

TBV Quarterly

THE NEWSLETTER OF TOBACCO BRANCH VILLAGE



Photo credit: Twyla Cheatwood

2023

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**TOBACCO BRANCH VILLAGE
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TWYLA.HERRINGTON@GMAIL.COM**

A Note from the Board of Directors

by Michael Richards - TBVPOA, President

Welcome to 2023 for the Members of Tobacco Branch Village. The TBVPOA Board met on March 14th for our quarterly meeting. Several proposals/motions were made for roads, repairs and upgrades. Marge and Mary are working on the new directories to be sold at the Annual Meeting on July 1, 2023. Please let me know if there are additional topics or issues for the agenda. Our next Board Meeting is set for May 15th via Conference Call.com. If you wish to attend by phone, we can furnish the call in number. Planning for July 1st is set for the May 15th call.

As stated in the Fall Newsletter, the Board retained the services of Toby Allman the owner and Accountant with Smokey Mountain Tax & Accounting Services. The transition did not go as smoothly as planned. Several Members were not provided invoices for the annual assessments. As a result dues were not paid timely and the Accounts Receivables were higher than prior years. Marge has made many calls to the Members to remind them that dues were supposed to be paid in January. As you may be aware the Board has approved an increase in the annual assessments to \$500.00 for a home and \$230.00 for a lot. If you have not paid, please do so now. We are slowly recovering from the financial hit we took with the 579 property. Please refer to the website for the monthly checking account bank statement and quarterly savings account statement.

We wish everyone safe travels to and from our beautiful community.
Michael Richards

TBV Spring Income and Expense Report-First Quarter

TOBACCO BRANCH VILLAGE PROPERTY OWNERS ASSOCIATION Income and Expense Report January 1, 2023 through January 31, 2023

Item	January Actual	January Budget	January Variance	YTD For 1 Month Actual	YTD For 1 Month Budget	YTD For 1 Month Variance	2023 Budget	Remaining Funds 2023
Administration								
Postage & P.O. Box Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$ 500.00
Credit Card & Bank Fees	\$150.47	\$75.00	(\$75.47)	\$110.47	\$8.33	\$789.53	\$900.00	\$ 825.00
Website	\$0.00	\$66.67	\$66.67	\$0.00	\$66.67	\$800.00	\$800.00	\$ 733.33
Office Supplies	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00	\$ 100.00
County Tax	\$0.00	\$108.33	\$108.33	\$0.00	\$108.33	\$108.33	\$1,300.00	\$ 1,300.00
Legal - Prof Fees - Liens	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00	\$ 1,000.00
Liab & Prop Insurance	\$0.00	\$108.33	\$108.33	\$0.00	\$108.33	\$108.33	\$1,300.00	\$ 1,300.00
Total	\$150.47	\$491.67	\$341.20	\$110.47	\$425.00	\$314.53	\$5,900.00	\$ 5,789.53
Common Area								
Labor	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00	\$ 5,000.00
Materials	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00	\$ 3,500.00
Garden Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$ 500.00
Total	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$9,000.00	\$ 9,000.00
Roads								
Labor	\$1,800.00	\$750.00	(\$1,050.00)	\$1,800.00	\$750.00	(\$1,050.00)	\$9,000.00	\$ 7,200.00
Materials	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00	\$ 6,000.00
Equipment Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00	\$ 500.00
Total	\$1,800.00	\$1,291.67	(\$508.33)	\$1,800.00	\$1,291.67	(\$508.33)	\$15,500.00	\$ 13,700.00
Equipment Maintenance								
Lawn Tractor Maintenance	\$0.00	\$12.50	\$12.50	\$0.00	\$12.50	\$12.50	\$150.00	\$ 150.00
Tractor Maintenance	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00	\$ 100.00
Fuel	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00	\$ 100.00
Total	\$0.00	\$29.17	\$29.17	\$0.00	\$29.17	\$29.17	\$350.00	\$ 350.00
Lakes & Ponds								
Labor	\$0.00	\$108.33	\$108.33	\$0.00	\$108.33	\$108.33	\$1,300.00	\$ 1,300.00
Materials	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00	\$ 400.00
Total	\$0.00	\$141.67	\$141.67	\$0.00	\$141.67	\$141.67	\$1,700.00	\$ 1,700.00
Utilities (Gas & Electric)								
Duke Energy	\$66.44	\$66.67	\$0.23	\$66.44	\$66.67	\$0.23	\$800.00	\$ 733.56
Total	\$66.44	\$66.67	\$0.23	\$66.44	\$66.67	\$0.23	\$800.00	\$ 733.56
Special Events /misc								
Annual Meeting/Celebration	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00	\$ 1,500.00
Misc/Gifts	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00	\$ 200.00
Total	\$0.00	\$141.67	\$141.67	\$0.00	\$141.67	\$141.67	\$1,700.00	\$ 1,700.00
Reserve/Capital Fund								
Working Capital Fund	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00	\$ 3,000.00
Reserve Fund (Savings)	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00	\$ 5,000.00
Total	\$0.00	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$8,000.00	\$ 8,000.00
Total Expenses	\$2,016.91	\$3,312.50	\$1,295.59	\$1,976.91	\$3,312.50	\$1,335.59	\$42,950.00	\$ 40,973.09
Income								
Annual Dues ***	\$8,690.00	\$3,537.50	\$5,152.50	\$8,790.00	\$3,537.50	\$5,252.50	\$42,450.00	
Other Income	\$0.00	\$125.00	(\$125.00)	\$0.00	\$125.00	(\$125.00)	\$1,500.00	
Total	\$8,690.00	\$3,662.50	\$5,027.50	\$8,790.00	\$3,662.50	\$5,127.50	\$43,950.00	
Savings Balance as of 01/31/2023	\$17,327.93							
Checking Balance as of 01/31/2023	\$19,698.54							

