



**Lake Hondah
Property Owners Association
200 Hondah Blvd.
Brevard, North Carolina 28712**

2012 Fall Newsletter

Annual Meeting Highlights:

Below are some of the highlights of the 2012 annual meeting that was held on June 9:

There were two outstanding vacancies on the board from last year. Since they were created by resignations the board was able to nominate two replacements without needing to vote. Those two vacancies were filled by Diane and Raymond Jacques. Mack Tobias is going off the board this year and his position was filled by a new member, Don Narup. Officers were elected after the annual meeting and stand as follows:

Don Narup, President & Director (term expires 6/2015) 828-883-3442
Raymond Jacques, Vice-President & Director (term expires 6/ 2014) 828-553-4807
Diane Jacques, Secretary & Director (term expires 6/ 2014) 828-553-4807
Beth Stoneburner, Treasurer & Director (term expires 6/ 2013) 828-877-5434

Annual Accounting:

The By-Laws require that an annual accounting be given the membership within 120 days following the end of the Association's fiscal year (June 30). There was none sent out last year as we did not even have an annual meeting because there were not enough in attendance to allow voting. I must apologize for the delay, it took me a little while to sort things out and put this report together. Please feel free to contact me if you want more information.

Income:	
Assessments including some 2010-2011 back balance for foreclosed properties	\$18,973.77
Outstanding Income:	
Number of property owners in non-payment status for 2011-2012 assessment year	7
Total amount of unpaid assessment fees for 2011-2012 fiscal year not including lien or interest fees	\$3,126

Expenses:	
Maintenance of Lake and Landscaping	\$2333.00
Attorney Fee to Update Covenant	\$500.00
State Farm Insurance	\$431.00
New Road Signs	\$545.85
Returned check assessment +\$12 return fee	362.56
<i>Total Expenses for year</i>	3626.56
Ending bank balance at 6/30/12	\$26,932.18

As you can see we had a very light year for plowing, but that does not mean it will always be that way. We now have a substantial reserve set up for road maintenance which will allow us to have some major work done as soon as the warm weather comes back around.

In preparation for the annual meeting you were all sent questionnaires about possible changes and policies for the board to discuss and vote on during this year. We received very few of them back, not very good odds, but it does give the board an idea of how some of you feel about the questions that were asked. None of these questions were things to vote on at this meeting. We, the board, will be discussing the possible changes that do not require a membership vote and will inform if and when changes will be made concerning some of the issues proposed. For the issues that require a vote, you will be notified if and when those changes are proposed.

Ellis Norton again wants to be able to bring up new business at the annual meeting and be able to have a vote on it. The by-laws specifically say that cannot happen as it would not allow the whole membership to vote, even by proxy. His concerns are that so many members do not participate now, at least then we could get some things resolved. At this time the by-laws stand. If you have concerns over what happens in Lake Hondah, attend the meeting or send your proxy. Those are the only two ways you can have a say in what happens.

With the economy being so tight these days we have relaxed our lien policies some to allow members to pay their assessments even if late. The trend seems to be getting worse and the lien process has changed in Brevard, so it has been decided by the board that we will no longer be filing the liens. We will be turning over all past due accounts to our attorney. This of course means that as a delinquent payer, the member who does not pay their assessments on time or contact us to set up a payment plan will bear the legal expense to cover the filings and if necessary the court costs for when we file to attach the property. It is very easy to avoid this extra charge. Contact the treasurer and set up a payment plan that you can afford so that we do not have to go after the money. As advised by our attorney we are not going to publish the list of who has an outstanding balance due. We do strongly suggest those of you who still owe monies, pay off your debt, contact us for a payment plan, or be prepared to be contacted by our attorney.

Last October Don and Beth took to Don's canoe and sprayed the invasive lilies in both ponds with a recommended chemical. It has also been suggested that we drain the small lake this winter to kill off as much as the invasive growth as we can and respray in the spring which we plan to do.

The board is still working on replacing the road signs all over Lake Hondah. This has been in the works for over a year but our new President has taken on the job and is determined to get it finished. We will also be adding new speed limit signs, it was voted that the speed limit in Lake Hondah will be 20mph.

A suggestion was presented to the board concerning the stop sign at Chemin Jacques and Lake View. The suggestion was to move the stop sign from Chemin Jacques onto Lake View because it is impossible to see traffic coming up the hill on Lake View and coming to a stop on Chemin Jacques in inclement weather is near impossible. The Board agrees with this,so in the near future when “the crew” is working on the road signs this change will also be made.

We once again have stocked the big lake for the winter. We had 112 pounds of trout put in that are available for you to catch and eat; you do not have to release them. All other fish are still catch and release. Feel free to take your friends and relatives fishing and enjoy a fresh fish dinner.

We have a brand new Lake Hondah resident. Tres and Angie Holladay were blessed with the birth of Chole Sophia Holladay on Sept. 14th. She was 8lbs 8oz and 21 in. Both Mom and baby are doing well. Unfortunately for us, this addition to their family has made it very difficult for Angie to continue serving on the board at this time and she has resigned. The board has not decided if we will fill her spot now or wait until the Annual Meeting since her term would have been up at that time anyway.

Sincerely,

Beth Stoneburner
Treasurer, LHPOA