

Hickory Nut Trail Homeowners Association (HNTHA)

UPDATE

August 1, 2022

The Board of HNTHA is revitalized and ready to move forward with several initiatives to improve road conditions, provide better communications and assure our neighborhood is visually pleasing. There is a lot of new and important information in this notice. Please review it thoroughly.

Members Directory:

As discussed in the most recent annual meeting, we've created a directory of property owners for our subdivision. Owners were asked to opt in to have their contact info. listed and distributed to those participating.

You will find a **PDF attachment at the bottom of this email** that is your directory. Due to the high turnover of properties in the last year or two, it has been challenging keeping this information up to date. The HNTHA will maintain a complete directory of all members, whether they have opted in to the directory or not, for administrative purposes. If there are any revisions or additions that are needed, please let Karen Martin, our Secretary, know at martin.karendenise@gmail.com

Covenants-Signage clarifications:

It has come to the Board's attention that there needs to be clarifications as to the use of signs in our subdivision. The Board has reviewed the covenant regarding signs and has found it to be inadequate/ outdated.

Currently, the covenants state:

8.15 **SIGNS:** No signs of any kind shall be placed on any lot, with the exception of signs erected by a builder to advertise the property during construction or sale; and signs for the reasonable identification of the owner and the address of the property.

Our subdivision has added a number of short-term rentals, with increased traffic. Much of that traffic is unfamiliar with our roads and how to find property they are renting. Therefore, the Board recognizes the benefit of informational signs to identify rental properties. Signs for this purpose are allowed, as a temporary variance to the covenant. Identification signs for rental properties are not mandatory. This temporary variance is renewable on an annual basis, by the Board. The Board may approve/install signs within road right-of-way for safety and security.

Criteria for signs is as follows:

Size: Maximum Total: 384 sq inches. (24" vertical x 16" for example)

One-sided only.

Placement: At entry/drive to lot, Not on trees, Top of sign shall be no higher than 4' above grade

Acceptable Examples:



Please Note:

-NO political or commercial signs are allowed, (except rental i.d. signs described above) under any circumstances.

-Owners not in compliance with any signage requirements will be given notice and have 14 days to remedy the violation, after which the Board will take appropriate action.

-Signs in place for 2 years or more are grandfathered, excluding commercial and political signs.

-A Real Estate Sign Variance was previously granted and remains in effect, renewable by Board annually; One real estate listing sign is allowed on the property for sale. No directional signs to lot for sale, at any other locations within the subdivision, are allowed.

If you have any questions regarding signs, please contact the Board.

New! HOA Website:

In order to provide better communications between the Board and members, the Board is investigating creation of a website for HOA members only. If anyone has experience in creating and maintaining a website, please contact the Board.

The website will provide a resource for all members to review official documents of HNTHA, including but not limited to: covenants, by-laws, articles of incorporation, Board meeting minutes and other business of the HNTHA. We hope to be able to begin construction in the near future.

Details to follow...

New! Annual Fee Structure:

The primary objective of the HNTHA is road maintenance. We have successfully maintained our roads to what we consider to be minimum standards (or better) for gravel roads. We are seeking improvements, especially in light of increased gravel cost and increased traffic, due to a greater number of short-term rentals.

In order to finance future road improvements, the Board has approved (with advice of legal counsel) a new annual fee structure that is

effective with the current billing cycle. We have also adjusted the schedule/calendar for invoicing to match the fiscal year, per the HNTHA By-laws. The increased revenue will be used to provide grading and gravel with greater frequency and eventually pave problem areas. We will be developing a detailed budget for future wants and needs, in terms of road maintenance and improvements.

As of September 1, 2022, the following fees will be due:

- A. Per lot, developed or undeveloped, owner-occupied, full-time or part-time: \$300.00/year
- B. Per lot, short-term rental: \$500.00/year

The Board instituted a Capital Contribution fee for all new owners going forward as of June 2022. A one-time fee of \$750.00 is due at time of closing on new purchases, payable to HNTHA.

Your invoice for '22-'23 is a PDF attachment at the bottom of this email and due September 1, 2022. Please note: Previous Fee Waivers for undeveloped lots are suspended indefinitely.

Thank you for your continued interest and support of the Hickory Nut Trail Homeowners Association.

The Executive Board:
Martin Haber, President
Tom Allen, Vice President
Mona Geller, Treasurer
Karen Martin, Secretary