

## President's Report:

In FY2022, \$29,475 was contributed by Double Knob Property Owners. It should be noted that 51% of **cabin owners** contributed to the Road Maintenance Fund. Routine road maintenance on POA-responsible roads was performed during the year to improve surface quality and the control of water runoff damage. This year, we paid our road maintenance contractor, Marek Bass Construction, \$22,375. Based on Marek's suggestions, the roadbed on the three hills on Big Ben Rd have been improved to a smoother more drivable surface. Weather conditions have a great impact on the gravel road surface and grading efforts in dry weather become increasingly futile. Therefore, we should anticipate needed grading activity with rain. The \$50,000 spent to stabilize Gobbler Knob in 2020 has paid off with additional asphalt patching only costing \$390 this year.

Last year, the Board had a plan to have Gilmer County take over maintaining Big Ben Rd. from the mail boxes to the bottom of Gobbler. Recently, we were told by a County Code Enforcement official that due to budget implications the county will not add any roadways to those which the county maintains. As a result, our POA-charter will still remain in place and we will continue with our best efforts to maintain our assigned roadways. It is strongly suggested that our various neighborhoods here on Double Knob have an independent POA to maintain the roads in their areas. Several neighborhoods have the framing for a formal POA and these should be pursued to make them legal and standardized. 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.

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 look for a work weekend request later in the fall after the leaves are down.

This year's contribution fee schedule will continue as was last: \$650 impact/construction fee, \$450 for rental properties, \$300 for houses, and \$100 for building lots. We feel these amounts are still very reasonable when compared to the increases in property values we have seen in our community over the past year and a half. I especially want to thank those that gave more than the minimum fee amount last year. It resulted in the largest amount of revenue ever collected.

I look forward to continued service on the Double Knob POA.

*Jeff Nichols*