



Enchanting Forest Owners Association

August 25, 2020

Dear Enchanting Forest Owners,

The Enchanting Forest Owners Association (EFOA) meeting was held on August 22, 2020 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. With the combined efforts of Robert Haynes and Charlie Brown's equipment and volunteer work we are looking at making significant changes to the drainage systems of the EFOA roads. These changes will improve the stability of the roads and save the community from the need of always needing gravel.

As you all may know insufficiently maintained roads and culvert drains will have a negative impact on our property values and result in negative communication about our community. It also makes it more difficult for the clients of homeowners that use the properties for rental purposes to have ease of access. Road maintenance costs continue to be our biggest expense even to this day. One truck load of gravel went from a cost of around \$300 for 8 ton to \$410 for 18 ton, in the past it has been over \$500 per load. This is the reason for the extreme measures that need to be taken to make stable roads. In addition to the gravel and grading of EF roads, other neighborhood maintenance costs will continue to include periodically laying gravel and grading of NBGR. Other common property areas of EF i.e. deck's, front entrance etc., will also continue to 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 the EF roads.
- 2) Installation of culvert pipe in badly needed areas
- 3) Stabilize and improve the condition of the common area decks.

Reminder – 2020/2021 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 lot 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 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.

Robert Haynes, President: bhaynes702@gmail.com

Charlie Brown, Vice President: jcb6509615@yahoo.com

Todd Woody, Treasurer: todd.woody@ntgfreight.com

Gregory Minnaar, Member At-Large: gregoryminnaar@me.com

David Lopez, Member At-Large: dlester@sheleyhall.com

Debbie Haynes, Secretary – w/no vote: rdahaynes@att.net

NOTE: Due to the postponed annual EFOA meeting because of the COVID19 pandemic. The annual dues will be due by October 1 2020 instead of September 1 2020 for this year.



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 October 1, 2020

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\$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: \$ _____