*** \$14,190.00 of 2023 Dues Collected in December 2022 ***

TOBACCO BRANCH VILLAGE PROPERTY OWNERS ASSOCIATION Income and Expense Report February 1, 2023 through February 28, 2023

Item	February Actual	February Budget	February Variance	YTD For 2 Months Actual	YTD For 2 Months Budget	YTD For 2 Months Variance	2023 Budget	Remaining Funds 2023
Administration								
Postage & P.O. Box Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$83.33	\$83.33	\$500.00	\$ 500.00
Credit Card & Bank Fees	\$88.32	\$75.00	(\$13.32)	\$238.79	\$150.00	(\$88.79)	\$900.00	\$ 825.00
Website	\$0.00	\$66.67	\$66.67	\$0.00	\$133.33	\$133.33	\$800.00	\$ 733.33
Office Supplies	\$0.00	\$8.33	\$8.33	\$0.00	\$16.67	\$16.67	\$100.00	\$ 100.00
County Tax	\$0.00	\$108.33	\$108.33	\$0.00	\$216.67	\$216.67	\$1,300.00	\$ 1,300.00
Legal - Prof Fees - Liens	\$350.00	\$83.33	(\$266.67)	\$350.00	\$166.67	(\$183.33)	\$1,000.00	\$ 650.00
Liab & Prop Insurance	\$0.00	\$108.33	\$108.33	\$0.00	\$216.67	\$216.67	\$1,300.00	\$ 1,300.00
Total	\$438.32	\$491.67	\$53.35	\$588.79	\$983.33	\$394.54	\$5,900.00	\$ 5,311.21
Common Area								
Labor	\$0.00	\$416.67	\$416.67	\$0.00	\$833.33	\$833.33	\$5,000.00	\$ 5,000.00
Materials	\$0.00	\$291.67	\$291.67	\$0.00	\$583.33	\$583.33	\$3,500.00	\$ 3,500.00
Garden Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$83.33	\$83.33	\$500.00	\$ 500.00
Total	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$9,000.00	\$ 9,000.00
Roads								
Labor	\$500.00	\$750.00	\$250.00	\$2,300.00	\$1,500.00	(\$800.00)	\$9,000.00	\$ 6,700.00
Materials	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00	\$ 6,000.00
Equipment Rental	\$0.00	\$41.67	\$41.67	\$0.00	\$83.33	\$83.33	\$500.00	\$ 500.00
Total	\$500.00	\$1,291.67	\$791.67	\$2,300.00	\$2,583.33	\$283.33	\$15,500.00	\$ 13,200.00
Equipment Maintenance								
Lawn Tractor Maintenance	\$0.00	\$12.50	\$12.50	\$0.00	\$25.00	\$25.00	\$150.00	\$ 150.00
Tractor Maintenance	\$0.00	\$8.33	\$8.33	\$0.00	\$16.67	\$16.67	\$100.00	\$ 100.00
Fuel	\$0.00	\$8.33	\$8.33	\$0.00	\$16.67	\$16.67	\$100.00	\$ 100.00
Total	\$0.00	\$29.17	\$29.17	\$0.00	\$58.33	\$58.33	\$350.00	\$ 350.00
Lakes & Ponds								
Labor	\$0.00	\$108.33	\$108.33	\$0.00	\$216.67	\$216.67	\$1,300.00	\$ 1,300.00
