



Community Chat • February 2025

July 4th Picnic is Returning

Due to its success last summer, another July 4th community picnic is on the calendar for this year. The Deerwood HOA Board recently approved another burger and hot-dog-grilling event to celebrate the holiday weekend.

Committee Chair & Volunteers Needed!

Quite a few sets of hands are needed to help pull off the event, so if you're willing to help out, please reach out to the board at

hoadeerwoodpark@deerwoodparkhoa.com.

We need at least one person willing to take the lead on this event. We have the template from last year's picnic, which the board will be able to share with you to guarantee a successful event. Please consider helping out!



We realize it's still officially winter, but it's never too early to start planning.

Hurricane Helene Special Assessment Update



We have collected \$77,601.81 from our HOA owners. However, we are still without nearly \$22,400 in assessment fees, which are needed to continue repairs within our development. If you have not paid your assessment, please do so as soon as possible.

Harsh Winters are Costly

Alleghany County locals have stated that this winter has been more severe than many previous winters. Snow, high winds, and an ice storm have wreaked havoc on Deerwood Park. Your maintenance fees are being used during these events, for snow plowing or removing fallen trees or tree debris. According to Alleghany County

officials, more trees were downed during the recent ice storm than during Hurricane Helene.

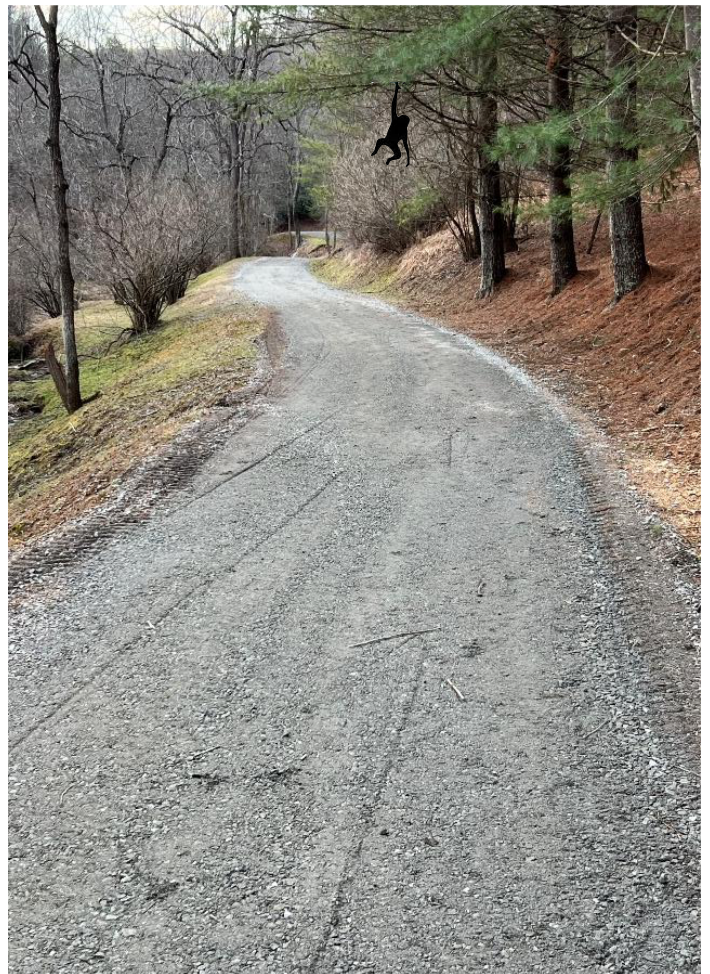


Horse Trail Road Has Been Repaired

After 40 tons of rock were brought in, Horse Trail Road is back in business. Take a walk down this scenic road and enjoy the beauty!

