



DEERWOOD

Mid-Year Report to Homeowners June 2021

Hello from Piney Creek!

The cool mountain breezes have started to warm up, and it won't be long before summer is in full swing. We wanted to share with you what the new HOA board has been working on the past several months.

Roads

For the first time in nearly 15 years, 65 loads of gravel have been spread throughout every major roadway in our community! In addition, specific runoff issues have been addressed with piping and grading designed to provide a more permanent fix to long-time problem areas. Our road maintenance is truly never ending and we will continue to improve, maintain and correct problem areas as they arise and as our budget permits. Thanks go to Jessy Trujillo, who single handedly managed this project, ensured the job was completed in a timely matter and, most importantly, was extremely frugal with our funds by researching vendors and negotiating prices.

We Have a New Website!

The website we have had up until recently was created using a 20-year-old web builder tool. We are happy to report we've switched to a new format; one we hope you will find more appealing and easier to read. Please let us know if you have ideas regarding additions to the site. Our goal is to not only make it a useful resource, but a place we can share photos and things of interest around the area. For example, you have probably seen the old graves located at the top of New River View road, but do you know anything about the people buried there? If not, check out the website, where you'll find some interesting info about the folks who walked Deerwood lands centuries before us. (deerwoodparkhoa.com)

One thing to note on the new website: Some of the main headers have subheads under them. Just know that the headers themselves are also pages that can be clicked on and opened.

We Have a Logo!

Deerwood Park has been using various parts of the developer's business logo since its beginning in 2008. In an effort to give us our own identity and "brand," we have created an official logo for our community. It's shown on this letterhead, and you will also see it on our new website. Having a logo will allow us to work towards a cleaner, more uniform image.

First Round of New Signage

Now that we have a logo, creating a unified look throughout our community is key and installing new community signage is a top priority. Lack of funds was causing us to have to push this enhancement further down the road, but a very gracious homeowner (who has asked to remain anonymous) has offered to pay for a great deal of the new signage. What an awesome gift to the community! If printing schedules stay on track, we are hoping to get the first round of new signage up by mid-July. Stay tuned.

Main Entrance Enhancements

Over the years, our main entrance has become overgrown and in need of attention for quite some time. We have recently cleared out debris—leaves, branches, weeds—have pruned bushes, and have taken down rotted/unneeded signage. We will soon be adding new mulch to the area. However, our lofty plans include a new entrance monument/sign and complete makeover of our main entrance. The current monument, put in by the developer many years ago, is located too far away from the entrance. When funds permit, we will be dismantling that monument (which has started to fall apart due to water getting behind the stone) and building a new monument that better fits the aesthetics of Deerwood. A new sign will be created to adorn the monument, one that uses our new logo and contains colors that blend beautifully with the natural environment. As funds permit, we will be adding landscape lighting (to light up the new sign) and changing out the old lanterns on top of the entrance columns to ones that will enhance the main entrance.

In addition to the landscaping, signage, and lighting, we are looking into needed repairs on the main gate. As many of you know, the motors have been failing consistently for quite a few years. Since the motors are using 25-year-old technology, we need to replace them with new motors and not attempt to repair them going forward. Since the gate itself is in poor condition, we are weighing the option of refurbishing it or replacing it with a whole new system. More details will be provided as we move forward.

Please note that our master plan includes the enhancement of all Deerwood entrances, but our goal is to address the main entrance first.

Decorative Lighting

A good deal of the lighting on our stone columns and walls throughout the community has rusted, fallen apart, or has been broken over the years. As funds permit, we will be replacing our older lights. More details on lighting to come.

Clubhouse

Our community clubhouse is unfortunately in need of repair. It appears a hole that started from rotten trim wood allowed water to get in over the years, and then birds to enter and roost, and now a significant section of the building is dilapidated. We are currently talking with several contractors to investigate our options and compile quotes for renovating the building.

(Clubhouse continued)

In addition to the damaged area, there is a runoff issue that has plagued the building for many years. A previous board identified the issue in 2014, but, most likely due to lack of funds, the clubhouse has remained untouched and its condition has gotten worse over the years. Once we are able to properly identify all the issues and obtain quotes for the repairs, we will inform all owners of the findings and will provide options to you in regards to solving this issue.

