

DEERWOOD MOUNTAIN ESTATES

2025 ANNUAL MEETING

DEERWOOD MOUNTAIN ESTATES

	<u>2024/2025 Board</u>	<u>2025/2026 Board</u>
PRESIDENT	Steve Kalosis	Steve Kalosis
VICE PRESIDENT	Rich Jender	Rich Jender
TREASURER	Jimmy Jones	Laurel Wemhoff
SECRETARY	Jimmy Jones	Matt Torrence

*Deerwood
Mountain
Estates*



MURPHY
WEATHER



79°F

scattered clouds



Deerwood Mountain Estates - Murphy, NC

Deerwood Mountain Estates is a private mountain community located West of Murphy, North Carolina. Covenants are in place to guide owners in regard to building materials, size of home, and maintenance issues. Currently, there are 35 Homes and 41 unimproved lots.



General Documents

Section includes:
Bylaws, Covenants, and
Policies.

[Click Here](#)



Financial Reports

Section includes:
Proposals and other
Financials

[Click Here](#)



Minutes & Agendas

Section includes:
Minutes and Agendas

[Click Here](#)

Income Statement Actual thru 6/30/25 vs Annual Budget

	<u>Budget</u>	<u>Actual Thru 6/30</u>
Beginning Cash	17,903	17,903
REVENUE:		
Fees Collected from Home/Lot Owners	44,400	42,850 *
Other Fees (Mailbox, Garden Well)		
Total Revenue	<u>44,400</u>	<u>42,850</u>
EXPENSES:		
Electricity for Wells	3,800	1,910
Well Repairs	10,000	3,620
Road Paving/Maintenance	10,000	10,000
Roadside Mowing/Tree Removal	6,000	2,886
Community Taxes and Insurance	1,200	0
Miscellaneous	4,000	1,586
Total Expenses	<u>35,000</u>	<u>20,002</u>
Revenue less Expense	<u>9,400</u>	<u>22,848</u>
Ending Cash	<u>27,303</u>	<u>40,751</u>

* (4) Lot owners have not yet paid their dues; ongoing research

DEERWOOD MOUNTAIN ESTATES

WELL LOCATION / SERVICE AREA

<u>Well</u>	<u>Location</u>	<u>Service Area</u>
#1	Buckskin Rd	9 homes / 7 lots
#2	Ten Pointe Trail	2 homes / 13 lots
#3 / #4	Buck Ridge Dr	4 homes / 8 lots
#5 / #8	Buck Ridge Dr	11 homes / 7 lots
#6	Buck Ridge Dr	8 homes / 6 lots
** #7 **	Buck Ridge Dr	Shut down due to poor water quality

DEERWOOD MOUNTAIN ESTATES

CRITICAL WELL EQUIPMENT

<u>Equipment</u>	<u>Service Life</u>	<u>Replacement Cost</u>
Downhole:		
Submersible Pump		
Well Pipe / Riser Pipe	20yr	\$8000 - \$10000 incl labor/materials
Electric Cable		
Auxiliary:		
Pressure Tank	10yr	\$1500 - \$2000 + labor/materials
Pump	10yr	\$750 + labor
Reserve Tank	20 + yr	\$6000 incl labor/materials
Surface:		
Main Breaker	-	Lease contract with BRMEMC
Pump Controller	5-10yr	\$600 incl labor
Pump Protector	5-10yr	\$800 incl labor
Pressure Switch / Pressure Gauge	5-10yr	\$250 incl labor

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Well Status

<u>Well</u>	<u>Drill Date</u>	<u>Depth</u>	<u>Risk Factors</u>
#1	2007	800	pressure <u>tank</u> <50%, original downhole equipment
#2	2007	800	original downhole equipment
#3/#4	2007	1000	transmitter age, lightning downhole pump replaced 2016 other downhole equipment original
#5	2007	800	2023 downhole equipment replaced 2025 pressure tank replaced
#8	2024	800	new well
#6	2004	800	2024 reserve tank added, pressure tank replaced original downhole equipment

DEERWOOD MOUNTAIN ESTATES – SNOW REMOVAL POLICY

Winter snowstorms are not a common occurrence in the Deerwood Mountain area of Western North Carolina and are generally treated by local residents as “one-off” events not requiring special equipment availability for snow plowing or snow removal. The availability of contractors that can provide snow plowing is severely restricted, and at times, even non-existent.

