

PRESIDENT'S MESSAGE - DECEMBER 2020

The Tobacco Branch Village Property Owners Association Board of Directors voted to increase the Annual Assessments 10% (\$3,442.00) for 2021. All Members should have received an invoice that is due on January 1, 2021 and is considered late on February 1, 2021 at which time interest will accrue.

For those Members who have been to the Valley recently, you have seen notable improvements, repairs and upgrades. I will comment on these below. A brand-new website is up and running where assessments can be paid. We decided to have secured logins to protect our financial records and Board Meeting Minutes. Members will create a login which will be verified for access. The website will be used to communicate with all of you on a regular basis, including pictures.

For those Members who have not seen the work, what a difference. The Barn project is proceeding nicely. New drainage pipes have been installed so it will not be so wet in the areas around the barn. The structure has been stabilized by adding plywood to the studs. Exterior repairs were completed with rotten wood replaced and adding wood that had rotted away. The barn was pressure washed and painted. Doug Johnson has volunteered to replace the sign. Thank you, Doug. And finally, a new roof will be installed, and rotten trusses replaced. Gutters and downspouts will be added and connected to the drainage system. Costs will come in at \$18,000. I believe our Members will be proud of the Tobacco Branch Village historic barn that has been restored and will be here for generations to come.

The dock at the lake has had bad wood replaced, pressure washed and stained. Benches have been painted. What an improvement. The bulletin board has been repaired and painted. You can now see the documents inside.

The Board is now focusing on roadway maintenance. The ditch on Birch Trail is being repaired from a serious washout. Culverts under the roads are being cleaned and we are working on a comprehensive roadway plan for 2021.

The Board received exceptionally good news on December 2nd regarding our foreclosure of the property on Tobacco Branch Road when the Judge denied the homeowner's appeal. We now can proceed to sell the property, and are currently awaiting an order from the judge for the auction date. The downside is we have spent over \$13,000 to get here. Fines against the property are over \$50,000. It is unknown if there will be a bidder at the sale. This must be advertised which the attorneys are doing. We will keep the Membership updated.

Even though we were not able to have a 2020 Annual Meeting, the Board has met once in person and six (6) times via conference call. I think this is a record for Board meetings in a 5-month timeframe. Newsletters will be sent on a regular basis next year. Thank you, Board Members, for all you do. And I am hopeful to have the July 2021 Annual Meeting at the TBVPOA pavilion.

I hope everyone is safe during this unusual year of the novel coronavirus (COVID-19) pandemic.

Merry Christmas and Happy New Year

Michael Richards President
For the Board of Directors