



COMMUNITY CURRENTS

HOA CONTACT INFORMATION

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HOA President's Message

Dear Cullasaja Homeowner:

I hope this finds you and your family safe and well!

As I wrote this letter, I thought, "what a difference a year makes!" Last March, we quickly became as far removed from "NORMAL" as any of us had ever known, and hopefully will ever know again! However, due to the untiring efforts of Chris Conner and our HOA Team, life at Cullasaja, unlike much of the world, was as close to "NORMAL" as any person could have hoped for in 2020.

Last spring, I told Chris the new safety protocols that were implemented in response to the pandemic may be a little too strict. With 2020 now behind us, I have repeatedly told him everything was handled perfectly, and Cullasaja operated as close to normal as could be done within the North Carolina restrictions. The financial performance of the HOA was record-setting, and overall, the impact from the virus was minimal. Our Security Department did not miss one minute, and our Gate was manned 24/7 as we are all accustomed to. Hopefully, with our well-practiced social distancing and just being smarter, our Members and HOA Team will remain healthy!

Those of us who spent much of the winter at Cullasaja enjoyed the benefit of widespread COVID-19 Vaccine availability. Vaccines became available to virtually everyone before the end of March, vaccine registration was simple, and the clinics were operated very efficiently. Many thanks to Chris Conner for keeping Cullasaja members informed of local vaccine clinics and the registration process!

I am pleased to report an idea that was brought before the HOA Board back in 2017 is now reality, as two electric vehicle charging stations have been installed in the Activity Center parking lot. While you won't see this Harris' cars being charged there, I do hope those who are more forward thinking will use them and let their family and guests know of their availability. As far as we know, Cullasaja is the first Club on the plateau to make this technology and convenience available to those in the community.

The results of the 2020 Cullasaja HOA Member Satisfaction Survey, which many of you took the time to complete (thank you), were excellent and quite gratifying to review. The measured metrics were all in the high 4's on a 5-point scale. Obviously, Chris and our HOA Team are doing things the way we want, keeping us always as the "One Call, That's All" HOA on the Plateau.

(HOA President's Message Continued on Next Page)


HOA President's Message (Continued)

As you may be aware, the Annual HOA Fees, in total, did not increase in 2021 due in large measure to your support and usage of our Member Services Division for repairs, maintenance, landscaping and other improvements to your home and property. The profits generated by the Member Services Division help to offset Annual Fees for all property owners. Hopefully, continued support and usage by our Homeowners, will allow us to continue to keep fee increases to a minimum.

Your Cullasaja HOA Architectural Control Committee needs your help! Please be sure to submit any requests for improvements to your home or property in proper order and detail as required in the Design & Construction Standards. This will assist the ACC and our HOA Staff in reviewing and responding to your requests in a timely fashion. If you need a copy of the Design & Construction Standards, please contact HOA Administrator, Crystal Corbin, or log-in to the member area of the Cullasaja HOA website.

In closing, our HOA Team is busy beautifying our roadsides, common areas, Yacht Club, Overlook, and Community Entrance, as well as our individual yards, to keep your Cullasaja home and community the "BEST & MOST BEAUTIFUL" on the Plateau. Our HOA Team is always striving for the "5", and with your help and support, they will get there!

Stay safe!



Hensell Harris, Cullasaja HOA President

A Reminder from the Architectural Control Committee (the ACC)

Just a friendly reminder, if you have any exterior work performed at your home, including landscaping projects, please email HOA Administrator, Crystal Corbin at ccorbin@cullasaja-club.com with a detailed narrative of the work that is going to be done BEFORE the work commences. Crystal will get you specifics on what is required to get approval from the ACC.

The ACC is a committee that was established in the Covenants and Declaration to work for the entirety of the Community to preserve and enhance community property values. Thus, as the Covenants dictate, Homeowners are required to submit plans for all exterior modifications to the ACC prior to any exterior modification to their property including home improvements, new landscaping, repainting, replacement of roofing, tree removal, etc. It is incumbent upon each property owner to get approval from the ACC before any alterations are made or the project starts.

Our Security Director, Stephen Stanley, has been asked to patrol the community to discover any possible violations to the ACC review/approval process. Stephen has authorization from the Board of Directors and ACC to ask any contractor or vendor to leave the job site and exit the community should it be determined work is being performed without ACC approval. Please help us eliminate this bothersome, and often times costly, oversight by making sure you get approval for any exterior enhancement or modification to your home or landscaping.

HOA Member Service Offerings

Landscaping Department

Your Landscaping Department has been very busy over the winter continuing the roadside pruning project. Pruning along several more roads has been completed. Spring clean-ups are now well underway with nearly 100 already scheduled in the community. Should you want to get on the list to have your yard cleaned, please email adminhoa@cullasaja-club.com. We are excited to report that several of our contract landscape workers from previous years will be returning. We should be fully staffed starting in early April and will begin yard clean-ups in earnest at that time.

In-Home Repairs and Maintenance

Repairs and Maintenance Supervisor, Will Walz and his team, are ready to help you with any of your “glorified handyman” jobs. They will begin opening all houses April 1 and turning the water off at the street so it’s easier to open your home when you decide to return to the mountains. This will also free them to get to your projects more quickly when you return to the mountains. If you would like to schedule an appointment with Repairs and Maintenance, please contact Crystal Corbin at ccorbin@cullasaja-club.com.