Materials	\$0.00	\$33.33	\$33.33	\$0.00	\$66.67	\$66.67	\$400.00	\$ 400.00
Total	\$0.00	\$141.67	\$141.67	\$0.00	\$283.33	\$283.33	\$1,700.00	\$ 1,700.00
Utilities (Gas & Electric)								
Duke Energy	\$66.45	\$66.67	\$0.22	\$132.89	\$133.33	\$0.44	\$800.00	\$ 667.11
Total	\$66.45	\$66.67	\$0.22	\$132.89	\$133.33	\$0.44	\$800.00	\$ 667.11
Special Events /misc								
Annual Meeting/Celebration	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00	\$ 1,500.00
Misc/Gifts	\$0.00	\$16.67	\$16.67	\$0.00	\$33.33	\$33.33	\$200.00	\$ 200.00
Total	\$0.00	\$141.67	\$141.67	\$0.00	\$283.33	\$283.33	\$1,700.00	\$ 1,700.00
Reserve/Capital Fund								
Working Capital Fund	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00	\$ 3,000.00
Reserve Fund (Savings)	\$0.00	\$416.67	\$416.67	\$0.00	\$833.33	\$833.33	\$5,000.00	\$ 5,000.00
Total	\$0.00	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$8,000.00	\$ 8,000.00
Total Expenses	\$1,004.77	\$3,312.50	\$2,307.73	\$3,021.68	\$6,625.00	\$3,603.32	\$42,950.00	\$ 39,928.32
Income								
Annual Dues ***	\$4,027.40	\$3,537.50	\$489.90	\$10,817.40	\$7,075.00	\$3,742.40	\$42,450.00	
Other Income	\$0.00	\$125.00	(\$125.00)	\$0.00	\$250.00	(\$250.00)	\$1,500.00	
Total	\$4,027.40	\$3,662.50	\$364.90	\$10,817.40	\$7,325.00	\$3,492.40	\$43,950.00	
Savings Balance as of 02/28/2023	\$17,330.73							
Checking Balance as of 02/28/2023	\$23,952.92							

*** \$10,983.00 of 2023 Dues Collected in December 2022 ***

Spring 2023 Water Updates

Tobacco Branch Village Water Company

Jeff as resigned as President of the Water Board. Jeff's last day will be at the July meeting. In July, there will be 2 open positions for people to join. A note from Jeff: "I certainly encourage all of our members to consider serving on the water board. The company is dependent on your participation. Thank you all for your support."



Winter Views in the Smokies
Photo credit: Twyla Cheatwood

Annual HOA Meeting and Fourth of July Celebration

Annual meeting will be July 1st, 2022

- Meeting starts at 9AM followed immediately by Water Board Meeting
- Dinner begins at 5PM
- Games and Fireworks to follow!
- New directories will be available for purchase at the Meeting. Please provide any updates to Marg!
- Contact Marge with questions!

