

DEERLAKE VILLAGE COMMUNITY ASSOCIATION
P.O. Box 2186
Brevard, NC 28712

November 12, 2009

Dear DVCA Members,

You are invited and encouraged to attend the Annual Meeting of the Association on **Thursday, December 10, 2009 at 3:30 PM in the Rogow Room of the Transylvania County Library**. At the meeting the Voting Members will vote on the 2010 annual budget and elect two members to the Board of Directors. A meeting agenda, annual reports, summary of the budget, and a ballot with background information on the candidates nominated by the Nominating Committee are enclosed.

Our committees have been busy this year, maintaining and moving forward our community. The Pool Committee, in response to safety legislation, replaced two drain covers to comply with regulations. Unexpectedly, one of our pumps failed and they were able to have that replaced without any interruption in service. We congratulate the committee on another successful pool season with higher than usual attendance, a popular water aerobics program, and a still unblemished safety record.

The Landscape Review Committee, with gardener Debbie Good, has completed Phase One of the Master Landscape Plan and is ready to move into the next phase in 2010. One cannot walk or drive around the community without noticing and appreciating all the improvements and anticipating the next two phases.

The Clubhouse Committee has hosted many well - received social programs, including a Holiday Party that had rave reviews and monthly TGIF gatherings that are always well attended. In cooperation with the Maintenance Committee the exterior of the clubhouse was painted, defective carpet was replaced at no cost to the association, and, when the old one died, a new refrigerator was installed. The Maintenance Committee also continues to oversee lawn care and do needed maintenance around the community.

The Lake Management Committee stayed unusually busy throughout the summer. During a routine inspection, the valve at the bottom of the lake lodged open about one inch. Several inches of water drained from the lake before a temporary plug was put in place. The culprit was a small rock, which a diver removed to allow the valve to close. Later, the diver returned to replace a damaged valve stem. As if that wasn't enough activity for the summer, the committee took on the task of having a Lake Toxaway based firm dredge the forebays as was recommended in a 2007 environmental study of the lake. This dredging should extend the quality and life of the lake for many years.

Less visible, but equally appreciated, our Architectural Review Committee helps plan and oversees both modifications to existing homes and the construction of new homes. Newsletter and Membership Directory committees of one keep us well informed and current with information on residents. Several other committees made up of just one or two members keep our trails safe and social and literary needs addressed.

I've heard estimates at about \$40,000 annual fees for a company to manage a community the size of ours. That is almost an additional \$200 per assessment we would be paying were it not for the diligence and hard work of all of our committee members and volunteers who come out on an as needed basis. **Again, for the third year in a row, we have a budget that addresses all of our immediate needs and places funds in well planned reserves without an increase in our \$400 annual assessment! Each of us must reflect on ways, either large or small, we can manage to donate some time to a Deerlake community project and help assure that we continue as a self-managed neighborhood of residents who know, care for and provide services for each other.**

Sadly, we will be losing the expertise of two wonderful Directors at the close of the Annual Meeting. **Jack Hart**, who has been an asset to the Finance Committee and served for two years as Treasurer of the Association, and **Karen Cole**, who created our website and provided wise guidance to both ARC and LRC, will be completing their terms of office. We sincerely thank them for their dedication and service and look forward to having them involved in other capacities within the community.

On behalf of the Board of Directors and the committees of the DVCA, thank you for your support and the confidence you place in us.

Sincerely,

Kris Fulmer, President, DVCA