

HORNBUCKLE PROPERTY OWNERS ASSOCIATION
9 PLOTT BALSAM ROAD
MAGGIE VALLEY NC 28751
hornbucklelandowner@gmail.com

WELCOME NEW NEIGHBOR

The Hornbuckle Property Owners Association would like to welcome you to our community. We are all fortunate to be a part of such a beautiful scenic area that is filled with beautiful views, magnificent streams and waterfalls, as well as abundant wildlife. Following is related information that pertains to all property owners.

Hornbuckle Property Owners Association (HPOA)- The HPOA was established to enhance cooperation between landowners who are individually responsible for maintaining ingress and egress rights over the area's private roads, with no assistance from the county or state. Donations pay for road maintenance including purchase of gravel and culverts, as well as costs of equipment used for grading and shoulder mowing. The people in our HPOA are volunteers. Membership dues are \$20 per year. The suggested road maintenance contribution is currently \$300 per lot per year*. Membership notices are sent annually. During the first Saturday of August, an annual picnic and property owner's business meeting is held at the Maggie Valley Pavilion next to City Hall. The Association furnishes meat and members bring side dishes. Election of officers and board members normally takes place at this meeting during the business session following the lunch. This is a wonderful opportunity to meet your neighbors and enjoy some fine home cooking.

Work Days - The Road Chairman schedules work days for volunteer assistance. Notifications of scheduled work days will be posted on the bulletin board at the dumpster site, and/or by email. Notifications will advise the date, time, meet location, and materials to bring (shovels, rakes, saws, weed eaters, etc.). There is usually a light lunch provided at noon for the workers. Some members have adopted the road they live on and take care of its maintenance and only require gravel from the Association. There is no financial compensation for volunteers who work on our roads. Maintenance of our roads is a community effort.

Road Maintenance- The Association strives to keep all easement roads open and accessible. After severe weather events, some roads may not be accessible until the weather clears and repairs are made. Owners must be aware that 4-wheel drive (4WD) or All Wheel Drive (AWD) is recommended on all roads and a must for severe winter conditions. Disabled vehicles blocking the road are moved. Not all roads in this development are maintained by the Association due to funding and manpower limitations. Questions and concerns about roads should be brought to the attention of the Road Chairman or other officers. Rental property owners should advise their agents and guests of the 4WD/AWD recommendation and road maintenance advisory. They should also advise that individual renters are responsible for their own risk/damages and towing assistance.

Welcome Letter (Cont'd)

Dumpster- The community garbage dumpster is on Plott Balsam near the entrance to the neighborhood. This dumpster is provided by Jackson County. The dumpster is only for household garbage, and all other solid wastes should be taken to county recycle sites. No items should be left outside of dumpster. DUMPSTER DOORS MUST BE KEPT CLOSED AT ALL TIMES to discourage bears and other wildlife from raiding its contents, distributing trash, or injuring an unsuspecting resident dumping their trash!

Mail Service - The United States Postal Service does not provide mail service within the Hornbuckle development. To avoid the clutter of individual mailboxes at the entrance, the HPOA purchased cluster mailboxes. Property owners purchased these mailboxes from the Association. To purchase a mailbox, please contact the Association Secretary or Treasurer at hornbucklelandowner@gmail.com

Bulletin Board - We have a community bulletin board for use by the HPOA and its members. The bulletin board is on the wall beside the dumpster. Right side is for community news, and the left side is for HPOA business. Users are encouraged to keep only current items posted and to take down expired notices.

Member Directory - An HPOA Directory with member's names, addresses, phone numbers, and email addresses is available to HPOA members via the website hornbucklelandowner.org members-only page. The information in this directory is supplied on an "approved by the member" basis, and not all members are listed.

Need To Know - You are a resident of Jackson County but have a Maggie Valley (Haywood County) mailing address. First responders come from Jackson County, Cherokee, and sometime Haywood County. 911 calls may result in several services responding. The Jackson County Sheriff's Department number is 828-586-8901.

Once again, welcome and we hope this information will answer questions about the HPOA. We encourage you to meet your neighbors and to become involved in the running and maintenance of our neighborhood roads.

Welcome,

The Hornbuckle Property Owners Association

Board Members: Kenneth Hall, President; Mike Jordan, Vice President; James "Bubba" Howton, Road Chairman; Carl Tennant; Greg Jordan; Mike Sultenfuss; Steve Kroeger; Scott Dubs; Valerie Evans

Leroy Steves, Treasurer

Nancy Steves, Secretary

* Membership Dues and Road Maintenance Contributions should be sent to:

HPOA

9 Plott Balsam Road, Maggie Valley, NC 28751