

Legra's River Country Property Owners' Association

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Dear Owner

We received \$30,425.00 in assessments for 2025 which fell short of our \$44,926.00 budget. That's a collection rate of 2/3 and means that too many owners failed to pay their assessments in 2025 for the Board to meet our community's needs. We have made progress and hope that will encourage each owner to pay their assessments promptly. Pictures of some of the roads are posted on our website as "Post Helene Report". Owners have contacted Board members to support filing liens against non-paying owners to enforce collecting the assessments. Although we have been reluctant to take such actions, the Board plans to begin enforcement processes in 2026. Delinquent owners will be given notice of any actions against them or their properties.

The Board of Directors has adopted a budget for 2026. Some of the damage to our roads was caused by Hurricane Helene, and many repairs and maintenance needs remain to be satisfied. These needs are reflected in the 2026 budget and annual assessments.

A running list of receipts and expenses is posted on our website. A summary is below.

Budgeted		Actual (Year to date through October)	
Insurance (liability, Directors & Officers)	\$4,406.00	YTD	\$4,692.00
Roads and General Maintenance	\$35,000.00	YTD	\$29,517.38
Postage, office exp	\$750.00	YTD	\$459.03
Electricity	\$420.00	YTD	\$1,355.92

We lack the funds to repair main roads into the community. Estimated costs for patching Happy Ridge and Happy River are approximately \$62,000.00. These costs and other costs for maintaining roads, tree removal on River Aspen and other roads support increasing the budget line item for road repair and maintenance. Todd Duncan prepared a budget justification document that focused on our roads. It is posted on the POA website, and we encourage you to review it. The Board has considered using special assessments to raise the necessary funds. In lieu of a special assessment now, the proposed budget includes a reserve fund of \$19,000. The reserve will begin the Association's effort to build funds for future road repairs and provide funds for legal services needed to collect unpaid assessments. An adjacent community created a reserve through a special assessment and that is an option the Board will consider further.

River Country 2026 Budget		
Revenues		
Improved Lots @ \$560.00	\$26,880.00	
Unimproved Lots @ \$350.00	\$84,000.00	
Total Revenues		\$110,880.00
Expenses		
Insurance, Liability	\$1,833.00	
Insurance, Directors & Officers	\$2,573.00	
Office Supplies	\$250.00	
Postage	\$500.00	
Electricity (Street Lights)	\$1,060.00	
General Maintenance	\$15,000.00	
Road Maintenance Happy Ridge, Happy River repair quote \$61,840.00	\$70,000.00	
Banking Expenses	\$50.00	
Website, Google	\$250.00	
Expenses		\$83,556.00
Reserve		\$19,000.00
Total Expenses and Reserve		\$110,516.00

Budget Considerations:

It is important to note that the current budget projections assume that all improved and unimproved lot owners will pay their 2026 POA dues in full. As a result, the Board recognizes that budget adjustments will be necessary once the association receives the 2026 POA dues. These adjustments will ensure that our financial planning accurately reflects the income we receive and supports the association's operational needs.

The Board previously identified Happy Ridge and Happy River as the highest-priority roads for repair due to greater needs for ingress and egress by owners, delivery services, and emergency services.

US Mail is costly, and we believe electronic communications will be a welcome improvement. We would like to take advantage of email, texting, electronic meetings or similar methods to improve communications and ask that you provide your email address for future communications. We have many challenges to overcome. If you would like to discuss any aspect of the assessment or any other issues, please contact the Board to arrange a mutually convenient time.