

# River Birch HOA, Inc.

[www.riverbirchnchoa.com](http://www.riverbirchnchoa.com)

It has been a year full of changes in River Birch. Demand for housing has set a record pace for lot and home sales in this subdivision. 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.

As new construction seems to be popping up all over the subdivision it is time to pull together as a community and form a board to continue to govern and steer the Association. We are looking for residents interested in serving on a five (5) person board and a three (3) person Architectural Review Committee (ARC). If you are interested in serving in one of those roles, please complete the form on the back and return it along with your dues payment. You will be added to the list of nominees to be voted on at the homeowners meeting. Copies of all forms received will be emailed to owners who have provided email addresses as requested below. Otherwise, copies of the forms will be available at the meeting prior to the vote.

We were prevented from holding a homeowners' meeting last year due to COVID but it appears we will be safe to do so this fall on October 16 at 10:00am. As in prior years, the meeting will be held on the vacant lot located on the corner of Turnage and Mulberry. We will have shade covers set up but please bring your own chairs. The agenda for the meeting will include, among other topics:

- Election of the Board
- Review of the Association's financial position
- Discussion of the roads – specifically we will review the amount in maintenance reserves, builders' contributions to the reserve and the need for a special assessment to help build this reserve. We will be recommending a \$200 assessment for each homeowner. We hope that by the time of the meeting we will have some maintenance recommendations and quotes. As with most things since COVID we have been waiting months just to get a bid.
- Common property contribution from Developer
- Maintenance of the ditches – In the past the large ditcher has been hired to clear interior and exterior ditches as a service to homeowners and to improve the looks and safety of the neighborhood. We now have so many houses and fences it has become increasingly difficult for the large ditch mower to move around and complete interior mowing. Therefore, the number of reachable ditches makes it uneconomical to continue this service. If your lot borders a ditch you own to the middle of it and should maintain the ditch as you do your yard. In the upcoming weeks we will be clearing personal and developer owned ditches. If you need advice regarding your ditch feel free to contact Lexie or Kevin through the HOA email - [riverbirchnchoa@gmail.com](mailto:riverbirchnchoa@gmail.com).

Your annual dues invoice and statement (for those who have prior unpaid balances) is included in this package. We apologize they are late this year, but as previously mentioned, it has been an unusual time since early 2020. Please respect your neighbors and pay your invoice within 30 days of receipt.

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 future 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 Lexie Buck at [riverbirchnchoa@gmail.com](mailto:riverbirchnchoa@gmail.com).

Reg Burgess  
Developer

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