

Dear Property Owner,

The word for this year is **Change**". But before we get to that we have to do as we always do and say "thanks" to all who helped make it another good year for Turkey 2. "Thanks" to the clean-up helpers- Mike Hall, Greg Morris, Larry Bowler, Dennis Cooper, Chris McKellip, Stan Wyant, Jeff Dickens, Tom Barraco, Jerry Hedgpeth and Janis Morris and Barb Dickens who made soup and goodies for the guys lunch. Thanks to Stan Wyant and Rod Roberts who did welding on our street signs, Laurie Harder who painted them. Cindy Hedgpeth and Pam Cramer who put lettering on signs. Thanks to home owners who mowed past their own property along roadsides and to those who chose to include additional money with their dues "just to help in some way." All the things they did improved our neighborhood at no cost to you.

For new property owners we will repeat what we say every year. Stone County does not maintain our 14 miles of roads except for Heatherwood. Our small road fee is **ALL** we have. Sorry, if I miss anyone but "Welcome" to our new neighbors the Hermans, McGraths, Cranes, Gardners and the Alumbaugh.

The clean-up and the annual meeting were combined this year. **Change**- we had 20 owners come to meeting which was huge increase compared to last few years. The clean-up itself was successful again. We had 35 families bring unwanted items. Cost this year was \$1,674. So.. WE WILL AGAIN COMBINE THE CLEAN-UP AND THE ANNUAL MEETING. IT WILL BE OCTOBER 17<sup>TH</sup> AND 18<sup>TH</sup>. THE MEETING WILL BE AT 11:00 ON THE 17<sup>TH</sup>. THIS IS HELD AT THE TURNAROUND AT THE EAST END OF ECHO STREET. **THIS WILL BE YOUR ONLY NOTICE. MARK YOUR CALENDARS, PUT INFO IN YOUR PHONE, TAPE LETTER TO YOUR CABINET. WE WILL NOT BE WALKING THE NEIGHBORHOOD AND HANDING OUT FLYERS.**

**Change**- We have two new board members. Rod Roberts and Laurie Harder. **Change**-we are purchasing new mower for tractor so roads will go back to being mowed on a timely basis. **Change**- we are putting up 18 new sturdier street signs to replace stolen, broken or old style signs. This is at a cost of \$2,161. We also spent \$33,714 on roads and road repair this year. From 2016 to end of 2019 we have spent \$102,298 on roads,

**CHANGE**- We have increased the price per foot on road frontage from .42 to .50 cents. This is the first price change in over 20 years. All our costs have increased- road repair, (we pay more but get less done) tractor insurance, even the cost of street lighting. Our income has dwindled every year so this was our only way to keep making improvements to maintain our property values. Can you imagine how much would get done if every property owner paid their part?

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**CHANGE**- this is a change we would like to see. We have 3 different garbage company trucks that come into Turkey Two. They are one of the major causes of our road destruction. We would like to offer our "preferred" garbage company. Mo-Ark. They are a local company but most important is they use smaller and lighter equipment which is better for our roads. Also- for all the part timers who go home Sunday and put their trash out MoArk comes Monday mornings. Their number is 417-319-6282.

On the bottom of the 1<sup>st</sup> page are the names of your current board members. If anyone has a question on your invoice or anything concerning Turkey 2 please call 417-229-9368. **PLEASE LEAVE MESSAGE.** I do not answer numbers I do not know. But if I am near the phone I will call back immediately. Or you

can call 417-840-2287 and also leave a message. Please ask a board member if you have questions concerning anything to do with TME2. We will have accurate and timely info.

To address a question brought to our attention. We- TURKEY MOUNTAIN #2 PROPERTY OWNERS ASSOCIATION INC. send invoices the first of January to property owners with Division and Lot numbers, footage of lot and price per foot for our road fees and our membership fee of \$15.00. We also include this letter every year with information as to dollars spent on improvements and anything else we think you would like to know. **If you receive an invoice not like this than it is not from us.** Any questions concerning this please call 417-229-9368 and we will give you information to lead you to legal help to possibly resolve your situation.

We also again ask for volunteers as our pool has dwindled and gotten older-LOL!!! Invoices went out with a due date of 3-30-20. We ask you to please try to meet that date. Until we know our income we can do nothing to plan for improvements.

Sincerely,

Your Board Members