Architectural Control Committee (ACC)

With the rising demand for mountain homes/land, we anticipate Deerwood will see its share of new construction and renovations on existing cabins within the next few years. While the current board cannot speak to the decisions of past boards and committees, we are making a concerted effort to put in place policies and procedures so that future boards have a proper road map to ensure the "Declaration of Restrictions of Deerwood Park" are followed by all owners. These restrictions were created by the developer and we all agreed to them when we purchased our lots/homes. To ensure that our "Declaration of Restrictions of Deerwood Park" are relevant, we have asked our legal counsel to review the documents, and should updates be needed, we will address them as outlined in our corporate documents.

The ACC has the toughest job at Deerwood, because it is impossible to make everyone happy. As owners, neighbors, and in many cases *friends*, let's not let the difficult task of enforcement of our restrictions create unpleasant and unnecessary issues within our neighborhood. Communication is fundamental to the success of this committee; should you not be in agreement with a decision, please feel free to call a board member, as we are happy to discuss your project with you. This board will do its best to accommodate all requests within reason and within the parameters of our "Declaration of Restrictions of Deerwood Park."

Recently, many homeowners received letters as a reminder that ACC approval is needed before moving forward with new construction or renovations. Thank you to all of those who filled out the Construction & Renovation Approval Form and returned it to the Board.

Supplemental Architectural and Site Design Standards

There have been architectural issues brought to light over the past several years, many of which are not addressed in our "Declaration of Restrictions of Deerwood Park." For example, size of satellite dishes, the addition of solar panels, privacy fencing, bright exterior lighting, hanging of flags, and more. In an effort to establish guidelines that help keep Deerwood looking great, we have created "Supplemental Architectural and Site Design Standards." To create these standards, we visited other NC mountain communities and inquired about their guidelines. While we did not find it imperative to follow the more stringent guidelines most of these communities adhere to, we did choose those that will help keep Deerwood from becoming unsightly. You can find these supplemental standards on the website, under the "Documents" section.

Accounting

First and foremost, for all of you who have already paid your maintenance fees, thank you! For those of you who have not paid, we would greatly appreciate if you would send the payment before June 30 to avoid a late charge. Currently, our maintenance fees are collected for the period of June to June. However, our financial reporting and tax returns are done for the period of January to December. This has been the case since the developer turned over the development to our association; it is far from an efficient or effective method of accounting. To help align the collection of our maintenance fees with our financial reporting, we are looking to implement the following:

- Adding the ability for owners to pay dues and fees via our website with credit card or ACH.
- Implementing quarterly payments commencing in the third quarter of 2022.
- Changing the lock box to our accountant's office to streamline the accounting process and accurately report payments made by our owners. We will ensure everyone has the new address when dues statements are sent out.

Road Impact Fee

Due to the above-normal wear on community roads during large construction projects, a past HOA Board took a cue from other mountain developments and instituted a Road Impact Fee. Deerwood homeowners were given an estimate of the fee by the Board, based on the road vendor's perceived cost to recondition the roads after construction. In order to simplify the previous process and come up with a fee that is understood by all, a flat fee will now be charged for owners whose construction projects are likely to have a substantial impact on community roads:

New construction, including additions, will require a non-refundable Road Impact Fee of \$2,500, to be paid to the HOA. Other renovations that require the use of a cement truck, such as (but not limited to) retaining walls, will require a non-refundable Road Impact Fee of \$1,000. A portion of the cost, 50%, is to be paid to the HOA prior to beginning construction. The remainder of the fee will be due once construction is completed. This fee is designed to cover above-normal wear of DWP common areas (roads/drainage/ditches), as new construction generates additional traffic and use of heavy equipment that takes a toll on community property. The fees collected ensure all new development bears its proportional share of cost to recondition community roads back to DWP HOA standards.

IMPORTANT: Please note the new flat fee begins June 1, 2021 and does not supersede former Board fees that you may have previously signed off on.

Community Bylaws and Restrictions

Deerwood Park is coming up on a milestone anniversary, which means our Bylaws and Restrictions will be able to be legally revised. As mentioned above in the ACC section, we have engaged our legal counsel to review all our documents to ensure they are still relevant with current laws and conditions. Once we have our attorney's response, we will follow our corporate guidelines to ensure proper procedures are followed to update our documents.

We will update you as the summer rolls on. Many good things are ahead!

The HOA Board

Rick Alfonso, President

Jessy Trujillo, VP Maintenance

"Cookie" Rodriguez, Secretary & ACC Chair

Seana Corbeil, VP Community Enhancement