuPont (jgdupont68@gmail.com) has your correct email address to be included in blast emails.

Design Review Board (DRB)

The CCCA enforces guidelines pertaining to a variety of topics, all of which exist solely to maintain the high quality of life here that we all came here to enjoy. Property Design Guidelines may be found on the CC Owners webpage under "Important Information." The Design Review Board (DRB) reviews applications for all new construction and alterations to existing property, including landscaping, for compliance with the design guidelines. The DRB also monitors maintenance of existing property and home exteriors.

Please consult the stipulations made in the Design Guidelines and check with the DRB before making any changes to the exterior of your property. Examples of such changes may include exterior color(s), architectural changes and landscaping. The email address for the DRB is designreviewboard@cummingscove.com.

Dogs

We love our dogs, but we also expect owners to keep them under control, at all times, and on a leash, when not in their yard/dog park, and clean up after them. Dogs running loose should be reported to Hendersonville Animal Control (administered by the Sheriff's Department) at 828 697-4912.

The CC Dog Park is located near the main gate, behind the Victory Garden. Any CC resident can use the park but must pay an annual fee of \$50. Rob Carroll at 703-822-3482 or (robandhelencarroll@gmail.com) administers the park and in addition to receiving the fee, he must have a copy of your dog's vaccination records before your dog can use the park.

Fire & Rescue

CC is serviced by Etowah Horseshoe Volunteer Fire and Rescue on Brevard Road. While they are a volunteer fire department, they have a limited number of full-time trained fire and rescue members who can respond quickly if needed. They have access codes to all our gates. In the event of an emergency, immediately call 911.

Gates

There are four gates into the community:

- Main gate on Hebron Road at the sales office (GPS: 20 Cummings Cove Parkway):
 - Far right gate is for residents using clickers.
 - Middle gate is for visitors contacting residents from the keypad and being buzzed in. The incoming calling number will be 828-229-2204. Press 9 on your phone to open the gate.
 - Middle gate also responds to #7621 for use by residents without clickers.
 - The low roof at this gate will not permit large or oversize vehicles to enter.
- Clubhouse gate off Cummings Road:
 - This gate is for residents using clickers only.
 - The keypad functions only for first responders using their codes.
- Battle Creek gate on Battle Creek Road (GPS: 1367 Battle Creek Road):
 - Residents using clickers.
 - Nonresidents contacting residents via the keypad and being buzzed in. The incoming calling number will be 828-880-8271. Press 9 on your phone to open the gate.
 - Responds to #7621 for use by residents without clickers.
 - By construction, service, and delivery vehicles using #7575.
- Construction/Delivery gate on Hebron Road (GPS: 20 CC Parkway):
 - Operational only from 7 am until 7 pm daily.
 - Responds to #7575 only.
 - The preferred gate for moving vans or other oversize trucks.

If you need a gate access clicker, account assistance, or have any questions, our First Service Residential management team may be reached via email at eastsupport@fsresidential.com or call 24/7 at 800-870-0010

Code #7621 is to be used by residents only and should not be given to anyone else. Tailgating vehicles through open gates is prohibited! Gates are not set up to permit tailgating and may close on a vehicle. Gates are monitored by CCTV cameras and violators will be held liable for damages.

Nonresident delivery and service personnel should be instructed as to which gate they should use with code #7575, and further instructed to use the same gate to depart the community. Conveying this information is the responsibility of the inviting resident.

Police, fire and emergency first responders have a special code to access all gates. The use of this code is prohibited for anyone other than first responders. If you happen to know the code, do not use it and certainly do not share it with anyone.

Resident Code (Confidential and NOT to be given to Nonresidents): #7621
 Construction/Delivery Code: #7575

Gate	Resident Clicker	Resident Code	Construction/Delivery Code	Visitor Access	Emergency Yelp	Emergency Code
Hours of Operation	24 x 7	24 x 7	(7 am – 7 pm) x 7	24 x 7	24 x 7	24 x 7
Main Gate at the Sales Office – Residents	Yes	No	No	No	Yes	Yes
Main Gate at the Sales Office – Visitors	No	Yes	No	Yes	Yes	Yes
Construction/Delivery Gate	No	No	Yes	No	Yes	Yes
Clubhouse Gate	Yes	No	No	No	Yes	Yes
Battle Creek Gate	Yes	Yes	Yes	Yes	Yes	Yes

Our gates serve to help keep our community secure by monitoring vehicular traffic in and out of Cummings Cove. Please do your part to uphold the security of our community by complying with these guidelines.

