

RIVER BIRCH HOA, INC.

512 Lennington Ln
Washington, NC 27889

January 5, 2022

To all Homeowners:

As you all know, some of the roads in the River Birch Subdivision need repaving, sealing and patchwork. At our most recent annual meeting we announced our new board and stated that one of the first concerns would be moving forward with receiving quotes for the roads. We have received a quote of \$55,000 to repave the portion of Lennington Lane between Eureka Ave & Turnage Drive, fix multiple sinking issues and holes on portions on Eureka, Adams Ln and Mulberry Drive. We also have a quote for an additional \$16,000 to chip & seal all of Turnage Drive to prevent its further deterioration, which will preserve the road an additional 10-12 years before complete repaving is needed.

To help meet the needs for a road fund we changed the ARC (Architectural Review Committee) guidelines in January 2021 to require all builders to pay a \$500 road impact fee for new construction. Prior to this change it was a \$1,500 refundable deposit. This change has helped grow our resources, but not enough.

With dues of only \$125 per year, some of which we are having to use an attorney to collect, there is no way to accumulate enough money to fix the roads, pay for grass mowing, get new signs & much needed lights, mulch and grow reserves. Enclosed you will find a current bank balance and accounts receivable report.

Therefore, to meet the expenses of all the road repairs needed, we are bound to impose a special assessment upon all homeowners residing within the River Birch Subdivision Homeowners Association.

The amount of the special assessment for each homeowner is \$500. An invoice is included with this notice that shows the assessment is due no later than March 31, 2022. We hope to start roadwork in late April/May 2022. Please don't be the reason we cannot proceed with this much needed roadwork.

PLEASE REMEMBER TO HELP SAVE POSTAGE BY SENDING YOUR EMAIL ADDRESS TO
riverbirchnchoa@gmail.com.

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