

# President's Report

November, 2024

Our POA-charter remains in place and we will continue with our best efforts to maintain our assigned roadways. Visit our website for information on POA History, our By-Laws, Owner Contributions, past Documents and the FY2025 Road Plan. The road plan developed last year is being implemented using different grades of gravel distribution dependent on road grade and rock strata. Details of this year's plan are posted on the POA Website – <https://www.doubleknobpoa.com/roadplan> - you are encouraged to view the plan and we welcome comments or suggestions.

FY2024 has concluded with a record amount of contribution to the Road Fund. We received contributions from 107 property owners totaling \$40,150 – **19 more contributors and \$9,575 more than FY2023!** During FY2024, routine maintenance on POA-responsible roads included improving surface quality and controlling of water runoff damage on the dirt/gravel sections of Big Ben Rd; keeping culverts and ditches clear of debris and patching the tar-and-chip surface of Gobbler Knob. The Treasurer's Report is available on the POA Website. We had a 46% participation level last year; imagine what we could do by simply doubling our contributions.

This year's contribution fee schedule will continue as was last year: \$650 impact/construction fee, \$450 for rental properties, \$300 for houses, and \$100 for building lots. We feel these amounts are still very reasonable and we want to thank those that gave more than the minimum amounts. An on-line credit card method of contributing has been added to our website. Simply go to the Make-A-Payment page - <https://www.doubleknobpoa.com/make-a-payment> to select the amount to contribute and fill out the form. Or, you can use the traditional method of mailing a check to our PO Box 696 in Blue Ridge, GA 30513.

It is strongly suggested that the various neighborhoods here on Double Knob have or establish an independent POA to maintain the roads in the areas not covered by the main POA. Several neighborhoods have been doing just that. We encourage you to talk to your neighbors and start putting together POAs that work well for your particular areas. The wording of our own POA agreement can be helpful as a working document. Our By-Laws can be found on our website – [www.doubleknobpoa.com/documents](http://www.doubleknobpoa.com/documents)

I wish to thank the Board and road volunteers for their efforts to improving our community and keeping our roads in such great condition. Please check the DoubleKnobInfo page on Facebook for a work weekend request later in the fall after the leaves are down.

Thank you for being a part of our Association and I look forward to continued service on the Double Knob POA Board.

Sincerely,

*Joe Bellacosa*