

YELLOW CLIFF / HOPE AND CARTON PROPERTY OWNER ASSOCIATION, INC

March 07, 2021

Hello to all Property Owners,

This is a recap of the year and a few future items that your board is now working on. Let me first introduce you to the new board, if you were not at the property owners meeting on Jan. 28, 2021. David Campbell, President, Brian Boshen, Vice President, Barb Peel, Treasurer. The current directors are Tony Peel and Jason Brinton. You have probably noticed that the position of Sec./Treas has only had the Treasurer filled. We are still looking for someone to volunteer for the Secretarial duties. Please stand up, this is your Property Owners Assoc. too!

Road work done in 2020 included the work on Divi Divi that put in swales and paved concrete, about 100 ft. If you have not seen it go and have a look. All bush was cut and we curtailed some of the expense of having the roads completely graded by using smaller machines and addressing mostly the bad areas. These will continue to be addressed in this way throughout the remainder of the 2021 year. By doing the roads this way, we have been able to save some money and thus be able to address the worst road areas with a more permanent approach. The bush cutting was \$6,500.00, Insurance was \$2,112.12. Road repairs including Divi Divi were \$30,907.96.

To date, the total of unpaid dues is \$139,050.00. The board will be working on collecting this with liens going out this year starting with those over \$2,000.00 delinquent. One of the other ways the board will address these delinquent properties, is starting in 2022 we will be charging interest on the unpaid amount, current thought is 1.5% monthly or 18% annually. All owners, per the Bylaws, have 90 days after the date of the statement to pay their dues. You may also be interested in knowing that we are trying to go paperless for the environment, reduce costs and will be sending out statements via e-mail. Those that we don't presently have e-mails for will be receiving them by mail with a processing, shipping and handling fee of \$2.00. If you haven't already given your information to the board please include it with your check or checks. A note on checks, if you have more than one property please send separate checks for each. This makes bookkeeping easier and accurately addresses your intent. We are also anticipating using a collection agency in the future if the previous mentioned actions don't produce compliance. You may also pay your statement by PayPal at this email address. yhcchpoa.treas@gmail.com

The board plans on holding a special meeting this year to discuss increasing property owners dues to \$400.00 for improved lots and \$200.00 for unimproved lots. I feel your pain, but in order to maintain and improve the roads it will take this amount. As a community our property values will increase.

We have noticed that some road signs are either not up or are in disrepair, this will be addressed this year. We are also looking for alternative sources to help with road repairs such as hurricane mitigation through FEMA.

All roads are cleared and bush cut with the exception of two small spurs on Pony Club Trail before and at the first switchback. If you plan on building or selling your property and it is in this location please contact the board via the web page or our new Facebook page, do a search for Yellowcliff and Hope & Carton Hill Property Owners. The POA will not pay for self cleared roads.

Regards,



David A. Campbell
President