

**2021 Activity report from Architecture Committee, submitted by Ginny Kolozvari.  
March 10, 2022**

8-5-21 There was a request for signs to be put up , at the entrance to each subdivision, requesting that cars slow down to protect wildlife. After research into if this type of sign actually works, it was not approved.

9-15-21 Mel Standen surveyed the PR and LR subdivisions to locate all of the 44 culverts. He has marked the locations with 1/2 inch galvanized metal conduit poles for the purpose of keeping these areas clean.

10-10-21 The Architecture Committee approved plans, presented by Jim Taylor, for the building of a two car, stand alone, garage. This garage would match his house and other garage.

11-8-21 The Architecture Committee approved a sign, requested by Tim and Pat Powers, for their subdivision, stating "Dead end" or "No Thru Traffic ".

Also approved was the putting up of two mirrors on Panther Gap Rd. and possibly Ruffed Grouse and West View.

## Road Committee Report 2021

*First and foremost, we want to thank every resident that has assisted in both subdivisions this past year! Your efforts have enabled us to keep the road expenditures to a minimum so we can save funds to pay for future repairs and upkeep to our paved roads.*

### **2021Synopsis:**

- ♦ Beginning balance of the road account on January 1, 2021 \$24,344.51.
- ♦ March 10, 2021 we paid Jon Champ \$300 for cleaning up Fox Lane.
- ♦ On April 6, 2021 we paid Carolina Pavement Solutions \$5762.00 for pavement repairs; Panther Gap road edge by Bishop's house, Panther Trace where huge root down middle of road broke/raised pavement badly, and Fox Lane where a water pipe had to be repaired.
- ♦ On May 11, 2021 we paid Property Innovations \$2,020.00 for grading and fill for Lost Panther and upper part of Ruffed Grouse.
- ♦ On June 6, 2021 we paid Property Innovations \$4,960.00 for repair of sunk area on Overbrook along with repaving the section and to repair the worst road edges on Panther Gap.
- ♦ In June, Jim Bishop and Pat Powers met with Greg McCall of M&M Grading to speak to him about contracting with the POA for work that needs to be done on our roads and edges. He quoted a price and stated that he wanted to be the sole contact for work in our area if we chose to go with his company. The POA met and decided to go with him.
- ♦ On August 11, 2021 we paid M&M Grading \$4,345.00 for limb and tree cutting of Panther Trace, Lost Panther, Ruffed Grouse and Oak Brook.
- ♦ On November 22, 2021 Mel Standen was reimbursed \$193.74 for purchasing poles to mark culverts. **\*\*Thanks Mel for making the poles and installing them!\*\***
- ♦ On November 22 2021 Road Fees were deposited into the road account in the amount of \$6,692.22; that was the remaining amount of collected road fees after paying back the POA account half of the loan payoff. **\*\*The remaining half of the payoff will be kept by the POA in 2022 and then all the collected road fees will be deposited into the road account in 2023.\*\***
- ♦ On November 26, 2021 M&M Grading was paid \$2,362.50 for Grading/mowing of slopes and shoulders in Panther Ridge.
- ♦ On December 10, 2021 Pat Powers was reimbursed \$503.85 for the purchase of 3 36" road mirrors; 2 for Panther Gap and 1 for Overbrook. **\*\*Thanks Jim Bishop and Pat Powers for installing them!\*\***
- ♦ On December 15, 2021 M&M Grading was paid \$503.75 for blowing out the ditches of both subdivisions.

### **Future road projects:**

- ♦ ***We need residents to serve on the Road Committee. If you have ideas or want to have a say in the repair maintenance of the roads, then this is the way to do it. Pat is stepping down as the chair very soon. Pat has been the chair since October 2015 and will gladly assist the new chair to ensure a smooth transition. It does not take a lot of time, just some light***

***bookkeeping and planning for future costs and potential major expenses. If interested, please reach out to Tom Osterhaus!***

- ♦ The road committee members will be meeting with Greg McCall in late March to discuss the following repairs/upkeep needed:
- ♦ Clean the roadside drainage ditches of debris and fallen leaves in April or May 2022.
- ♦ Additional material is needed along the edges of the asphalt roads in both subdivisions. Edging with road/gravel mix to provide a foundation for the road edges to prevent further deterioration of the road edges and provide a smoother surface for cars having to pull off the road for oncoming traffic to pass keeps the pavement from deteriorating.
- ♦ Mow/trim the grass/weeds from the edges of all the roads at least two times during growing season.
- ♦ Blow out the ditches of leaves @ November/December 2022 after leaves fall.
- ♦ Cut back any slopes/road edges of trees/limbs that need it.
- ♦ Crack sealing of all the roads is needed; it hasn't been done since 2020; will contact Scruggs asphalt for that service as M&M doesn't do that.
- ♦ We only have two totally unpaved roads (Lost Panther and Oak Brook East) and two roads partially unpaved (Panther Trace and very end of Ruffed Grouse). Until the lots those roads lead to are built upon, they will not be further improved or paved. All are passable to the lots.

## **Treasurer's Report for 2021**

We began 2021 with a balance of **\$54,143.89**

Account assets were

**\$16,386.16** Non-Profit Organization Checking Account

**\$24,346.58** Road Maintenance and Construction Account

**\$13,422.15** Money Market Account

A total of **\$36,960.00** was collected for the 2021 POA billing. These funds included **\$20,760.00** for road fees, **\$7,300.00** for dues and **\$8,900.00** for the Ridge Haven assessment.

In 2021 a total of **\$9,600.00** was paid to Ridge Haven for the assessment. The remaining and final balance to be paid to Ridge Haven next year will be **\$9,600.00**.

The 2021 activity concerning the Road Maintenance account is included in the Road Committee Report, prepared by Pat Powers.

We ended 2021 with a balance of **\$58,953.70**

Account assets were

**\$35,448.25** Non-Profit Organizational Checking Account

**\$10,090.11** Road Maintenance and Construction Account

**\$13,415.34** Money Market Account

Submitted by Lynn Taylor, Treasurer