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The Views of Asheville HOA

June 22, 200~~4~~ 3

The Views of Asheville

Dear Homeowner:

The Board of Directors of The Views of Asheville Homeowners' Association (HOA) recently met. The Board received a report from the Landscaping Committee (copy attached) and made unanimous decisions on all items. Actions taken are as follows:

- 1) The Board thanked the Landscaping Committee for their work and ~~will~~ accepted many of their recommendations.
 - 2) The current Developer ~~has~~ agreed to cut all existing dead trees in the common areas. All future dead trees will be the responsibility of the HOA. Subsequent to the meeting, Margaret Stanley supervised the cutting of approximately 36 trees in the common areas. The Developer paid Trees Unlimited for said work.
 - 3) The current Developer has agreed to clean out the permanent storm drainage system at his cost. Future annual ~~routine~~ maintenance will be the responsibility of the HOA. Of course, the Developer will assist in maintenance of the permanent system to the extent of temporary problems created by construction and will continue to maintain all temporary storm drain facilities until construction is complete in the area of the temporary facilities. Subsequent to the meeting, the City of Asheville finally approved the existing design of the current permanent storm drain system.
 - 4) The Developer has voluntarily agreed to pay ~~dues of a~~ one-half share per lot on all 19 currently owned lots. When the Developer sells a lot, the new owner will commence payment of a full share. All current homeowners will pay a full share per lot.
 - 5) The Developer has advanced funds (\$308/year) on behalf of the HOA to purchase liability insurance for the HOA. Insurance is currently in effect. The HOA will reimburse the Developer.
 - 6) For the balance of this year, the current homeowners will be responsible for road shoulder maintenance, i.e. **mowing**, from the entrance to 88 Distant View Drive and in the area ~~of~~ between 111 to 117 Distant View Drive, **inclusive**. The Developer **will maintain road shoulders elsewhere**. Professional lawn maintenance bids will be
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secured for next year, to start in the spring. A preliminary lawn maintenance budget of \$7000 has been estimated for calculation of dues/assessments.

- 7) HOA dues will commence on October 1, 2002. Dues will be \$30 per month, \$90 per quarter, ~~and due payable~~ at the beginning of the quarter. All homeowners are asked to mail checks for \$90 payable to "The Views of Asheville Home Owners Association" to the HOA, PO Box 1157, Arden, NC, 28704, by October 10, 2002. The Developer will open a HOA checking account for management of the funds. Commencement of dues this year will provide funds for snow removal, allow reimbursement to the Developer for insurance and create a reserve fund for payment for the landscape maintenance contract in the spring.
- 8) The Board asks that anyone wishing to serve as Treasurer please contact a member of the Board. *[Comment: I propose that any additional officer volunteer requests should be handled with a separate letter specifying what positions are proposed and what their responsibilities will be.]*

Sincerely,

The Views of Asheville HOA Board of Directors
Richard H. Green
Kenneth G. Jackson
Gerry Stanley