



## **Annual Meeting of the Bear Paw Property Owners Association and Election**

The annual meeting of the Bear Paw Property Owners Association (BPPOA) is May 25, 2024 at 11:00 a.m. at the Bear Paw Clubhouse. The proposed agenda includes discussion of last, current, and next year's plans/activities and election of directors for the BPPOA board. You may vote in person or by proxy, a copy of which is enclosed in this newsletter. If you vote by proxy, fill out the form completely and ensure it is filed with the BPPOA Secretary before the meeting or mail your proxy to 60 Village Rd. Murphy, NC 28906. Please clearly and largely write "PROXY" on the outside of the envelope. Any remaining proxies may be presented to the election official at the time of the meeting. Remember that there is only one (1) vote per lot regardless of the number of co-owners and that taxes must be current on the lot for the vote to be counted. **Counting of votes will begin at 11:30 a.m. and all votes must be cast by that time.**

Four directors will be elected at this meeting. A director must be a BPPOA property owner in good standing throughout his/her term in office, must be 21 years of age or older, and can serve a maximum of two (2) consecutive two (2) year terms. Any qualified member may officially declare their candidacy at the meeting. BPPOA directors will be submitted to the Cherokee County Commissioners to become Bear Paw Service District Directors. **If you are interested in running for a position on the board, please send a brief biography to the Bear Paw Office via email to [admin@bearpawnc.com](mailto:admin@bearpawnc.com).** The following candidates have expressed a desire to be involved with the operations of Bear Paw and will be running for the board:

Bruce Roydes: Current board member seeks re-election (currently completing Terry Miller's term)

My name is Bruce Roydes. I bought property in Bear Paw in 2004 and have lived here full time since 2010. My wife is Michelle Roydes, a local Realtor in North Carolina and Georgia. Most of y'all know me or know of me. I was appointed to the Board around January of 2024, to fill a vacant position for six (6) months. I was asked to run for the Board for the next term. I would be more than happy to continue working on the Board, if that is what the people of Bear Paw want. If it is not what they want, I will see y'all on the roads in Bear Paw or on the lake.

Stan Wise: Current board member seeks re-election

## **Message from the President**

Greetings Everyone,

Winter has bid Bear Paw a welcome “goodbye” and Spring is in hand. During the winter months the board continued with its efforts to “professionalize” the administrative aspects of our operations by transitioning our bookkeeping to a local auditing firm which was highly recommended by our state auditors. This change addresses concerns surrounding our limited staff and internal multi-tasking and brings additional accountability to these processes.

Our Service District and Property Owners meeting on March 23rd was well attended and there was excellent discussion surrounding many key aspects which impact on our property owners.

Below is a brief recap:

- The pool is being updated with a new flow meter in compliance with Cherokee County and the State of NC mandates. At this time, the pumps and filters do not represent an issue and we plan on opening the pool by Memorial Day or sooner if possible.
- Road paving projects for this fiscal year are planned for the month of April.
- Security staffing is not an issue at this time, and we have the people necessary to maintain our 24/7 gate operation.
- A zoning appeal was received by the board from Mr. Tom Anderson on behalf of a property owner currently under construction. The appeal is focused on detached structures such as garages. A formal hearing will be held in the near term to allow consideration for this request. We will publish the date and any interested property owner is encouraged to attend.
- We are beginning renovation of the tennis courts, playground and club house. All of which have suffered from lack of investment over the years. Our fixed asset maintenance account has more than \$38,000 currently and we intend on utilizing these funds to improve the function and appearance of each area.
- A new website will be commissioned in the coming weeks to enhance communication between property owners and the Service District. This is the direct result of many hours of volunteer effort from Committee Members. As this site is placed into production we will notify you of the change and urge you to provide a current/valid email address to Lydia Kennedy at [info@bearpawnc.com](mailto:info@bearpawnc.com) to ensure that each property owner receives the benefit of this new platform
- The Service District has provided an easement to Peachtree Broadband Fiber for the installation of infrastructure needed to complete the fiber optic network within Bear Paw. The provider has made significant progress during recent months, and we are on track to see service commence in the June/July timeframe.
- Carolina Water has stated that it intends to bore two new wells this year to expand water availability in Bear Paw. The wells drilled in 2023 failed to produce adequate water for production. The company states it will continue to invest and actively seek to address this critical matter for our property owners.

