

S.M.E.P.O.A.
P.O. Box 1611
Jasper, GA 30143
July 16, 2010

Dear Sassafras Mountain Estates Property Owners,

On Saturday, July 10, a Special Meeting of S.M.E.P.O.A. was held to act on a proposal of the board of directors that title to Upper and Lower Sassafras Parkways be transferred to Dawson County. The meeting was well-attended and many in attendance took the opportunity to ask questions and to express their views, pro and con, with respect to the road transfer proposal. After over an hour of discussion a motion was made and seconded to table the matter until a future, undetermined date. The motion to table passed by a vote of 32 yes to 3 no, with all proxies abstained.

One of the reasons expressed in support of delaying any action on the proposal was that there had been a failure to provide adequate notice of the requirement for an affirmative two thirds vote of all lot owners to pass the proposal. This requirement, set forth in paragraph 11 of the Declaration of Additional Covenants, means that those property owners failing to cast votes are effectively voting "no." Many attending the meeting were unaware of this requirement and felt that, where such an important issue is involved, that fact should be have been stated to all property owners in clear, unequivocal terms – before the meeting.

A further request was made that the board act to fully inform all property owners of the views expressed by those supporting and those opposing the proposal – before the matter is again scheduled for a vote. Toward this end, the detailed minutes of the meeting, together with an attachment prepared by Andy Gothard, will be posted on the website at www.smepoa.com. Those of you who wish to express your opinions on the website should contact our webmaster at smepoa@gmail.com. We will attempt to accommodate all requests to post views, but, given limitations of space and time, and the desire that posts address *issues* rather than *personalities*, we reserve final editorial rights in this process.

In light of these developments I have solicited the involvement of both board and non-board members in a committee to study and make recommendations regarding the road issues, as well as a number of related issues affecting the future of the association and this community. The precise charge of that committee will be determined in the near future. Its meetings will be announced in advance on the website and will be open to all who wish to attend. Already, I have ten volunteers. If you have an interest in serving on the committee, please contact me via email at mmoran@mmoranlaw.com. And as always, your input and involvement are welcomed.

Last, but not least: I have today sent in my check for \$1,100.00, payable to SMEPOA, as a **voluntary** annual contribution for the two lots my wife and I own on this mountain. I can say publicly, with no tongue in cheek, "The check's in the mail!" I can also say to the many of you who attended the recent Special Meeting, to those of you who did not, and to all of you who live on the mountain, who benefit from the many years of road improvements, the installation of a fire facility, the resulting reduction in insurance premiums, and who believe that this is more than just a collection of homes on the side of a mountain: Do the right thing. Ante up. Make a **voluntary contribution** so that this association can continue its work in maintaining and improving our roads, addressing fire and public safety issues, and working with you for the betterment of this community. We need your help. And we need it now.

Sincerely,

Mike Moran
President, SMEPOA