



Village on the New Owners' Association, Inc.
Post Office Box 1176, West Jefferson, NC 28694

April 17, 2024

Announcement of Annual Meeting

Dear Village on the New Property Owner,

The 2024 Annual Meeting of the Village on the New Owners' Association will be held on Saturday, **May 18, 2024, at 10:00 am at the Mt Jefferson Shelter at Ashe Park, 527 Ashe Park Rd, Jefferson, NC 28640**. A social event (cookout) is planned after the meeting at the same location.

We strongly encourage you to attend the meeting. However, if you are unable to attend, you may complete the enclosed proxy form to designate someone else to vote on your behalf. To be effective, we need to receive the proxy form NO LATER THAN May 17, 2024.

An agenda for the meeting appears on the back of this notice. Supplemental materials for this meeting—including the annual financial report and proposed budget—will be available for download from the Village on the New website in the coming days.

Notably, in the proposed budget, the Board is proposing to raise annual dues and road impact fees. The Board is proposing a \$51 increase in annual dues to \$570 to cover the many rising operational expenses the POA is facing. Also, the Board is proposing to raise the road impact fees to \$2,000 and \$700 for new construction and covered improvements, respectively, to pay for needed near-term road repairs and build our reserves for future major repaving projects.

We will send out an update via email as the meeting date approaches. If your email address or other contact information has changed, please send the updated information to Secretaryvillageonthenew@gmail.com as soon as you can.

If you have a question or input on the annual meeting, please contact me at Presidentvillageonthenew@gmail.com or the Secretary at Secretaryvillageonthenew@gmail.com.

We look forward to seeing you on May 18, 2024.

Sincerely,

Becky Lowe

President

Enclosure