

# **Laurel Ridge Country Club Homeowners Association**

## **President's Report 2020-2021**

The board of directors of the HOA is pleased to send news, hope and friendship to all Laurel Ridge owners. This has been a difficult year for the world with the pandemic restricting movement, health, economy and so many aspects of our lives. We are confident that 2021 will show improvement and give us the strength to move on. For those who have been seriously affected, we send you warm wishes.

- We wanted to give you an update of HOA business and accomplishments.
- The real estate market is booming. Purchase prices are rising and new homes are being built in our community. We welcome all of the new owners to Laurel Ridge.
- The Board worked with other concerned HOAs and the Waynesville government to secure zoning changes that prohibit RV parks within the city limits.
- We developed and obtained HOA membership approval of an HOA short-term rental policy.
- Invasive plants (mostly kudzu) were identified on fourteen properties. The issues were remediated by the property owners.
- Financially, the HOA is sound. It was decided not to access any dues for 2021. However, the HOA retains the ability to assess dues if needed in future years. Our bank balance was \$18,847.16 on 8/1/2020 and during the eight-month period that ended 3/31/2021 our expenses totaled \$1396.97 for a balance of \$17,450.19. There was no income during this period. The federal tax return for our association has been filed for the period ended 12/31/2020. The board has secured a safety deposit box for the safekeeping of original HOA documents.
- The Board obtained contact email addresses from almost all owners and now most HOA business will be conducted by email versus snail mail. It is more cost effective and expedient.
- The Board developed and sent a welcome packet to each new homeowner. This year we sent out thirty packets. The packet includes a welcome letter from the board, a summary of the By-laws and Declarations, a Laurel Ridge Country Club brochure, local maps, and various flyers for local sites.
- Our website was updated and expanded. We encourage homeowners to refer to it for information.  
<https://www.laurelridgecountryclubhoa.org>

Our annual meeting is scheduled for August 17, 2021 at 4 PM in the clubhouse pavilion. You will be receiving a formal notice in mid-May. We hope to see you there.

We, as a Board, welcome your feedback and questions. We are all so happy to live in Laurel Ridge.

Yours,

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