Golf Course

The golf course is for golfers only. Walking, jogging or recreating in any way on the golf course is not permitted at any time. All other info pertaining to golf or the course may be found on the CC website.

Group Activities / Clubs & Leaders

CC has numerous group activities and clubs including - bible studies, various card games, fitness activities, golf leagues, photography, and many more. We hope you will become involved with the various groups that interest you. To see a complete list of activities / clubs with contact information visit “Group Activities and Leaders” on the far-right side of the CC Owners website page.

House Numbers

In the event of a fire or personal health emergency, fire and rescue personnel will respond to your residence by using your house number. Please ensure that your house number remains clearly visible. Replace worn numbers and clear away brush so they are clearly visible at all times.

Lift Stations

Throughout the community, typically hidden among the trees off the roadways, are lift stations. These mechanical/electrical “boxes” contain components integral to our sewage system. The boxes contain lights and/or audible alarms. If you should see one of these boxes showing a red light or alerting an audible alarm, call the CC sales office and let them know so they can call the proper authority to address the issue. When the office is closed, calls may be made to 828-697-0063 to report the alarm. Please make note of the location of the alarming lift station.

Nextdoor.com

An informative, localized site for all kinds of information on area communities and includes recommendations on local services, the ability to post for sale and free items, events, and lots more. Subscribe to get the most out of this site. <https://nextdoor.com>

Pedestrian Safety

Walkers, runners and bikers all need to exercise caution when using our community's streets. If you are using the streets during low light, at night or during limited visibility, wear reflective or light-colored clothing. Better yet wear or carry some kind of lighted warning device. Motorists, please give wide berth to pedestrians and be particularly mindful of those people walking dogs.

Security

While we live in a gated community, the gates simply restrict access. No one should assume that these gates make our community completely secure. It is incumbent upon all of us as residents to exercise proper precautions. Lock doors and remove keys from vehicles. Garage door openers left in vehicles can be inviting to thieves so lock vehicle doors if left outside your garage. If you observe someone suspicious in the community, call the Henderson County Sheriff's office at (828) 697-4911 and let them investigate. Obviously, for true emergencies dial 911.

Snow

We get an occasional snowfall here in CC. Typically it's a few inches and it ends up being gone in a few days. However, while our community plowing efforts result in our roads being cleared within a day or so, the same cannot be said about area roads outside of CC. For example, a seven-inch snowfall might mean that area roads are not safe to drive for a couple of days. Take this advice into account and be prepared to be housebound for up to a couple of days when we have snow.

Speed Limits

Speed limits in the Cove are a maximum of 25 mph with 15 mph in high traffic areas. On some of our hilly and winding streets, even 20 mph may be excessive. Obviously, weather conditions should be taken into account and speed reduced accordingly. When snow or icy conditions warrant it, the Battle Trail gate will be closed, and the road blocked at the circle at the top of the mountain. Do not drive around or move the barriers to try and drive down to that gate. The barriers are put there for your safety and will be removed as soon as practicable. And above all else while driving in the Cove, please be considerate of pedestrians!

Trash & Recycle (Service is included as part of your HOA Dues. No need to sign up.)

Trash and recycling are picked up from curbside every Wednesday by the Maybin's Trash Service, a division of Kirby's Sanitation. Please do not put trash or recycle out until the morning of pickup. When holidays occur during the week the pickup day will be moved to Thursdays. CCCA tries to advise residents of date changes on our Facebook page, or you may contact them by email, maybinsgarbage.com.

Recycle may only consist of clean paper and cardboard, aluminum products, plastic containers and glass items (no light bulbs or shredded paper). Recycle items must be clean, i.e., no food contamination and should be placed in a clear or blue plastic bag.

They will pick up large amounts of flattened cardboard boxes and even large items, preferably with prior arrangements. **However, they will not pick up yard waste.** For further info call 828-692-9872.

Hendersonville also has for public use a Transfer Station for waste disposal / yard waste / flat screen monitors and a Recycle Center for metals / appliances /batteries / electronics / plastics. Information on both can be found at <https://www.hendersoncountync.gov/engineering/page/henderson-county-recycles>.

Trees

We sometimes have trees fall across roads. Call the sales office to report tree problems. Also, we have a "*CC residents chain saw gang*" that may be able to deal on short notice with fallen trees. Contact your Block Captain, or anyone on the CCCA Board for assistance. If you have a chain saw and wish to be added to our roster, please contact CCCA.