

Dear River Birch Owner:

The River Birch Annual meeting will be held on Thursday April 2nd starting at 7pm at the Old Ford Volunteer Fire Department at 6050 Hwy 17N in Washington.

Voting will include election of any new Board members, the annual budget for 6/1/25 – 5/31/26 with annual dues remaining at \$125, changes to the Covenants and how to proceed with the Roads in the Community. There will be voting sheets - we are not using hands raised to count. We will be emailing a final draft in the next few days but attached is a working copy as you can see we are having technical difficulties.

If you are interested to be on the Board, please call Mike Rodgerson at 727-244-4211 or Linda Hess at 203-470-6109 by Sunday March 29th. If any questions, please let us know.

Enclosed is a copy of the budget approved by the Board with annual dues remaining at \$125 to be ratified by the Community. The attachment also includes financial information from June 1, 2025 – Feb. 28, 2026 for your information.

We want to give you a summary of the cumulation of the Road situation prior to the meeting. The HOA board has been working with our attorneys regarding the condition of the roads and the Covenants filed with the County. Ownership of the roads remained with Laurcour Farms with Reginald Burgess as the President. In late summer the HOA received a Quit Claim deed filed by Laurcour Farms that purportedly transferred title to the HOA. This was totally out of the blue and we got our attorneys involved. We have not legally accepted the roads. There appears to be two options: 1 – Accept the Roads, as is and all property taxes, insurance, maintenance and repairs fall to the HOA. 2 – File an initial complaint motion with the Court through Colombo Kitchin Attorneys against Laurcour Farms for their responsibility for maintenance and repair of the roads before any acceptance of transference of ownership occurs. An estimate of the initial complaint filing is \$3,000.

We did obtain an estimate from Tripp Brothers to repave all the roads which was \$349,129 on April 1, 2025. As an example, using 143 lots, each lot would be assessed \$2,441. We are at a crossroads. We are asking the Community to decide how to proceed.

If you have an email, please send an email to Riverbirchnchoa@gmail.com and let us know it. You can communicate to us by email also.

Thank you,

River Birch HOA Board