

Laurel Thicket Property Owners and Residents

Laurel Thicket Board of Directors and Committees need your help!!

The LTPOA Board of Directors is reaching out to all property owners to share some serious concerns we have. Not all property owners have a comprehensive understanding of the functions of the Board of Directors. Many property owners may not understand the time, effort and work involved in providing these services to the community. Due to the current lack of community enthusiasm, concern and engagement, **the LTPOA BOD is undergoing research to utilize an HOA Management Company (HOAMC)** to assist in many of these functions.

Outsourcing financial and some management functions **will require an increase in annual POA assessments**. It will decrease the obligations and time commitments of board members but it will increase the POA budget requirements.

Say yes I can help. Send an email to : president@laurelthicketpoa.com

We encourage you to read and digest this information so that you are informed about decisions and planning the board is considering.

- 1.) Responsibilities of the Laurel Thicket Property Owners Association Board of Directors (LTPOA BOD)
 1. President - Monthly meetings to discuss any number topics pertinent to the operations of the community.
 2. CTA Representative - Attends monthly CTA meeting and provides input from Laurel Thicket to CTA and in turn provides items of importance to LT back to members.
 3. Treasurer - Dues assessment including proposed increases and/or special assessments, billing and collections.
 4. Compliance & Grievance Committee - Oversight for compliance with community covenants, restrictions and rules.
 5. Architectural Committee - Oversight for the building process for new homes on unimproved lots as well as any improvements to existing homes.
 6. Landscaping Committee - Manage maintenance and develop improvements for landscaping to include entrances, common areas (pool and tennis court area) and other POA owned property throughout the community.
 7. Roads & Ditches Committee - Planning and implementing road, culvert, and ditch improvements and maintenance. Our roads are private and self-managed. The city and county are NOT involved in maintaining our roads, ditches, culverts and cart paths.

8. Recreation Committee - Management of pool maintenance, upgrades and daily opening and closing during the summer season.

2.) Additional Goals and Aspirations of the LTPOA BOD (lower priority)

1. Welcome new neighbors to the community and familiarize them with opportunities, amenities and responsibilities.
2. Plan gatherings to foster community spirit

3.) Concerns about HOA Board Staffing

1. The LTPOA Bylaws require 8-11 directors on the governing board.
2. Board members are limited to 2 consecutive 2-year terms. Because of this and other reasons **we will have only 3 returning board members** for the 2024-2025 BOD Session.
3. Without a minimum of 5 additional members of the community to run for a Directorship position on the Board of Directors, **the POA Board will NOT be able to conduct business!**
4. Additionally, the board **CANNOT** perform all the duties listed above with only 8 to 11 property owners participating in the operations of the community.

4.) HOA Management Companies can help with many tasks.

1. Billing, Collections, Bookkeeping, Financial Reports, etc...
2. Compliance Notices
3. Architectural Notices
4. Processing Payments to Vendors
5. Assisting with virtual meetings
6. Advising the Board on other matters.

5.) LTPOA BOD would maintain control over the following functions:

1. President – Run board meetings, prioritize matters requiring attention and oversee the BOD in general
2. Treasurer - Maintain a current list of property owners and the status of payment of their assessments, communicate with the (HOAMC) regarding billing, collections, and financial reports.
3. Compliance & Grievance Committee – notify the HOAMC of violations to enable them to begin the enforcement process with reminders, up to and including fines and recommending attorney involvement as required.
4. Architecture Committee - notify the HOAMC of new construction and renovation requests for them to communicate with the property owner and/or builder as needed to insure compliance with LTPOA Architectural Guidelines.
5. Landscaping Committee – Continue with current oversight functions and consult with the management company if/as required.
6. Roads & Ditches Committee - Continue with current oversight functions and consult with management company if/as required.

7. Recreation Committee - Continue with current oversight functions and consult with management company if/as required.

Informational meeting Carolina Trace Clubhouse Sept 10 at 6:30PM

Summary, Q & A and Requests from your LTPOA BOD

So, why should property owners be concerned?

Mostly, the ability of the BOD to properly function will affect:

- 1. Dues will need to increase**
- 2. Potential special assessments**
- 3. Potential drop in home values**
- 4. Potential interruption or discontinuance of some services, including pool and recreation operations**

How property owners can help.

1. **Volunteer** to run for a director position on the board
2. **Volunteer** to run for an officer position on the board
3. **Volunteer** to serve on a committee
4. **Attend Board Meetings** to better understand the challenges of operating a planned community such as LTPOA.

How much will an HOA Management Company Cost?

Preliminary estimates range from **\$14,000.00 to \$24,000.00**. However, details and specific scopes of services are not determined.

This amounts to approximately **\$55.00 to \$95.00 per year, per lot.**

Dues Payments

In addition to this information, we wanted to share with you a summary of how your current dues payment is utilized.

1. Approximately 50% is sent to Carolina Trace Association (CTA) for their functions within Carolina Trace at large. This includes management of Traceway Roads, ditches, culverts and bridges. CTA is responsible for security (gate access, guard house, etc... They also work with Carolina Trace Country Club on lake and dam maintenance.
2. LTPOA Budget items include:
 - a. Landscaping

- b. Pool Maintenance, repairs and operations
- c. Road repaving, maintenance, culvert and ditch maintenance (3.4 miles of roadways) and tree removal and cleanup of the 12.4 acres of property owned by the LTPOA.
- d. Long term savings and planning for major projects like road paving, tennis court improvements, pool furniture, cabana and shed maintenance and improvements.
- e. Incidental costs such as accounting services, legal and administrative costs, etc...

Solutions?

- 1.) **We need a President of the Association.** If you have leadership skills, we have people with experience to help you get initiated into the process so that you can succeed.
- 2.) **We need a Treasurer.** We are limiting the responsibilities, of the Treasurer as this is historically a very time consuming, challenging and thankless position. But that can and will improve with outside financial management help.
- 3.) **We need MANY more property owners involved** in the functions of the board and its committees. Vice President and Secretary positions need to be filled as well as many of the committee chair positions.
- 4.) **We need a minimum of 15 people to volunteer** and COMMIT to handling some functions independently as an officer, chairperson or on a team (committee) to ACCOMPLISH things and spread the work that needs to be done. .
- 5.) **We WILL need an outside management company** at LEAST to handle billing and dues collections, architecture approvals and tracking.

This is your CALL TO ACTION!!

!! Please plan to attend the **Annual Meeting on October 8, 2024 at 6:30 PM at the Carolina Trace Clubhouse** to elect new board members and review the matters discussed in this letter along with other year end information the board will present to all property owners!

❖ However, we need you to VOLUNTEER BEFORE the meeting.

* Please direct any inquiries to:
President@laurelthicketpoa.com

*** Or say yes I can help!!**