

Dear Property Owner

What's that old saying "It's a fact, Jack!!!" Not our normal way to start this letter but again it's our only way of getting facts to you.

Before we begin we again need to say "Thank You" to all who have helped in improving our neighborhood. This includes all who mowed past their own property lines, those that picked up trash that someone else threw in the streets and especially to the following who helped again for 2 days at the clean-up. They are Larry Bowler, Jim Edwards, Greg Morris, Chris McKillip, Dennis Cooper, Mike Hall, Alan Ardnt and Troy who took all the metal scrap.

We repeat this every year. This letter is the only means of broad communication between the board and property owners. So please KEEP THIS LETTER, or put important dates in YOUR PHONE or write on your calendar. Our annual meeting which is required by our by-laws was supposed to serve this purpose. Monthly treasurer's reports are available, board members able to answer questions and you might meet a new neighbor. But attendance has dwindled to almost zero.

For that reason WE ARE COMBINING THE ANNUAL MEETING WITH THE ANNUAL CLEAN-UP. THE CLEAN-UP IS OCT. 19TH & 20TH. THE ANNUAL MEETING WILL BE HELD AT 11:00 ON SAT THE 19TH. IT WILL BE AT THE TURN AROUND AT THE END OF ECHO STREET. MARK YOUR CALENDERS!!!! BRING A LAWNCHAIR AND COME JOIN US.

Talking about the clean-up. This year we had fewer people but still had 38 property owners bring their unwanted items at a total cost of \$1500.00 to the association. This is a valuable service to property owners and has continued to eliminate trash dumped in our less populated areas of TME2.

This has not been a good year for the association. We lost a board member, our mowing equipment was broken beyond repair and had to be trashed. Many phone calls and time spent waiting for people to show up for bids but we were met with no response. Many street signs were broken or destroyed. So a major goal this year beyond street repair will be signs and finding a mowing part to fit our tractor or someone else to mow. We were able to gravel two roads and chip and seal Tanglewood with some money left over for expenses this year. (over)

Another fact that has become a major issue is that most property owners that have homes in TME2 are part timers. The pool for volunteers has dwindled. Some of our board members still have full time jobs. So it's the same people doing all the work while listening to some people complain on what's not being done. VOLUNTEER- Join the board. Help solve our problem-Don't be one.

Invoices have gone out with a due date of 3-29-19. Please try to pay before or by that date. We cannot budget street repairs or mower purchases or anything until we know what our income will be. Our income was down this year and we discovered after speaking with a few long time paying owners that they did not receive an invoice last year. We found our copy so we cannot give a reason. **Many intend to pay last year's fees with this years. Any and all payments are**

appreciated. We have people call concerning selling their property. WE ARE NOT REALTORS. We have sympathy for those that will not use their lots. If you would like to sell you may put that information on your copy of the invoice you return with your payment and we will add to the list we keep of lots for sale for those that ask.

Another major fact that is complicated but we will include a short bit here. Stone County has a tax sale yearly for unpaid taxes. ANYONE can purchase these lots. Patrick Parrish with LakeShore Properties has been buying lots for many years. He has formed his own home owners association with the same name as ours but different by one word. Our association was formed in the 1970's as a way to maintain our roads as **STONE COUNTY DOES NOT.** Our address is P.O. Box 286 Shell Knob and has been for over 25 years. Our bills are 42 cents per linear front footage for a normal 75 foot lot or \$31.50. Our letter of information goes out with each invoice. WE DO NOT PUT LEINS ON ANY UNPAID FEES. So buyer beware!!!!.

We have tried to address any questions that we have been asked. For questions on 2019 **invoices** only please call 417-229-9368. For **all other questions** please call 417-840-2287.

Sincerely,

Your Board Members