



DEERWOOD MOUNTAIN ESTATES
2025 SUMMER NEWSLETTER

The highlight of the summer so far has been the 2025 Annual Meeting which was held on July 2nd and attended by a quorum of homeowners/property owners.

New Board members were installed as follows:

Steve Kalosis	President
Rich Jender	Vice President
Laurel Wemhoff	Treasurer
Matt Torrance	Secretary

A PowerPoint presentation was given at the meeting covering the 2025 budget projections, 3yr future budget projections, a water well status summary, and a roadway improvement future look. The presentation will be included with the meeting minutes.

The new Deerwood website, deerwoodpoa.com, was introduced with a description of what is available on the website and how to access meeting minutes, documents, pictures, notices, etc. The website will continue to be a work-in-progress as we gain input from the POA members. A special "thanks" to our outgoing Treasurer/Secretary, Jimmy Jones, for getting the new website off and running.

FINANCIAL

Year-to-date we are on track with the 2025 Budget. No major outlays are projected for the remainder of the year as we focus on building our reserve funds to cover future plans as well as any possible emergencies. The Board will provide a Y-T-D financial update with the Fall newsletter.

WATER WELL INFRASTRUCTURE

Always a word of caution when we are dealing with North Carolina mountain water wells. It continues to behoove all Deerwood homeowners to check their waterlines, appliances, faucets, and toilets for any leaks, as even a small leak can be consequential to the overall water well distribution over time. If you are leaving the mountain for a period of time, be sure to check that the main water valve is in the "Off" position.

The water well update that was provided during the annual meeting (see website) gives the current status for each well and the forward planning, preventive maintenance schedule. We are closely coordinating with Cherokee Well Service to keep our water well system at a consistent state to meet all homeowner demand.

ROADWAYS

We are running slightly behind on our annual mowing schedule with our mowing contractor experiencing both weather delays and equipment issues. The second mowing of the season has now been completed, with additional mowings scheduled for late Summer/Fall.

At the present time roadway repairs are being scheduled for a major depression/sinking along Ten Pointe Trail. We also will be inspecting Buckskin Dr. to determine repair requirements.

As for future planning, we have \$cost estimates for a repair/resurface schedule by the local Murphy asphalt contractor for all roadways. Since these are significant \$costs for future budgets, we are exploring other competitor options from other contractors in the NW Georgia area who have indicated a possible interest in the work. Updated information will be provided in future communications.

SAFETY

Any of you who have been on the mountain this spring and summer are aware of the increasing deer population. Be cautious while driving on the mountain, particularly in the early morning and evening periods. There have also been increased bear sightings this year. Be particularly sensitive to this when hiking and on your property around bird feeders or other food sources.

Again, if you have any questions or should you experience any problems or issues, please contact any board member.

The Deerwood Mtn Estates POA Board