

River Birch HOA, Inc.

www.riverbirchnchoa.com

riverbirchnchoa@gmail.com

Dear Property Owners,

It has been another year full of construction in River Birch. As demand for housing has set a record pace for lot and home sales in this subdivision, we only have a couple remaining lots left to be built on and Phase 1 will be complete. As River Birch continues to be recognized in the local real estate industry as a safe, desirable community in which to live, we have all enjoyed increased home and lot appreciation.

The Annual Property Owners meeting will be held in the front yard of 441 Lennington Lane, on May 25, 2023, at 6:00pm. **Please bring your own chairs.**

The agenda for the meeting will include, among other topics:

- Board Members Needed – we are looking to fill 3-4 board positions. Included is a nomination form. If you would like to be on the River Birch HOA Board of Directors, please complete and return the attached form to riverbirchnchoa@gmail.com by 5/15/2023.
- Annual Budget – attached is the proposed budget to be voted on for the upcoming fiscal year. As you know, in the last annual meeting, we discussed the need for a dues increase so that we can accumulate enough money in road reserves to continue repairing the roads and improve our neighborhood. As property owners we are responsible for maintaining the roads.
- Requested Speed bumps – please see the line in the proposed budget for adding properly installed speed bumps in the neighborhood in the upcoming fiscal year.
- Yard Lights – since the subdivision does not have streetlights a working yard light in each yard is required by the covenants. Each homeowner needs to insure they have a working yard light.
- Maintenance of the ditches – if your lot borders a ditch you own to the center of the ditch and are required to maintain it as you would your yard. Fines will begin to be assessed this upcoming fiscal year for unmaintained ditches. It is unsightly and impedes proper drainage. If you need advice regarding your ditch, feel free to contact Kevin Buck (ARC) for recommendations on self-maintenance or referral for a service that already maintains ditches in the neighborhood. email - riverbirchnchoa@gmail.com.
- Clutter & Trash around your house and yard. Per the covenants *"It shall be the responsibility of each owner to prevent the development of any unclean, unsightly or unkept condition or buildings, lots or other structures or grounds which tend to substantially decrease the beauty of the neighborhood and the subdivision as a whole."* Fines will begin to be assessed this upcoming fiscal year for non-compliance.

As you all know, postal services have become increasingly expensive and unreliable. At the same time, email and social media communications have become increasingly easy to use, reliable and available. Please help your Association save money and time by providing a contact email address that can be used to send out announcements and invoices. Your Board and neighbors will thank you for this contribution to cost savings. The most direct way to communicate those addresses is to send an email to the HOA at riverbirchnchoa@gmail.com. In the upcoming fiscal year any homeowner not providing an email address will be charged a \$5.00 postage and handling fee unless a written notice is put on file for a waiver as to why no email address is provided.

Best Regards,
Board of Directors

NAME: _____

ADDRESS: _____

Email Address: _____

[illegible]

Copies of this completed form will be emailed to all Property Owners who have provided an address prior to the annual meeting.