

Blue Mountain Owners Association

2025 Annual letter from the President, BMOA

The last few months of 2024 turned out to be quite a challenge for all of Wolf Laurel, with extensive tree damage, utility lines torn off many houses, and utility poles snapped off as trees fell on them as a result of both Hurricane Helene as well as at least one tornado that spun off as Helene came through the area. Luckily, most of the areas that are part of Blue Mountain Owners Association were spared damages to most structures, and while there may well have been damages that I am not aware of, the most significant damage to a BMOA residence was a home in Overlook Village that sustained structural damage due to a tree falling on it and a few homes that had damage to decks and other external structures. There were many trees down within our area and along our roads and parking lots, and a couple of mud slides, among other relatively minor damage. It will take many months to clean up the debris along the roads within Wolf Laurel, since most contractors with the equipment to do that work are backed up helping other areas that were much more seriously impacted by the hurricane and there is a huge amount of debris to clean up.

Since it seems that most BMOA owners did not suffer significant damages, and none of our common properties including our roads and parking lots were damaged beyond some trees down and debris, including Ridgeway Rd., which we are obligated to maintain, your Board of Directors has voted to return to an increase in our Annual Assessment of only \$5 per month for 2025, increasing it to a total of \$155 per month per separate lot, condo or villa, with a 3% discount if it is paid annually instead of monthly. If, however, there is an unforeseen significant increase in expenses needed to repair or do maintenance on our common properties, the board may need to consider imposing a special assessment on all BMOA owners to cover those expenses.

At this year's annual meeting, held on July 29, 2024 there was a motion approved that we would no longer use postal mail to send out notices, such as this letter and other BMOA notices, but rather to send them by email and to

post them on our website: <https://bluemountainpoa.com> thus if you want to receive notices and information from us by email, **please make sure we have your correct email address**, which you can send to our Financial Manager, Teresa Wilcox, at mountainlaurelsolutions@outlook.com or you can call her at 828-450-9780. Our website also contains links to the association's declarations, by-laws, and covenants, copies of our association's budget, and minutes of our annual meetings, as well as information on how to contact our management team and how to pay your annual assessment.

Sincerely,

Your Association President, Dudley Blair