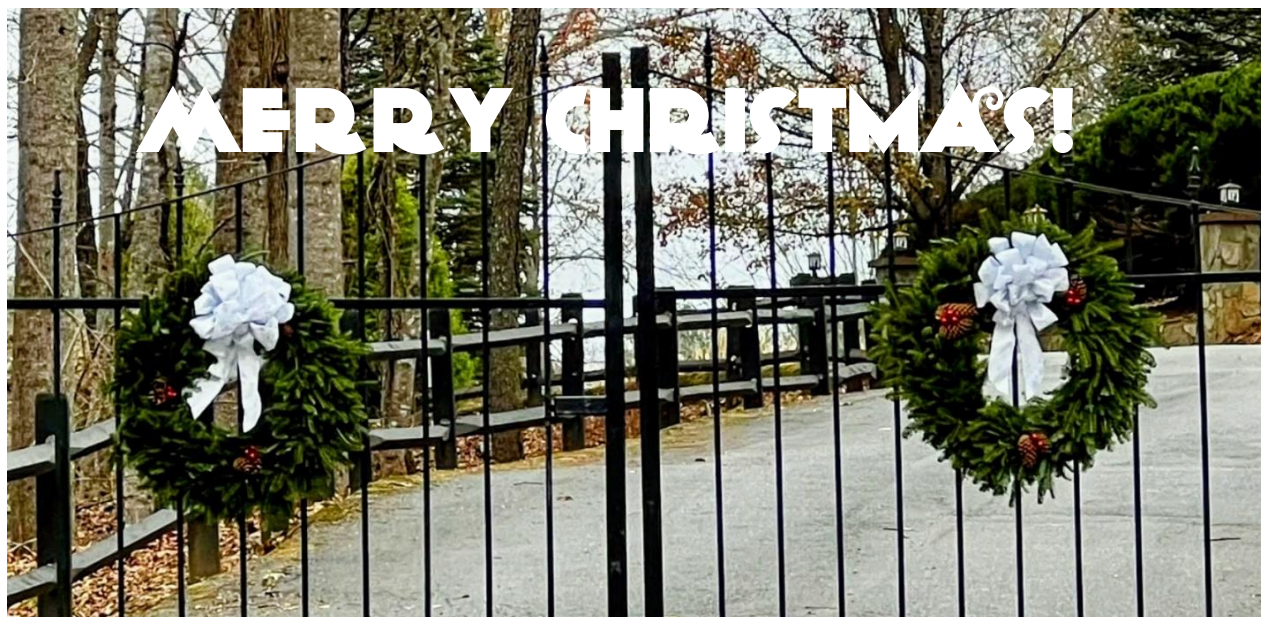




Community Chat • December 2024

A Monthly Update of Happenings Around Deerwood Park



Majestic Monarch

This beauty has been seen frequently the past few weeks hanging out near the main entrance and prancing around “Hidden Pond.”



Deerwood Says Goodbye to a Faithful Vendor

JEFF RECTOR

August 20, 1958 - November 5, 2024



If you heard a low hum on a warm summer day around the development, it was more than likely Jeff Rector on his mower. Jeff and his crew have been maintaining the grass in the common areas and owners' lots, navigating the inclines or meadows of Deerwood Park and beautifying our community for many years. Jeff has passed away, too soon, after a brief illness.

Survivors include his wife, Robin Rector, seven children, seven grandchildren, and parents, Raymond, and Elaine Rector of Sparta. Jeff is buried at Kennedy Cemetery on Mt. Carmel Road. Memorials may be made to Kennedy Cemetery c/o Debbie Johnson, 105 Brook Hill Ct., Elkin, NC 28621

Homeowner Andy Brown: "In our conversations, I gleaned some local lore from Jeff. He stated that the weather here follows the New River. Judging from the river mist, rain, and snow accumulations, he was correct. He often assisted lot owners without seeking praise or recognition. He knew where the bears scampered, where many pointed bucks grazed, where a water spring was in the Enclave, and he basked in the solitude of the Enclave."

