

Blue Mountain Owners Association

2026 Annual letter from the President of BMOA

As we reach the end of 2025 and look ahead to 2026, your Association Board and Officers have been carefully assessing the roads and parking lots that fall within the Blue Mountain Owners Association area of responsibility. As a result of normal wear, but also exacerbated by Hurricane Helene last year, we have found significant deterioration in several areas of our roads, and while our parking lots have not had as many issues as the roads, they nevertheless also need some work to maintain them for the next few years. Many of the roads we maintain have areas where the edges are showing significant sinking and cracking, and there are a couple of sink holes in the middle of one road. Significant rain events, such as Helene, have caused normal drainage areas to become overwhelmed, requiring corrective action to keep road edges from being undercut, compromising the road. In addition, several of the culverts under our roads are badly rusted and collapsing and need to be replaced. Also, one of the culverts on Ridgeway Rd. has been undermined and is causing a huge ditch below it all the way down to Zebulon, and while BMOA is responsible for maintaining Ridgeway Rd., Wolf Laurel RMS has agreed to pay for half of the 300 tons of rock that it will take to fill that ditch below Ridgeway.

After the culvert replacement/repairs are completed (hopefully before the end of this year), we have contracted with a paving contractor to repair the sinking, cracked edges and the sinkholes early next Spring, then next Summer we have a contract to have a chip/seal put on the roads, as was done about 9 years ago that significantly lengthened the life of the roads, most of which are now about 30 years old, and Ridgeway is around 50 years old. We are also in the process of finding a contractor to fill the remaining cracks in the roads and parking lots and then putting a sealer on the parking lots.

The foliage on the roadsides has grown so much over the past couple of years that it is beginning to obstruct the view of vehicles from seeing oncoming traffic near corners and intersections, so we will be having that foliage cut back from these areas over the next few weeks.

The above repairs and maintenance expenses will add up to well over \$350,000 which will substantially deplete our existing reserve account. This account is designated for maintenance and emergency needs, as well as for expenditures to repave our roads and parking lots when that eventually becomes necessary. With all of that in mind, and knowing that we absolutely have to replenish the reserve fund over the next few years, your Board of Directors has voted to increase our Annual Assessment by \$40 per month

for 2026, to a total of \$195 per month per separate lot, condo or villa, with a 3% discount if it is paid annually instead of monthly. This increase should allow the reserve fund to grow to a comfortable amount within a few years. As always, however, if there are any unforeseen significant expenses beyond what we already have planned that are needed to repair and maintain our common properties, the Board may need to consider imposing a special assessment on all BMOA owners to cover those expenses.

At last year's annual meeting, it was decided that we would no longer use postal mail to send out notices, such as this letter and other BMOA notices and information, but rather to send all notices and correspondence by email and to post them on our website: <https://bluemountainpoa.com> thus if you want to receive notices and information from us, **please make sure we have your correct email address as well as a current phone number**, 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,
Dudley Blair, President
Blue Mountain Owners Association