



## **2025 SPRING NEWSLETTER**

Spring has arrived on Deerwood Mountain as the landscape turns fresh and green, and the activity is picking up as homeowners begin to arrive from the South to join with our full-time residents who have endured the mountain winter. Clean-up, fix-up, repair, renovate, and remodel will be happening throughout the community to get everything in place for the summer season.

### **ADMINISTRATION**

As we finalize the planning for the POA Annual Meeting in July, we will need your input in determining candidates for the Board positions of President, Vice President, Treasurer, and Secretary. Due to significant personal and business commitments going forward, our current Treasurer/Secretary, Jimmy Jones, will not be a candidate for the next year. So, for the 2025/2026 year there will be no incumbents for the Treasurer and Secretary positions. We would encourage anyone who has an interest in being personally involved in the community to consider volunteering for a position on the board. It's a good opportunity to get involved and meet other members in the community. No significant experience required. Please contact any current board member prior to May 19<sup>th</sup> if you are interested.

The July Annual Meeting is now scheduled for July 2, 2025. Please mark the date on your calendar. Details will be mailed out later this month as to the time and location.

### **FINANCIALS**

The 2025 Budget is now in place and is attached for your review and final approval at the annual meeting in July. The budget will also be posted on the website.

As you can see, the major expenses continue to be for our wells and roads and we would expect for this to continue in future years. Considerable budget detail will be provided at the upcoming annual meeting.

### **WATER WELL INFRASTRUCTURE**

All of the wells and well equipment have now been inspected by Cherokee Well Service and the water has been tested to ensure compliance with county and state standards. New pressure tanks have been installed at Well #5 and Well #6 to insure smoother pump operation and pump longevity. As previously reported, reserve storage tanks are now in place at the three major wells that provide service to 90% of the Deerwood residences. Our intent is to continue with an ongoing preventive maintenance

program and that is reflected in the 2025 budget. Keep in mind that the Deerwood wells are mountain wells with a 20+ year old infrastructure.

### **ROADWAYS**

Our asphalt paving contractor (Crisp Asphalt Paving) inspected the roads last Fall and recommended three road upgrade phases. The first phase – crack fill and seal – was just completed on all Deerwood roads. This work was included in the 2025 budget. It was felt that the next two phases could be delayed over a three-five year period. These phases will be thoroughly discussed at the upcoming annual meeting.

Roadway mowing will start in mid-May with the first cutting. Three other mowings are scheduled for late June, August, and late September.

### **WEBSITE**

A new website is currently being developed and should be available to the community soon. We will keep you advised of the progress in this area.

If you have any questions, require any additional information, or should you experience any problems or issues, please contact any board member. Any and all input is appreciated.

The Deerwood Mountain POA Board