

# EAGLES NEST HOMEOWNERS ASSOCIATION, INC.

December 18, 2024

To the Owners of Eagles Nest Villas:

Merry Christmas and Happy New Year to all of you.

We have survived Hurricane Helene and electricity, and water are on throughout WL. At Eagles Nest we had a couple of downed trees and at least two units had water intrusion from their roofs. We were without water for at least 3 days and without electricity for 10 days. It could have been much worse.

Secondly, at the annual meeting last August, we discussed that our bylaws require every Eagles Nest owner to provide the association proof of insurance each year. Unfortunately, we have been lax in following through on this request. We would like to ask you to provide proof of insurance of your unit by January 1, 2025. You can email your documents to Teresa Wilcox, our financial manager. Teresa's email is as follows: [mountainlaurelsolutions@outlook.com](mailto:mountainlaurelsolutions@outlook.com). Or you can mail to P.O. Box 1150, Mars Hill, NC 28754.

We have had three snows in the last few months. As we discussed at our annual meeting, when you are here in the winter, let our snow removal guy, Jamie McCurry know that you are here so he can make sure that he gets your area around your villa plowed and

## EAGLES NEST HOMEOWNERS ASSOCIATION, INC.

December 18, 2024

snow removed. Jamie's phone number is 828-208-5777. Jamie has really been on top of the snow removal.

We have great news! Our insurance committee, with Jim Taylor in the lead, has accomplished the mission to get us General Liability for Eagles Nest. We have been allowed to join BMOA's General Liability policy at no extra charge. The insurance has been active since 12/5/2024. Kudos to Jim and his committee!

As you know, we are a district of Blue Mountain, and we pay fees to them for numerous services. Blue Mountain will be raising their fees for all the members of this Association because of multiple snow plowing and effects of Helene. We will need to raise our fees to cover a deficit that their increase in fees will cause to our budget. The increase in fees will be \$10 per month for each unit or \$120 per year. So, the total yearly dues will be \$3720.00 or \$1860 every six months beginning January 1, 2025.

Please keep the folks of Western North Carolina in your thoughts and prayers. There are still many families who have no homes, and a hard winter is ahead.

Best regards,  
Nancy Ionoff  
President, Eagles Nest Owners Association