



Timberwood Mountain Estates Property Owner's Association, Inc.

1 Timberwood Drive, Marble, NC 28905

<https://www.tmepoa.com>

Marble, September 28, 2024

Official Notification of the 2024 Annual Membership meeting

Timberwood Mountain Estates Property Owners Association, Inc.

To All Members/Owners

In compliance with the Association's by-laws of the corporation, the Board of Directors hereby serves a minimum of 20 days notice and extends its invitation to ALL property owners of record to the Timberwood Mountain Estates Property Owners Association, Inc.'s 2024 Annual Membership Meeting to be held on:

Date: **Saturday October 26, 2024**

Time: **9:00 AM to 12:00 NOON (TMEPOA is providing small snack food and drink)**

Where: **PEACHTREE COMMUNITY CENTER**
9 Blumenthal Street
PEACHTREE, NC 28906.
Phone: 828- 837- 2417

PROXIES: Per the Bylaws, proxies must be sent to the Secretary and received no later than 5 days prior to the annual meeting. Proxies should be emailed to tme.secretary@tmepoa.com by 10/21/2024. Those using USPS should mail them to:

1 Timberwood Dr Marble, NC 28905 and must be received by 10/21/2024.

Agenda:

- 1) Adoption of 2023 owners meeting minutes. A copy of the 2023 meeting minutes are posted on our website <https://www.tmepoa.com>
- 2) President's Report
- 3) Secretary's Report
- 4) Treasurer's Report

- 5) Adoption of the Treasurer's report.
- 6) Discussion, presentation and adoption of the 2025 Budget.
- 7) Nomination and Election of 1 new Board Member to fill the vacant slot.

8) *Revolving Business:*

- a) Gate Security and access control. In keeping with the membership vote during the 2016 Annual Meeting the gate code has been changed on January 1 2024 and again July 1, 2024. New Gate Codes will again be issued with the invoices for the 2025 dues and will be effective January 1, 2025

9) *Ongoing Business:*

- i) Owner responsibility of notification of gate codes for delivery services (i.e. UPS, FEDEX, Gas Companies, Power Company)
- ii) As part of Lot owners and House owners who are selling their properties it is vital that they convey to potential buyers the correct and current CCRs as registered with the County and as posted on the website. Too many deeds are conveyed incorrectly due to the wrong CCRs being passed on. ***It is the current owner's responsibility to reveal and convey to the Real-estate agents and the closing attorneys the current 2023 CCRs so that the new properties owners are deeded correctly with the correct CCRs.***
- iii) As of this writing the Board completed a well failure notification system for Well Systems #1,3,4,5 and 6 as there are now a minimum of 14 permanent residences with 2 other houses being used on a regular basis on those systems with no means of instant notices of failures or reserves. The Board would like to take this opportunity to remind all existing homes that do not have their own water storage and pressurization system to get one done. Starting with the 2016 and the current 2023 Covenants & Restrictions there is already a mandate for any new construction to include such systems!
- iv) In January of 2015 the NC Dept. of Health changed its rules regarding the transfer of septic permits as part of any land sales deals. Hence forth existing permits, regardless if valid or non-expired permits cannot be transferred to the new land owners. The new land owners will have to apply for their new septic permit.
- v) ***IT IS VITAL THAT ALL OWNERS OF PROPERTIES FOR SALE MAKE THIS DISCLOSURE TO POTENTIAL BUYERS!!!!***

For more information visit:
- vi) Open floor questions and/or discussions.

10) New Business:

- vii) Discussion with new home owners on well water, mountain driving, gate codes, emergency gate opening key and mountain living. President to introduce and have discussion for new home owners.

11) Adjourn Meeting

IMPORTANT NOTE:

If you cannot attend in person the Board urges ALL those members in good standing to send their proxy vote by e-mail or by US Postal service to the TMEPOA BOARD, 1 Timberwood Drive, Marble, NC 28905 to insure your recorded vote on all matters at the 2024 TMEPOA Annual Membership Meeting. Please use the attached proxy vote form for this purpose.

IMPORTANT NOTE:

As reminder and per the new By-Laws votes of ALL those members that **ARE NOT in Good Standing** ***WILL NOT BE COUNTED and will be discarded***. Members that ARE NOT in good standing are those members who have not paid their dues and/or assessments for the year 2024 (due by January 31, 2024) and all members that are overdue in earlier year(s) or that are not current.

Those members currently paying their dues as of October 26, 2024 ARE Members IN GOOD STANDING with full membership privileges