

Letter from the President – September 2019

I'm sitting here wondering where the summer went. Seems like it just started and now it's Labor Day and we're feeling some cooler evenings already here in the mountains. I thought it would be a good time for a quick update letter. Here are some of the things that have been happening in Queens Gap this summer.

There has been a lot of real estate activity in the subdivision so far in 2019. Land and existing homes appear to be selling well. I've heard of several lot sales and we've seen some lots being cleared prior to going on the market. I'm not a real estate expert but it seems to me that having a prospective buyer be able to walk around a bit on your lot and see the potential forest or mountain views and land contour is a pretty good strategy, especially in the summertime when the foliage is dense. Bushhogging the underbrush away sure gives a different view of a lot this time of year.

Three homes were on the market this summer in the subdivision and two of those homes sold quickly. We're sorry to see old friends go but happy for them that they got quick sales and can move on to other adventures. We'll be missing Jerry and Linda Chastain as they have sold their home (lot 73). They are staying in the area and have purchased a nice piece of land about 3 miles away, so I'm sure we'll still see them in town and when they visit us back here in QG. Jerry will be building another great house for them at the new location. Guy and Judy McMillan (lot 49) have a contract on their home and have already relocated to Slidell Louisiana. They wanted to be closer to family and grandchildren and we wish them the best in their new location. Of course, we will enjoy welcoming our new neighbors into the subdivision as they get settled in their new mountain homes.

New home building is also happening throughout the subdivision. Wayne and Cindy Tingle are nearing completion of their new home on lot 79. They purchased their lot last year and started the building process right away. We welcome them and hope they can be finished soon and start enjoying mountain living. Cindy Dunn and Lavada Melson purchased lot 87 last year and building has now commenced and is moving along rapidly. The foundation looks like it is angled to take the best advantage of the long mountain view to the southwest. We welcome Lavada and Cindy to the neighborhood and hope the building process continues to go well for them. Long time lot owners, Rick and Pamela Morris have broken ground on their new home on lot 92. They have some of the best views in the subdivision from near the top of Coffey Mountain. Welcome to these new QG homeowners! We've heard the usual rumors of other builds in the planning stages and I wouldn't be surprised to see another couple of homes under construction before the year ends.

Ann Caver and I visited our bank in Blairsville and were able to get a better return on a portion of the POA road repair and maintenance funds held at that bank. We bought a \$50,000 seven-month CD with a 2% APR and will continue to seek the best returns available in FDIC insured investments with this fund until it is needed for our anticipated road repair and replacement, sometime in the future. This is a modest return but far better than what we were getting, and this investment should increase our fund by \$600 over the next 7 months.

Our board will hold a meeting sometime in September or October. We are deciding on a date right now. You will be notified of this meeting as per our By Laws and are welcome to attend or send the board your input on any of the agenda items.

The lot by the gate that the POA bought the tax lien on last September will be ready for the next step in the legal process on the one year anniversary of the lien purchase. We will be having the POA attorney start the legal process of foreclosure on that lot so that the POA will have full legal title to it, hopefully by the latter part of this year. We have been quoted between \$1500 and \$2500 in legal fees for this process. As we discussed in past communications to you, control of this land is critical to all of us, as this land controls access to our main gate of the subdivision.

In closing I want to remind you that your POA board welcomes input from all the property owners. We want to hear from you if you have any ideas for improving our subdivision or issues to discuss. Also, please notify the board of any changes to your contact information or email address. If you have sold your lot or home, please notify us of that sale and give us the name and contact information of the new owner, so we may update our records. This usually happens as part of the closing process but sometimes it is missed and causes problems in communication with the new owners.

Following this letter are the minutes from a Special Meeting the board held in August to discuss a variance request by one of the property owners.

Thanks for taking the time to read this letter and I hope it is helpful to you as a property owner here in Queens Gap.

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