



Mountain Harbour Property Owners Association
1665 Mountain Harbour Dr., Hayesville, NC 28904
828-389-9000

December 1, 2020

Dear Mountain Harbour Property Owner:

We wish you and your families a healthy, and happy holiday season and very much look forward to 2021 with faith, hope, and love.

Along with this letter please find the Board approved POA Budget for 2021. The budget committee explored many variables in ultimately recommending to the Board 3 different revenue scenarios. After debate and discussion, the Board unanimously recommended that POA annual dues for 2021 be \$ 1600. This represents a \$ 100. reduction from last years dues.

As you are aware, the golf course debt is paid off. There remains; however, significant capital improvement needs with regards to road repairs, road fixes, and ameliorating access to lots. These projects are vital to our growth and success, but were not addressed, attended to, or funded during our relationship with Wells Fargo. We feel we have made significant progress this year and will continue to strive to lower the POA's financial burden on its property owners.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorge Azor".

Jorge Azor
President

Note: The actual 2021 budget is located in the POA Financial Statements section on this page.