

March 15, 2022

Hello neighbors.

I hope this finds you well and looking forward to Spring in the mountains. I'm writing today to provide a mid-year update on the news in our community.

The board met recently and reviewed the budget for this fiscal year. At this point we are on track to meet the budget approved at our homeowners' meeting in August. Our largest expenses are roadwork, common area maintenance (mowing, leaf blowing, ditches and drain cleanup) and snow removal. Even with the big snow in January and a few smaller events, we've spent about half of our snow removal budget so far. We've only used 30% of our paving budget due to the lower than expected cost for sealing the roads. Common area maintenance is on track for the year. So we're in good shape and should make our budget for the year.

We've had a change in board members since our annual meeting. Our member-at-large for the last several years, Mike Franckewich, retired from the board. Mike has been a great asset to the community, particularly with road issues. He now lives in Florida most of the year and visits Summit Park when he can. We were fortunate to find a full time resident to volunteer to serve in this role - Scott Tabel, of 1161 Grandview Drive Extension. Scott, and his wife Linda, purchased property here about two years ago and recently finished construction on their new home. The Tabela's previously lived in Florida where Scott was a career law enforcement leader and Linda was in Human Resources in the Palm Beach County Hospital District.

Our long-time attorney, who worked on the original documents to create Summit Park as a Planned Community, has retired. The board conducted a search for a new attorney and identified three candidates. Interviews were conducted by myself and Cecil Cross, our board VP, and references were checked. We recommended Tyler Moffatt, of Moffatt and Moffatt in Boone to the board and he received unanimous approval. Mr. Moffatt's expertise and experience in real estate law, and homeowners' associations in particular, fits our needs very well.

Finally, I'm very pleased to pass on the news that a single family has purchased the two tracts of land, totaling 43 acres, that were for sale directly adjacent to the left side of Grandview Drive as you enter Summit Park. The new owners are Brad and Leigh Ann Haertel from Charlotte. Their long term plan is to eventually build two family homes on the property, while keeping the surrounding acres in their natural state. I've spoken to Brad several times and he would like our association to be assured they will be good neighbors, sharing in the upkeep of Grandview Drive should they use their easement to access their property.

Finally, we have set the date for the next annual meeting. It will take place on Saturday, August 20th. We will conduct the meeting via Zoom, which has allowed greater participation than in-person meetings. We will again have an after party so those in the neighborhood can get together. I'll send out more details as we get closer to the event.

Take care everybody. Let me know if you have any questions, concerns or suggestions.

Sincerely,

Michelle Joyce