

Enchanting Forest Owners Association

July 28, 2019

Dear Enchanting Forest Owners,

The Enchanting Forest Owners Association (EFOA) meeting was held on June 8, 2019 and the minutes from the annual meeting are attached. The primary topic was discussing the maintenance and repair of the common properties.

The roads within Enchanting Forest as well as North Burgess Gap Road are not maintained by Fannin County. The EFOA is responsible for maintaining the 3 miles of gravel roads in Enchanting Forest with the funds collected on a yearly basis from the property owners. North Burgess Gap Road is maintained through collaborative efforts between EFOA and representatives of Stanley Ridge. Up until this past year, our roads had continued to improve, however weather and construction activities took a toll on the improvements made over the last few years.

Insufficiently maintained roads and culvert drains will have a negative impact on our property values and result in negative communication about our community. Road maintenance costs continue to be our biggest expense and the costs continue to rise each year. One truck load of gravel currently costs around \$300 and it takes approximately 10 truckloads of gravel or roughly \$3000 to cover one mile of road. In addition to the gravel and grading of EF roads, other neighborhood maintenance costs will now include periodically laying gravel and grading of NBGR. Failure to obtain volunteers to help maintain culverts and other common property areas of EF i.e. decks, front entrance etc., will necessitate additional financial resources. While the EFOA is considered voluntary, the EFOA is contacted during property transactions for status on paid association dues as well as to see how well organized the Association is.

Below is a list of tasks the Board of Directors will be focused on for the upcoming fiscal year:

- 1) The rebuilding and improvement of EF roads.
- 2) Develop a plan that improves the flow of water by methodically improving the drainage culverts.

Reminder – 2019/2020 EFOA Membership Fees are Now Due

- Dues for each undeveloped lots or properties remain unchanged at \$100 a year or only \$8.33 a month.
- Dues for a developed lot with non-vacation rental cabins/homes are \$250 a year or only \$20.83 a month.
- Dues for a developed lots with vacation rental cabins/homes are \$400 a year or only \$33.33 a month. The assessment for vacation rentals continues to be deemed necessary due to the increased traffic and wear and tear on the roads. Many of these rental property owners have willingly agreed to a higher association fees and often times have made additional contributions to the EFOA for common property maintenance.

On behalf of the Board of Officers, thank you in advance for your participation and support of the Enchanting Forest Owners Association (EFOA).

If you have any questions or concerns, please feel free to contact one of your EFOA Board Members.

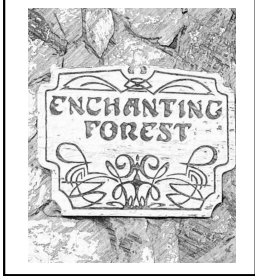
Rhett Frisbie, President: efoa@comcast.net

Teresa Carmody, Vice President: Teresa_carmody@yahoo.com

Jeanne Marie Siva, Secretary/Treasurer: jeannesiva@gmail.com

Sherry Young, Director At-Large: s-young@onu.edu

Rick Long, Director At-Large: ricklong1@charter.net



Enchanting Forest Owners Association

Please complete and return with payment

Enchanting Forest Owners Association
Post Office Box 903
Morganton, Georgia 30560

Membership Dues - Please pay by September 1, 2019

\$100 per vacant lot

\$250 per lot with cabin/house

\$400.00 per lot with vacation rental cabin/house

Name: _____

Mailing Address: _____

Email Address: _____

Enchanting Forest Lot Number(s) or address: _____

Amount Enclosed: \$ _____