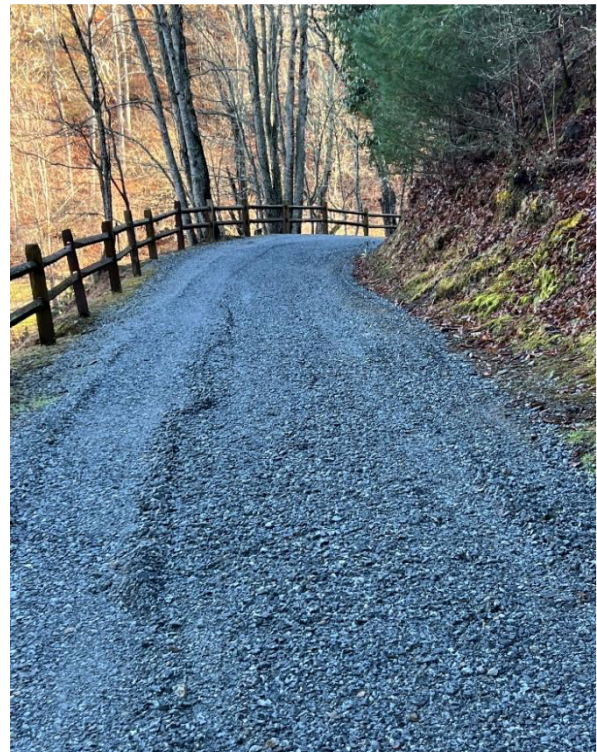
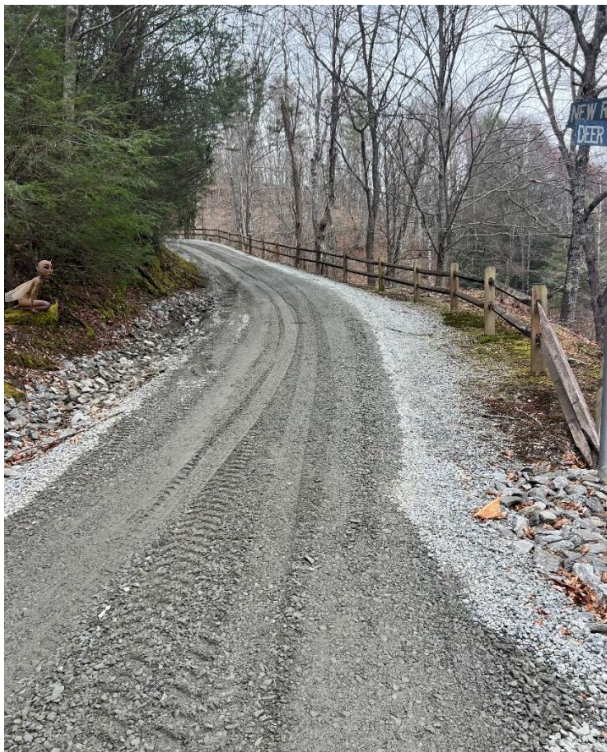


Quoted and Completed Price: \$4,725.00



More Road Repair

It took 275 tons of rock, but Deer Valley Road, New River View, and Scenic River have been repaired. Also, sections of damaged fencing in this area have been replaced.



Quoted and Completed Price: \$3,800.00

Unique Opportunity to Purchase DW Lots!

As discussed at the 2024 HOA Annual Meeting, four lots within our development have been going through the foreclosure process. The process has now concluded and the DW Board is offering these lots to our owners first. Lots will be sold at cost (which includes any past-due maintenance fees, the special assessment and legal fees). DW owners (excluding board members) will have the first right to purchase these lots until April 1, 2025. After that date, lots will be listed with a local realtor at market price.

For these properties, the board agrees to “price to sell at cost” for the first 30 days exclusively to DW owners (excluding board members). After the 30-day period, these lots will be listed with a local realtor at fair market price as determined by a property analysis prepared by the selected real estate company based on previous sales in our area.

Lots Available:

- Lot 24 • At end of Rocky Creek Rd • \$3,696.35
- Lot 38 • At end of Fawn Trail Lane • \$3,696.35
- Lot 39 • At end of Fawn Trail Lane • \$3,696.35
- Lot 53 • Deer Crossing Rd, near chapel • \$3,141.35



Full map of Deerwood Park is available on the website, under the “News” tab.



