

### Announcement of Special Meeting of Property Owners

On August 16, 2021 each property owner/member was mailed a letter from the developer informing them of the date and time of the annual meeting as well as the agenda. Among other agenda items you were informed that there would be a discussion regarding the necessity of a special road assessment and that the developer was turning over the management of the association to its members so a new Board would be elected at the meeting. Forms were included so that all who were interested in serving on the initial Board could be voted on at the meeting. Only seven members expressed an interest and willingness to serve so it was decided that all would become the new Board.

After the announcement of the new Board members the Association's financial position was reviewed and a discussion was held regarding the necessity of a special road assessment. It was noted there were no objections from the members present but a formal vote was not taken and recorded. Minutes are posted on our website.

At the initial meeting of the Board, the road repair estimates discussed at the annual meeting were reviewed and timing was discussed. As a portion of the road work is intended to be preventive, timing is important so that additional degradation of the existing pavement does not occur. The Board felt that a \$500 assessment per homeowner was in the best interest of the community. It was decided that in order to give members as much time as possible to plan for payment of the assessment, the board would announce the special assessment and present bills in mid-January. Minutes are posted on our website.

However, it appears a portion of our members did not attend the annual meeting or read the letter announcing that a special road assessment would be discussed. As a result, a few members have expressed surprise and have questions regarding the assessment decision.

Therefore, in order to assure that questions are answered and we are in agreement as a community, a meeting will be held for the purpose of reviewing the road conditions, our recommended plan of action and to vote on the ratification of the assessment. **The meeting will be held on March 21, 2022 at 6:30 pm in the Gallery at The Turnage Theater located at 150 W. Main St in downtown Washington.** In addition, as noted in the minutes of our last Board meeting posted on our website, **the next Board meeting will be held on February 28 at 135 Jowdy Lane in Zach Martin's detached building at 6:30 pm** (please do not go to the residence). All members are welcome to attend to ask questions and receive additional information.

As a Board, we want to thank you for all of the positive comments we are hearing and especially thank those who have already paid the assessment. We also want to thank all of those who have cooperated in our cost saving efforts by notifying us of their email address.

Sincerely,

The Board of Directors, River Birch HOA, Inc.

Lexie Buck	Zach Martin
Bill Thompson	Ian Trainer
Ron Hermany	Joseph Knox
Teresa Burgess	

Please send an email to [riverbirchnchoa@gmail.com](mailto:riverbirchnchoa@gmail.com) so that we can send future communications via email instead of snail mail!