

May 2023

Dear New Owner,

On behalf of the Hornbuckle Landowners Association, welcome to the neighborhood! With this letter, I would like to inform you about some important aspects of property ownership in these beautiful mountains that you should be aware of. Hopefully your real estate agent gave you accurate and complete information, but there is no better source of good local information than your new neighbors!

All the roads in our community are over easements on private property. You, as a landowner, are granted the right to pass over the roads for purposes of ingress and egress to Route 19. However, no one besides you is responsible for maintaining the roads over which you travel. Your deed does not include any CC&R's (Codes, Conditions and Restrictions) providing for a homeowners' association, and no government entity has responsibility. Alone, maintaining access to your property over these mountain roads would be a daunting task. Fortunately, though, all your neighbors are in the same boat! The Hornbuckle Property Owners Association (HPOA) is a voluntary non-profit corporation formed by members of the community for the purpose of maintaining our private roads.

The HPOA collects contributions from owners to support road maintenance. The Association owns two tractors used for grading plus some small equipment. Work days are organized by the Association's elected Road Chairman to maintain the drainage ditches and culverts. Grading is done by volunteers who have qualified to use the Association's tractors. When necessary, outside services are contracted – for instance, delivery of gravel and renting of heavy equipment and operators.

The Association recommends a donation of \$300 per lot annually to maintain roads. Owners are also encouraged to join the Association by paying a membership fee of \$20 per member annually. These fees cover administrative expenses and the costs of the annual Membership meeting held in Maggie Valley each August.

The recommended \$300 per lot is a guideline. Most cabin owners are members of the Association and contribute according to the guidelines. Owners who have a greater than normal impact on roads are encouraged to make a correspondingly larger contribution.

More information about the Association is available on the website hornbucklelandowner.org. There you will find more information about the community and the Association. The Members Only page contains bylaws, member contact information, minutes of Association board meetings, and operating guidelines.

I hope to be able to add you to the membership and contributors list. Contributions and fees can be mailed to HPOA, 9 Plott Balsam Road, Maggie Valley NC 28751

Warm regards

Ken Hall

President, HPOA