Proper winter preparation for Deerwood residents then includes; close attention to weather forecasts, home emergency equipment, adequate prescription drugs and healthcare products, and water and food provisions for an extended period.

The Deerwood POA Board will make every effort to secure an appropriate contractor should snow plowing be required. Winter snow plowing will be provided on Deerwood Mountain roads according to the following.

- 1) When the amount of snowfall is 3” or less and the weather forecast calls for warming temperatures so that roads are expected to be clear within 24-48 hours, roads will **not** be plowed.
- 2) When the amount of snowfall is in excess of 3” and the weather forecast calls for temperatures that will not allow snow to melt within 24-48 hours, Buck Ridge Drive and the other roads with homeowners or guests in residence will be plowed.

It is extremely important to note that although the roads may be plowed , icy conditions will continue for days as long as freezing temperatures are present day and night, particularly on the switchback curves and the northside (shaded) areas of the roads.

In other words, VERY CAREFUL/CAUTIOUS DRIVING IS REQUIRED AND IS THE RESPONSIBILITY OF EACH INDIVIDUAL DRIVER , ALWAYS ASSUMING EXTREMELY HAZARDOUS CONDITIONS WHEN ICE MAY BE PRESENT.

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2025 MOWING SCHEDULE

1 Pass (basic)	April/May
2 Pass	Late June / Early July
1 Pass (basic)	August
2 Pass (+)	October

CRISP ASPHALT PAVING

545 Brasstown Rd; Murphy, NC 28906

828-837-5949

Deerwood Mountain
Steve Kalosis

DATE : 12/10/2024

PHONE

DESCRIPTION	Length	Width	Sq Ft	Depth	Quantity	AMOUNT
Overlay Patch Various Areas	1,000	12	12,000	2	146	\$ 36,500.00
		-	-			
		-	-			
Overlay Paved Entrance Road	1,550	20	31,000	2	377	\$ 73,547.50
		-	-			
		-	-			
Crack Sealing Throughout Roads	10,000	-	-			\$ 10,000.00
		-	-			
Crack sealing is estimated by each box of material. 1 box will fill approximatly 200 ft						
of cracks at a rate of \$200.00 per box. 10,000 ft is a estimated amount and we will only						
use the number of boxes of material the customer decides to pay for.						
		-	-			

	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Beginning Cash	17,903	27,303	44,703	67,103
REVENUE:				
Fees Collected from Home/Lot Owners	44,400	44,400	44,400	44,400
Other Fees (Mailbox, Garden Well)				
Total Revenue	<u>44,400</u>	<u>44,400</u>	<u>44,400</u>	<u>44,400</u>
EXPENSES:				
Electricity for Wells	3,800	3,800	3,800	3,800
Well Repairs	10,000	10,000	5,000	10,000
Road Paving/Maintenance	10,000	2,000	2,000	2,000
Roadside Mowing/Tree Removal	6,000	6,000	6,000	6,000
Community Taxes and Insurance	1,200	1,200	1,200	1,200
Miscellaneous	4,000	4,000	4,000	4,000
Total Expenses	<u>35,000</u>	<u>27,000</u>	<u>22,000</u>	<u>27,000</u>
Revenue less Expense	<u>9,400</u>	<u>17,400</u>	<u>22,400</u>	<u>17,400</u>
Ending Cash	<u>27,303</u>	<u>44,703</u>	<u>67,103</u>	<u>84,503</u>