

Lake Hondah Property Owners Association



August 2nd 2021

Hello Everyone,

Road Shrubbery & Debris:

Years of over growth has advanced well into our narrow country roads. The damage this overgrowth is causing is clear. When cars/trucks leave the pavement to avoid bushes or limbs, they break down the side of the roads, which have to be paved again, at a huge expense. Road paving is discussed below. Homeowners have been required to clear 3ft on either side of the road and 14 feet above since 2016. Because only a few homeowners are keeping their bushes and trees cleared we, as a community, are presented with an expensive problem. We ask in earnest that homeowners to trim their bushes and trees to 3 ft on the sides and 14 ft above **ASAP**. If we, as a community, do not, Lake Hondah will need to hire a Landscaper to come in and do so. The cost of this expense may require a one time assessment for all property owners that is not in the 2021 budget. Once the roads are brought back to the clear state, the board will hire a person to maintain the clearances and budget the costs in the 2022 budget.

Any debris from clearing should go to the designated landfill site, next to Lake Point Park (the park on the west side of the lake). Please do not use fire pits throughout Lake Hondah for debris. If you are a homeowner that has been maintaining the roads on all sides of your property, thank you very much.

Roads:

While on the subject of the roads, trucks delivering materials for the new home construction, due to the weight of these trucks and the fragility of the wooden bridge, with our permission, will instead exit the development via Spring Water / Hondah Blvd to go around the wooden bridge.

Also, speeding continues to be a problem on our roads, most noticeably, Hondah Blvd. Sadly, squirrels continue to be hit by cars. For example, this month, 2 have been killed by cars on Hondah Road, one on Spring Water and one on Laurel Valley Rd. Please remind your family or visitors to obey the posted speed limits (15 or 18.5 MPH depending on the road) and watch-out for our wildlife.

Paving:

Pisgah Asphalt has provided a quote and the Board will be reviewing the paving needs. Prices have gone up and in addition, the scheduled paving has been delayed until October. As previously stated, we will let you know, based on this year's budget, what sections will be done this year.

Pond:

The Pond work to raise the water level is continuing. The Pond has been drained to allow concrete work around the drains and to raise the Sluice Gate.

Officers & Board of Directors:

It has come to the board's attention that there have been concerns regarding the selection of Officers serving on the Board. As decreed by the Bylaws, the duty of the Property Owners is to elect board members. Once the Board of Directors are elected their first duty is to elect the Officer Positions.

The Officers are chosen by the board and serve at the discretion of the board. The President may hold any other position except the position of Secretary.

The issue in question is the current President is also the Treasurer of the Association since 2019. Desmond has handled the Treasury with full transparency and has brought the finances back to a complete computerized process. We have asked that he continue this work until such a time that someone else can assume that responsibility. We remind everyone that, except for the Presidency, all Officer positions are staff positions and any property owner can be appointed to an Officer position. If anyone would like to volunteer either as a Board member (there is a current vacancy) or Officer please let the Board know.

Finally we remind those who have not yet paid their dues that effective this month assessments will be overdue and incur interest charges.

If you have any further questions or would like to communicate with the Board of Directors for any reason please contact us at LakeHondah@gmail.com.

Thank You

Sincerely

Lake Hondah Property Owners Association

200 Hondah Blvd

Brevard, NC 28712

LakeHondah@gmail.com

BYLAWS OF THE Lake Hondah Property Owners Association, Inc.

ARTICLE II- PURPOSES AND POWERS

SECTION 2-POWERS:

The Association shall do whatever is necessary, conducive, incidental, or advisable to accomplish and promote its purposes and, in connection therewith, shall have, but shall not be limited to, the following powers:

E. to regulate, maintain, rebuild, repair, beautify, and otherwise care for all streets within the development not subject to regulation or maintenance by governmental authority.

ARTICLE V- BOARD OF DIRECTORS

SECTION 1-POWERS:

Subject to any limitations of the Articles of Incorporation, of these Bylaws, and of the laws of the State of North Carolina, all corporate powers of the Association shall be exercised by or controlled by a Board of Directors without prejudice to such general powers, but subject to the same limitations, it is hereby expressly declared that the Directors shall have the following powers:

A. to select and remove all officers, agents, or employees of the Association and prescribe such powers and duties for them as may not be inconsistent with law with the Articles of Incorporation, or these Bylaws;

ARTICLE VI - OFFICERS

SECTION 1-GENERAL:

The Officers of the Association shall be a President, one or more Vice Presidents, a Secretary, and a Treasurer, each of which shall be elected by the Board. The Association may also have such other officers as may be appointed by the Board. **Officers, other than the President, need not be Directors. One person may hold two or more offices, except those of President and Secretary.**