- Budget amendments were passed which re-allocated funds from expense categories significantly below budget to improve areas which were over budget. Review of the current budget and bank statements show a positive improvement year over year from 22/23 to 23/24, at this time.
- The State audit of our finances for the year 22/23 has been completed and the sole concern rested with our limited number of personnel and lack of segregation with respective duties. It is recognized by the auditors that adding staff is not feasible and recommended that Service District Board Members absorb the duties through increased control and oversight. Ironically, the initiative that was undertaken to outsource our bookkeeping last year addressed this concern head on. In recent years we have experienced a decline in the number of people who actively seek engagement in the community through service on the board. This upcoming election is another opportunity for property owners who are current on county taxes and have the desire and ability to serve to do so. If you are or know of someone who is interested in serving, please send a note to Lydia Kennedy at [info@bearpawnc.com](mailto:info@bearpawnc.com) by April 30, 2024, so that we can ensure each candidate is announced to the property owners in advance of the meeting.
- Lastly, it was announced in the October 21, 2023, meeting that we would pursue developing a part time Service District Operations Manager position. This new position will enhance our effectiveness in maintaining our amenities and common areas as well as provide strategy and structure for the investments we will be making. We believe that this mission can be accomplished by working 20 hours each week. Funding for this position was accomplished by re-allocating existing monies for the 23/24 year and will be budgeted for in the 24/25 year. This position was approved by the board during the March 23<sup>rd</sup> meeting, and we intend on filling the position with a qualified candidate by May 1, 2024.

Kind Regards,  
Arthur Lecours  
President, Bear Paw Property Owners Association

### **Community Action Committee**

Hello!

First of all, I wanted to thank you all for your hard work to make this year a successful one for your “community action committee”, aka CAC!

We had a profit of \$1354.00!! And, we still have \$1500.00 as our budget for 2024!!.

So, I'm thinking, why don't we shake things up in 2024? One idea was to have a band after Bingo Cocktail... (after drinks, let's dance it off, rock n roll!??) And/or have it catered to have

someone flipping hamburgers? Please send me your ideas as to how we might want to shake things up in 2024!!

I will be having a meeting in May to discuss new ideas, line up of scheduled events, etc. I hope everyone will be able to attend.

Thank you again for all your help and support this year!

You're the best!!!

Go Team!!

Maraya

PS invite a friend to join us!!

Your CAC is a subcommittee of the Property Owners Association and is headed up by Maraya Magness. If you have an event you would like to create or would just love to help contact her at [Marayamagness@gmail.com](mailto:Marayamagness@gmail.com)

### **Bear Paw Ladies Auxiliary**

All the ladies in Bear Paw are invited to join us. Together we work to add value to Bear Paw and our surrounding community. Each year we have an annual garage sale whose proceeds are used to improve Bear Paw, and offer support for our surrounding schools or fire department. We have created, and support the free library, the history wall, bought needed items for example picnic tables, pool furniture and much-much more. We have offered school scholarships and supported our local teachers by subsidizing their out-of-pocket expenses.

We meet twice a year to discuss and decide how to focus our efforts for the next year. Ideas and feedback are shared after a spring and fall luncheon. We work together to make things happen and have a lot of fun doing it.

The next luncheon is Thurs., June 13th at 11:30 in the clubhouse. Join us !

There is more information on [bearpawnc.com](http://bearpawnc.com)

### **Bear Paw Live 2024**

The Bear Paw Live Committee is thrilled to announce the 2024 concert series:

July 6 – Baby Gray

August 3 – 120 East Band

July 6 – “Baby Gray”, Bobby, Michelle and Jimmy are back by popular request and record setting attendance. Coming from Tallahassee, Florida, Baby Gray plays music for all ages. Wear your dancing shoes if you like to dance, they will surely have you up moving, or relax and enjoy their amazing music concert style! Bring your Fourth of July guests, they will Thank You!

August 3- "120 East" From Atlanta, This ten piece band was a favorite last year, so we are bringing them back for another night of great entertainment and dancing. A great dance band and very entertaining all around. Don't miss this night of fun!

Tickets:

Advance tickets can be purchased from Connie Bohl. Reach her by phone or 239- 269-7925 or email [cboh14@gmail.com](mailto:cboh14@gmail.com). Checks should be made payable to Connie Bohl and dropped off at 801 Village Road.

- \$12.00 in advance
- \$15.00 at the gate
- \$5.00 children under age 13

All concerts will begin at 8:00 PM at the pavilion, and end at 10:30 PM. BYOB or donations accepted for wine and beer. Bring your own lawn chair. No pets please.

We will have a tip basket for each band to show your appreciation and support their travel expenses.

Thank you for your support and we look forward to a great Bear Paw Live Season in 2024!

Quality entertainment, music and fun!

The Bear Paw Live Committee: Connie Bohl, Cheryl Dover, Beth Lucchesi, Kathi Mansfield, Tricia Swiger, Ginger Webster, and Pam Mueller.

### **Internet Broadband News**

The wait may be just about over! At Newsletter press time Peachtree Broadband Fiber is finalizing state-of-the-art broadband fiber for everyone in Bear Paw wanting to contract for their service. Call them at (828) 837-7118 to be notified when service is available at your specific address. Peachtree Broadband Fiber, Murphy and Cherokee County officials will host a meeting at the Bear Paw Clubhouse at 2 pm on April 27<sup>th</sup> to provide details and updates and to answer all our when, where, and how questions. There will be plenty of room to accommodate all comers. Hopefully we may even be able to sign up at the meeting!

Steve Jones

Better Broadband for Bear Paw Committee