

AUTUMN MOUNTAIN WOODLANDS

PROPERTY OWNERS ASSOCIATION

Post Office Box 66
White Haven, Pa 18661
www.amwpoa.com

April 21, 2021

Dear AMWPOA Member,

There was a quarterly meeting held on April 10th, which was attended by President John Campano, Vice President Kurt Vernerac, Treasurer Bruce Johnson, Secretary Chris Wolman, Directors George Fisher, Sabrina Alles and Ray Green.

President Report: We have received multiple inquiries from realtors asking if homes can be purchased and used for Air BnB rentals. All realtors have been informed that short term rentals are not permitted in Autumn Mountain.

John will speak with Chris Herbner about providing more detailed billing for plowing and whether each plow was all roads in the development.

Roads are in good shape overall and John will be calling for a price on a load of grey stone. The road in worse shape is Autumn Drive leading to the mailboxes. This road is owned and maintained by Hickory Hills.

Treasurer Report: As of 4/10/21 we have a balance of \$4,617.82. Payments for the Special Assessment have been coming in. Payments were due 3/31, please remit payments if you have not paid yet.

Bruce provided a list of yearly expenses from 2020 to allow us to budget for the upcoming year. Our expenses for road materials and trash have been increasing steadily. The bear proof dumpster and the second weekly pickup has increased our monthly trash fees from \$224 to \$512 per month. Trash is now over \$6,100 per year. We are going to monitor the dumpster and determine if we can go back to 1 pickup per week.

Annual Dues Increase: We have been fortunate and have not had to increase our annual dues since 2014. This will be the second increase in the past 15 years. The dues will be rising \$50 this year to keep the budget balanced and offset the rising costs. The early payment discount of 5% will still apply for those that choose to take advantage. Improved lots will be \$400 or \$380 discounted and unimproved will be \$300 or \$285 discounted.

Board Director: Ray Green has joined the board filling the open director position. Ray will be moving to the mountain full time this summer.

HHPOA Road Maintenance Fee: We have no further updates on the litigation. The injunction hearing is scheduled for 4/30 in the Luzerne County Courthouse, 3rd floor at 9:30am.

Spring Cleanup Day: Join us on 6/26 for the annual spring clean up day. We will start at 9am at Kurt's house. A BBQ will be held at 2pm. Feel free to bring a covered dish.

Quarterly Meetings: Meetings will begin with an Executive session for the first hour and the public portion of the meeting will take place immediately following.

The next meeting will be held on July 24th, 10:00 AM at Kurt Vernarec's house. Kurt's house is at 18 Autumn Drive. All members are welcome to attend at 11:00 AM.

To communicate more efficiently and save on mailing costs we would like to start emailing correspondence to any residents who would prefer this over paper. Please send an email to amwpoa@outlook.com with your name and lot number.

Sincerely.

The Board at AMWPOA