Outside Services - Contractor Management

Outside Services Manager, Steve Mersereau and his team, can help you with any of your larger projects by working with you to determine what additions or improvements you want to make to your home, working with our handpicked contractors to ensure high quality work and making sure the project is completed to your specifications and satisfaction. Outside Services can also get electricians, plumbers, or HVAC contractors to your home usually much quicker than you could. The minimal 12.5% management fee covers their time overseeing the projects, administrative work, and provides you with a 1-year warranty on the work so you can rest assured the work is done right.

A new service we are now offering is the Reme-Halo Whole House Air Purification System that can be retrofit into your existing ductwork to kill up to 99% of microbials including bacteria, mold and viruses including the Coronavirus. This system uses UV light to create advanced oxidation plasma, (aka friendly oxidizers), that create a home full of clean air. If you would like a quote on this or would like to meet to discuss any other projects with the Outside Services Team, please contact Suzanne Roweton at 828-482-1003.

**If you are interested in any of these services, please call
Crystal Corbin at
(828) 526-3646 or by email at
ccorbin@cullasaja-club.com.**

A MESSAGE FROM GARY CLARK, HOA FIELD & SERVICES DIRECTOR

I am happy to report that, on January 1st of this year, I reassumed the role of HOA Field and Services Director at Cullasaja. This is one of my favorite roles and I must admit that I learned a tremendous amount while overseeing the Landscape Department over the past 2-1/2 years. I am excited to be working again with the entire HOA team to develop services and programs that will enhance your mountain home living. I would love to hear your thoughts on how your HOA can better serve you. Our team's #1 goal is to help you in anyway possible. Feel free to contact me at 828-526-2190 or email me at gclark@cullasaja-club.com.



FUTURE COMMUNITY ROADWAY PAVING

We have had several questions about plans for paving the roadways in our community. Our primary hesitation in repaving is the damage that can be inflicted up on the pavement when Duke Energy comes into the community and digs up the roads to replace their electrical mains. A good example of potential roadside damage can currently be seen on Garnet Rock Trail where electrical mains were recently replaced. We have a good relationship with Duke Energy, and keep in close contact regarding any plans they have for replacement. Unfortunately, their budget is tight right now and the only way they replace their lines is if they fail. Potential near future plans for electric main line replacement include West View Way and Lake Villas Way. We will be discussing with the HOA Board of Directors this Spring plans for paving should Duke Energy drag their feet on replacing their lines.

HIGH-SPEED INTERNET - CULLASAJANET

It's amazing to think we are in our third year of reliable, high-speed internet throughout the neighborhood. Should you have ANY problems with your internet, please contact BalsamWest Tech Support at 828-339-2999. Of course, if you have any questions feel free to contact me. I will help or point you in the right direction.

Should you decide to dig at your home including minor digging for bushes, plants, gas lines, underground dog fence lines, etc., please call 811 and request a utility locate for the fiber line; doing this will potentially save you much more in repair costs and internet down-time. There have been several cut fiber cables running from the curb to a Cullasaja homeowner's residence. This is typically done via digging for landscape improvements, and the cost to repair the cut fiber optic line is 100% the responsibility of the homeowner. We have seen residents pay between \$250 and \$1,500 to repair their fiber. The cost to call-in a fiber locate is approximately \$125 and your HOA asks that you please spend this money to EXACTLY locate your fiber optic line from the curb to your home. When you call in a fiber locate, you will see the cost for the service on your next monthly HOA billing statement.

A Prediction... Stephen Stanley, Security Director, 828-482-0690



**A site you may encounter on the roads...
please be vigilant while driving**

First, a heartfelt “Welcome back!” to all those individuals that make this Cullasaja house, a home. Once you arrive, please let the Security Team know if you need anything or if we can be of assistance. I am predicting this season will be the busiest season to date now that COVID restrictions are starting to relax, and friends/families start gathering together again. The pent-up energy is palpable and activity throughout the neighborhood has increased. We have new homes being constructed, countless renovations on-going, and new residents who will be exploring all Cullasaja has to offer.

All of this will lead to a marked increase in traffic on our roadways this season. Thus, we will need cooperation among drivers, pedestrians and contractors to maintain our safe, walkable community. To this point, please adhere to the following rules when moving about Cullasaja:

- Follow ALL traffic signs and speed limits. This includes ALL golf carts as well. (Stop means stop and 20 mph means 20 mph)
- Drive defensively. Expect the unexpected! Anticipate what or who might be just around the next curve or over the next hill.
- Use headlights during dawn/dusk and during inclement weather.
- All golf cart drivers must be licensed and able to produce this license if requested.
- Be a leader, set the example! Alert family members and guests to these important rules of the road.

Thank you for your assistance and cooperation.

Stephen Stanley, Security Director

NEW COMMUNITY ELECTRIC VEHICLE CHARGING STATIONS

The Cullasaja HOA/Club now offers two new electric vehicle charging stations for residents' use while using the Activity Center, pool, tennis courts or croquet lawn; or for overnight charging of vehicles (see photos below). The two EvoCharge Level 2 chargers are located in the parking spaces closest to the pool. The chargers use the industry standard charging plug/connector. This was part of an initiative started in 2017 and approved by the HOA Board of Directors in an effort to offer the convenience of allowing your family members or guests who drive electric vehicles to be able to charge them while they are visiting you. Therefore, they do not need to leave the community to recharge. We are the first community on the plateau to offer this convenience and the two parking spaces will be reserved for golf carts and other electric vehicles all season long. We hope you will enjoy this new amenity.



Please remember, HOA residents who are not Club members are prohibited from accessing the golf course or using the cart paths. Thank you for your compliance.



2020-2021 HOA BOARD OF DIRECTORS

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Jane Adams

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