What You Need to Know About the Purchase Process

1. Any and all legal fees and closing costs at the time of closing shall be paid by the “buyer.” This is a net price for the HOA.
2. This is a bid situation. The bidding begins at the completion of 3 business days from the email being sent out to owners (which you should receive on the same day as this newsletter).
3. If there are multiple bidders for one lot, each potential buyer will be contacted by the HOA Board and the bidders will be asked to give a “Best and Final Offer” to be submitted within 3 business days. This correspondence will be done in writing, via email from the HOA Board. “Best and Final Offers” are to be made via a dated and time-stamped email. If there is another tie, the same bidding pattern will be continued.
4. Payments will be made to “Deerwood Park HOA.”

Interested?

Send an email to hoadeerwoodpark@deerwoodparkhoa.com noting your interest to purchase. Please name the lot you’re interested in and the price.

It Never Gets Old

But even though the strong winds, the heavy rains, the icy winter storms, here is a good reason to keep coming back to Deerwood Park:

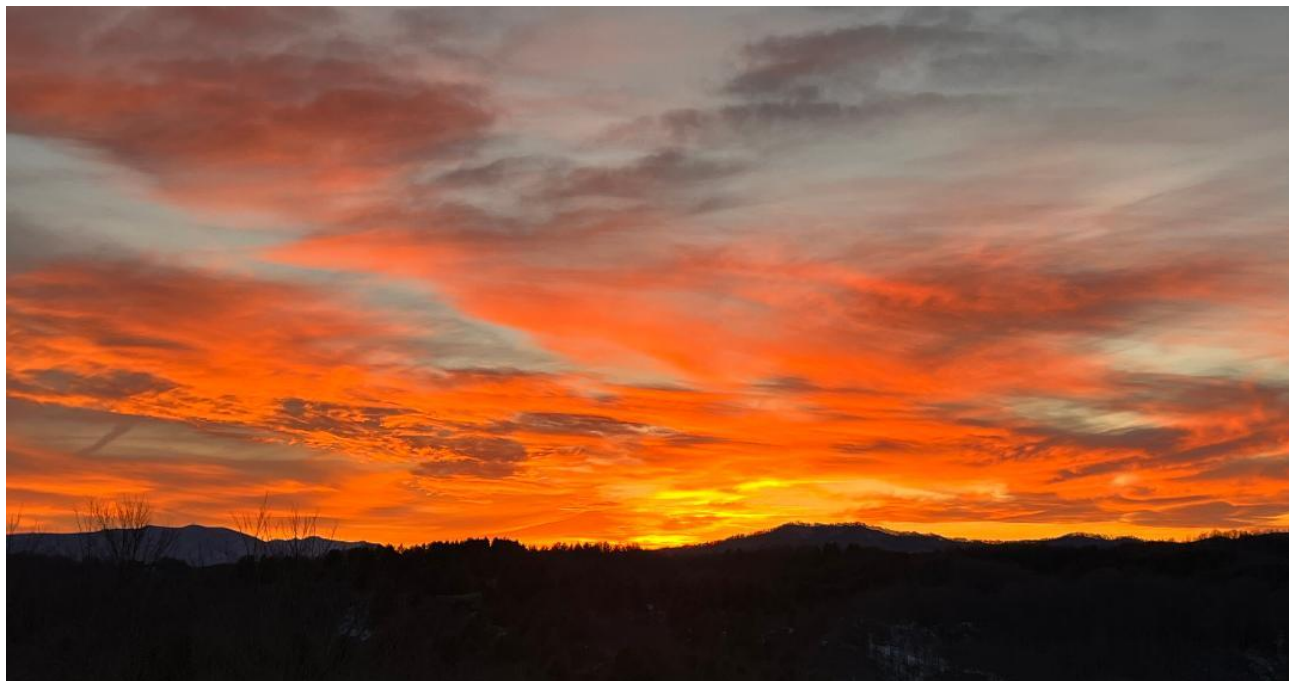


Photo by Andy Brown

Thanks for tuning in.

DW HOA Board