

Dear Property Owner

The Annual General Membership meeting will be held **June 17th, 2017** at the **Shell Knob/Viola Community Building at 10:00 A.M.** It is located at **22260 Oak Ridge Dr. just off Hwy 39 about one mile south of the bridge.** We will **not** be serving food. Please come to meet your neighbors, get association reports, ask questions or voice concerns.

Enclosed you will find your 2017 invoice for Association maintenance and membership fees. The fee remains at 42 cents per linear foot for road frontage. For new home or land owners **Stone County does not maintain our roads except for Heatherwood** which is a county road. **Our only way of maintaining the roads is with this fee.** It is our responsibility to keep our property values up by paying this small fee and joining the homeowners association. A self-addressed envelope is enclosed for your convenience. **PLEASE, when remitting fees return a copy of your invoice to insure correct payment goes to your account.** When relatives or caretakers pay accounts it is difficult to credit the correct account with a name other than the actual property owner. **For any questions on your invoice or questions in general call 417-858-9154 or e-mail [tme2@mo-net.com](mailto:tme2@mo-net.com).**

At last year's General Meeting we voted on the change in the by-laws. The vote was 84 "yes" to 28 "No". The change has been recorded in Stone County.

We had another successful clean-up in October of 2016. We had 45 property owners contributing to the 7  $\frac{3}{4}$  tons of trash removed at the cost of \$1,488. We need to thank the following for their help: Virgil Hermann, Jeff Dickson, Dean Gautney, John Boyd, Larry Bowler, Drew Colwell, Dennis Cooper, Ray Hall, Ken Hedgpeth, Greg Morris and Mike Hall. Also, thanks to Virgil Potter for bringing soda and to the ladies who brought soup and sandwiches for lunches.

In 2017 we spent \$24,000 on our streets doing asphalt repair, chip & seal and gravel. **It is very important that all owners clean the ditches in front of their homes or land to keep them free of debris.** If you burn leaves, etc. please be sure it is burned completely. **Also culverts must be installed at each driveway to keep the continuation of the ditch and not have a blockage. The association retains the right to create ditches in order to maintain the roads.** We installed 13 new street signs and had the road sides trimmed to widen the roads where bushes and trees had over taken them. This was a major improvement as many streets had become very narrow.

This newsletter has become our major form of communication as the General Meeting attendance has dwindled. So this is our means of giving information to the new property owners or ones who never received information. Here are a few facts about Turkey Mountain #2 you might not know.

Turkey Mountain# 2 consists of 7 Divisions. We have 15 miles of roads. There are 78 lots in Division 1, 380 lots in Division 2, 502 lots in Division 3, 374 lots in Division 4, 123 lots in Division 5, 142 lots in Division 6 and 63 lots in Division 7. Most of the lots are 75'

front road footage. Division 6 is 90' frontage. Division 1 is mostly 200' frontage. So for the majority of property owners the .42 cents per linear foot is \$31.50 per lot. The \$15.00 membership fee is appropriated for the clean-up and our other expenses.

We pay for 21 streetlights and purchase and maintain street signs, stop signs and yield signs. We pay property taxes on the 51 lots owned by the Association (which are for sale). We have tractor insurance and repair, the clean-up costs, invoicing and mailing expense, etc. Our yearly expenses without **any dollars** spent on road repair averages \$10,000. Our yearly income fluctuates but averages around \$34,000-\$38,000 yearly. This being said- it's simple math. This year in Division 1 only 38% of property owners paid their fees, Division 2 was 47 %, Division 3 was 72%, Division 4 was 58%, Division 5 was 60%, Division 6 was 64% and Division 7 was 39%. If **every** property owner would pay our small road maintenance fee our ability to asphalt roads and fix the major drainage problems would be resolved much quicker and we would have nice streets.

We need a person to volunteer to join the board and become the Treasurer. I will work with them for billing in 2018 but would like to have them involved thru the year in 2017 to see when and how things get done. Please call me at 858-9154 if you are interested. If we do not get a volunteer we will have to look into paying an accounting firm which would further reduce our dollars available to spend on road repair. Please step forward and help Turkey 2 to continue to grow and for our property values to increase.

BOARD OF DIRECTORS TME2 PROPERTY OWNERS INC.