Reminder card to follow by mail.

Email: marge543@aol.com

Phone: 828-506-1398

RoadWork Updates

KaeLi Schurr, Roads Coordinator

Community News and Updates

Welcome Neighbors!

- Welcome to Shay and Brandy Mayo from Texas @ 97 S. Rhododendron Road.
- Welcome to Christi and Chance Blume from Florida @ 292 North Rhododendron Road.

Neighborhood Services

- TBV Pavilion Reservations can be made by calling Marg @ 828-506-1398
- Trash service: Farley Trash Services
 - Contact Samuel Farley for information and to schedule service.
 - 1-828-735-9449
- TBV is on the delivery route for Darnell Farms! Check them out online to order: <https://darnellfarms.square.site/>
- Several Local Charcuterie Services in the area with delivery to TBV
 - Hoot and Wren:
IG @hootandwrenboards
 - Bryson Boards & Baskets:
IG @bryson.boards.baskets
- Masseuse (Local; travels to location):
Katlyn Baggarley Eddings-message on FB
- Local Tree Service: Steven Pressley (828 788 9558)
- Cake Your Day: Local cakes and baked goods delivered to TBV and surrounding areas: Click [here](#) for FB page to order!

Fire Safety

- US Forest Service Fire Restrictions Website. Click [HERE](#)!
- Homeowners with Guests: BE AWARE of the conditions and in communication with your guests to prevent an issue from occurring!



Spring Views in the Valley
Photo Credit: Larysa Bumgarner

Local Area Shenanigans

- Stecoah Valley Events
 - Community Jams
 - Every 3rd Tuesday; 5:30 pm to 7:30 pm
 - Email amber@stecoahvalleycenter.com for a list of our 10 core songs for the first half hour.
 - Sit n' Stitch group
 - Meets weekly on Fridays at Stecoah Valley Center starting at 10 am. All crafts and skill levels welcome. Please call 828-479-3364 for information.
 - Schoolhouse Sit & Knit
 - Every 2nd Tuesday; 5:30 pm to 7:30 pm
 - The Event is FREE to the public – RSVP is recommended. Call 828-479-3364 or amber@stecoahvalleycenter.com.
- Darnell Farms Events click [here!](#)
 - Sweetheart Market – 2/11/23
 - St. Patty's Day Spring Kickoff – 3/18/23
- Bryson City Wine Market
 - Wine Flight Tastings on Fridays!
- Bryson City Outdoors Run Club
 - Tuesday and Sunday runs!
- Nantahala School for the Arts
 - Link to Spring Class Registration is [here](#)
 - Call or email for more information: Jeff Marley, 828-366-2005 or j_marley@southwesterncc.edu
- Harrah's Casino- Cherokee
 - Upcoming Concerts [here!](#)
 - Styx, Jamey Johnson, REO Speedwagon
- Swain County Center Events
 - Thursdays line dancing, Deep Creek walks, and much more!
 - Check out the calendar [here!](#)
- Bryson city events listed [here!](#)
- Minis on the Dragon, May 3-7th
- Guided Hikes @ Fontana Village Resort; April 16-April 20th. Info [HERE!](#)

Stecoah Valley Center 2023 Full Concert Schedule

April 15 – Grass of '23

June 11 – Tim Shelton Syndicate

An Appalachian Evening Series

June 24 – Kruger Brothers

July 1 – Buncombe Turnpike

July 8 – Andy Leftwich

July 15 – The Amanda Cook Band

July 22 – Jeff Little Trio

July 29 – NuBlu

Aug 5 – Terry Baucom's Dukes of Drive

Aug 12 – Resonant Rogues

Aug 19 – Seth Mulder & Midnight Run

Aug 26 – Bluegrass All Stars

Nov 25 – Appalachian Road Show

Dec 16 – Appalachian Smoke

