

Buck Ridges Road Fund

P.O. Box 194

Circleville, West Virginia 26804-0194

November 20, 2019

To the Property Owners of Town Mountain and Middle Mountain Known as Buck Ridges

Enclosed you will find your road fund statement for the year 2019 and the financial statement for the year 2019. The financial statements were prepared from the analysis of cash receipts and disbursements for the year and include payment for expenses incurred through December 31, 2018. There is a balance currently due to Cataloochee, LLC at December 31, 2018 in the amount of \$3,720.62. The accounting for 2018 includes the receipts and disbursements for the entire year. Be aware that in some years disbursements and receipts do not equal and I usually advance funds from Cataloochee, LLC or do not charge for the use of the grader for any shortfalls. For the year ended December 31, 2018, I did not charge for \$2,640.00 of grader time, making the total not charged for the grader for the last six years \$19,402.30.

The process for expenditures of the road fund is as follows. The covenants in the recorded deeds for each property on Buck Ridges state that the Grantor and the Grantees agree that the Grantor shall disburse the road fund dollars as follows: An amount of money equal to One Dollar (\$1.00) per acre of the real estate herein conveyed shall be paid into the Treasure Mountain Road Fund, with the balance of the receipts being first used for snow removal when needed and the balance used for general road maintenance and improvement. Since the Treasure Mountain Road Fund has never been established, I use that amount to remove snow and grade the road from the gate on Dickenson Mountain to our properties within the original 2,656.179 acres known as Treasure Mountains as shown on the plat provided.

Projecting the amount that will be required each year for snow removal is impossible. Some years we receive little snow, and in some years, it seems it doesn't quit. Unfortunately, the prediction for this year is that we will receive more than average. The remaining funds are then expended for road maintenance and improvements after the snow quits flying. Planning for the expenditures of the remaining funds designated for road maintenance and improvements can also be problematic, as severe storms throughout the remainder of the year always cause washouts, potholes, tree blow downs and other unforeseen issues which must be addressed when they happen. Then there is the normal wear and tear on the roads from vehicle traffic.

I am sure that some of you have heard about my dear friend and right arm when it comes to the road having some health issues. Arrangements are in place for snow removal for the winter. Snow will be removed under the same procedures as always. We plow when it snows greater than four inches after the snow has stopped. Please be patient and we will get it done.

Based on my experience, over the last eighteen years, with the road funds for similar properties in Pendleton County known as Kile Knob and Goshen Ridge, the amount we pay for equipment

and labor to accomplish maintenance of the approximately 15 miles of right of way roads are far less per equipment hour and labor hour than what is being paid by those projects. Both of those projects use local contractors as they can get them scheduled to do the work, which is never an easy task.

I acquired the property known as Buck Ridges, which is part of the original 2,656.179 acres mentioned above, on October 31, 2001. Along with the purchase of the property came the responsibility for the road maintenance which is described in every deed for the individual properties within the area known as Buck Ridges. Recently I was approached by several property owners who suggested that I might want to form an Association for the sole purpose of maintaining the road. After some consideration of what I see as the pros and cons and talking to many of the property owners, I am moving ahead with the guidance of attorney Jeffrey S. Bowers in creating such an Association. I want to make it clear that the Association's sole purpose will be to oversee the road maintenance. All other covenants and restrictions concerning the properties are contained in your deed to your property. Also, I will not turn full responsibility over to the Association until I determine that the Association is functioning for the benefit of all property owners. I have seen and am familiar with too many road funds that are not working

Security for the properties on Town Mountain and Middle Mountain is only as good as we make it. There are resident as well as nonresident property owners within the Buck Ridges property and everyone's property deserves as much protection as can be provided. It is the responsibility of every property owner to ensure that the gates are always closed and locked, as required in every property owners deed, as well as to report any suspicious activity to the proper authorities. Failure to do so puts properties at risk. Please see and review the copy of the letter of attorney Jeffrey S. Bowers, whom I have asked to review the requirements established when the right of way to the roads was granted to us for access to our properties and to write the letter to all Buck Ridges property owners. My apology to those owners who are following the rule. If necessary, to report an incident, the number for WV state police is 304-358-2200, for the Pendleton County sheriff's office is 304-358-2214 and the WV Department of Natural Resources is 304-822-3551. In case of an emergency please dial 911. The Pendleton County Commission has established rules for emergency service vehicles to enter properties with locked gates.

Happy holidays to everyone. I hope to see you on the mountain soon.

A handwritten signature in cursive script, appearing to be the name 'J. Bowers', written in dark ink.