Homeowner Maria Trujillo: "Jeff was a deeply knowledgeable individual. We tremendously enjoyed sitting and chatting with him about American history while sipping our version of American coffee (coffee with cinnamon), which he thoroughly enjoyed. He was a great family man and husband."

Homeowner David Frye: "We met Jeff the first day we bought our cabin almost four years ago, on the road in the Enclave while hiking to the river. We found out he maintained the common areas and I asked about hiring him to take care of our property. He was always a hard worker and helped us keep up our cabin yard. He helped redo our landscape last year, move boulders in place and remove trees that were dying. We would run into him while going to eat and it was like running into a good friend. Jeff will be missed around Deerwood."

Winter Maintenance



- The fountains have been removed from the ponds to prevent the pumps from freezing.
- Old Barn Road will soon close for several months, due to oncoming wintery precipitation.
- Snow plowing of the roads will begin when snow reaches a depth of 4 inches.
- Do not forget to winterize your home.

**WATCH
OUT!**

Hurricane Helene is still lingering in Deerwood Park. The owner who lives in the Woodlands mentioned that he has heard the cracking of trees and the thump of when they hit the ground. During Helene 12 trees uprooted across the street from his home. Just before Thanksgiving, two more trees uprooted near his home after high winds. So far, the fallen trees have not fallen across Deerwood Park roads. When traveling around the community, please be aware that there are still damaged trees that are leaning towards our roads.



Hurricane Helene Special Assessment



On November 26th, the Deerwood board confirmed that we now have \$30,935.62 in our “Special Assessment Account.” In a recent conversation with contractor Shang Lewis, we were able to confirm his initial remedial work to the Enclave and got him to reduce his original bid from \$36,946.84 to \$35,000. Shang can start on the Enclave repair in 2-3 weeks.

A summary of the bid:

- Remove and replace 6 culverts with “double walled” pipe = \$1,446.84
- Gravel (crush & run & rip rap) 25 loads = \$15,000
- Dirt for road bank – 100 loads = \$10,000
- Machine time – 70 hours = \$8,553.16

Total \$35,000

Shang will need a deposit of \$15,000 to begin the repair. This will be used to purchase materials.

If you were unable to attend the October HOA Meeting, it was approved by the quorum of owners present, to have a special assessment to make repairs to Deer Valley Road and other areas of Deerwood that were damaged.

Hurricane Helene Special Assessment *continued*

Due to Helene, we have had to deal with emergency repairs to provide safe access to our roads and lots. Our budget (as previously and presently approved by the community) does not have a reserve fund to oversee any emergency expenses that may occur. Besides road damage to most of Deerwood's roads, major damage occurred in the Enclave with washed-out culverts and a major landslide that, to this day, has not been repaired due to lack of funds. This has, unfortunately, limited one of our owners access to their home.

The special assessment amount of \$100,000 was derived from initial proposals from three different contractors. The Enclave total repair alone is estimated to cost approximately \$56,000 and the balance of the repairs to the rest of Deerwood roads is estimated to be approximately \$35,000. Therefore, to collect enough funds to manage the repairs as soon as possible, the community voted to have a special assessment of \$100,000.



Deer Valley Road, heading up to New River View

The HOA board has opened a new "special assessment" account at Truist that will manage all of the monies collected for the special assessment. At the next annual board meeting, October 2025, the board will provide a detailed account of all expenses associated with the Enclave repair and other road repairs. In the event there are excess funds left over after all repairs are completed, the community will vote on how to use these funds.

We, as a community, are fortunate not to have more extensive damage. Eagles Nest, a gated community just 60 miles southwest of Deerwood, was severely damaged and the hurricane assessment per lot is \$7,000.

We urge you to send your Helene special assessment as soon as possible so additional repairs can be made. It is our hope that we can collect the necessary funds to allow us to repair all the roads prior to Spring 2025.

More Examples of Damage in the Woodlands



At the pond on Woodlands Dr., the area around the road has subsided or eroded 1' 6".

THANK YOU...

to the lot owners who have jump started repairs via your payments. On behalf of all of us, we appreciate the quick response in order to help those owners with limited and/or no access to their homes.



Thanks for tuning in.

We hope your holidays are full of family, friends, and good times.

The DW HOA Board

