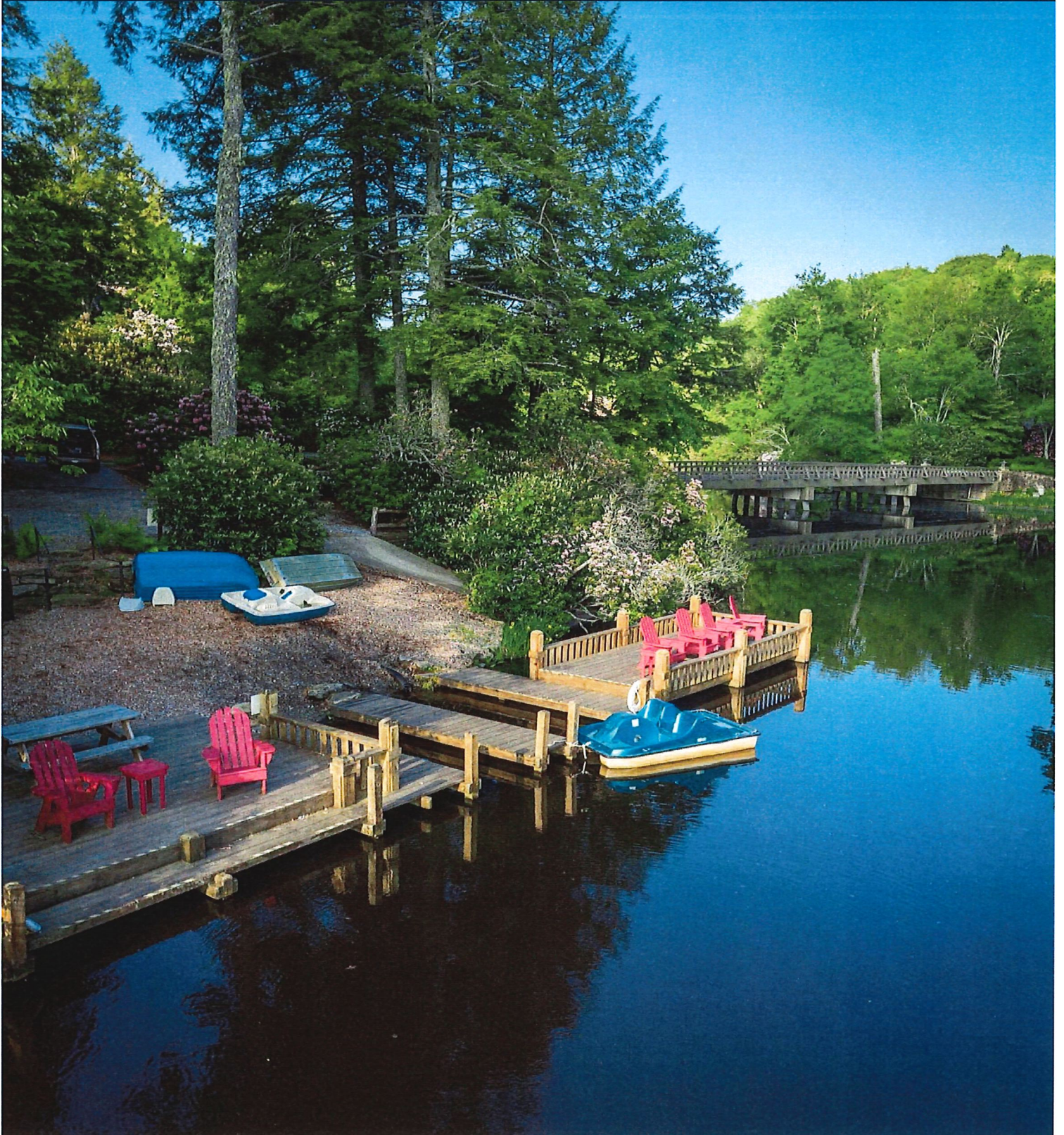


BACK TO THE MOUNTAINS

A Publication for Residents of Cullasaja



Welcome Home 2022



The HOA Team is very excited that you will soon be back enjoying the NC Mountains!

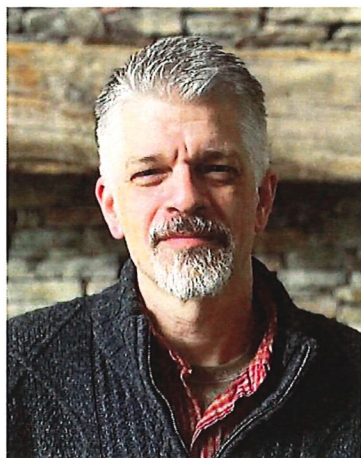
And, we are all personally ready to get beyond this blustery winter and see spring bloom here at Cullasaja Club. January was a very snowy month with 3 (yes THREE) weather events that required massive snow removal including one of them after a 15” snow fall. However, we are starting to see the Daffodils blooming and the trees are starting to bud out! And as with the start of a new season, we have several new HOA team members we want to introduce to you. You may know that Mona Humphrey has replaced Crystal Corbin as our Office Manager. Thus, should you need anything at all, remember “One Call, That’s All” and you can contact Mona at 828-526-3646 or email her at adminhoa@cullasaja-club.com.

Other new HOA Team Members include:

- **Art Humphrey** - is working mostly along with our Outside Services department to expedite some of their small projects. But he is also aiding Will’s R&M department at times.
- **Brian Henry** - works at the gatehouse, mainly the 3pm-11pm shift.
- **David Tilson** - is also at the gatehouse and works across all shifts.
- **Jamie Shoup** – is currently training at the gatehouse, but she crosses over to R&M to help inspect homes. During the summer, she will also be working with the Landscape Department to help with watering, planting, and other tasks.

We are also missing our beloved Leigh Anne at the gate, and we are hopeful she will be able to return soon. But, your HOA team is stepping up to fill in the gap that Leigh Anne and Crystal left (though their shoes are both very hard to fill)!

Another change that you will notice (if you haven't already) is that the HOA is moving towards digital communications and away from paper registration forms. We have started utilizing this online registration form for several HOA services. This will really help to expedite the annual signup process, makes sure that we have exactly the information we need, and eliminates us from having a whole bunch of unnecessary back and forth or losing something in the shuffle. This also frees us up to focus on important conversations to keep you mountain home living as worry free as possible. We hope you will embrace this quicker and easier format. So far, it appears you have loved it since we have record signups to date for many of these services. You can register today by clicking the appropriate registration links or taking a quick picture of the QR Code on the following pages of this document. For unique projects or requests, please contact Mona at 828-526-3646 and she will get a work order started ASAP.



The HOA team is here to take care of you in a variety of ways, and we strive to make your mountain home living a remarkable experience. Welcome home and we look forward to the opportunity to serve you.

Sincerely,

A handwritten signature in cursive script that reads "Gary Clark".


Gary Clark – HOA Field and Services Director



To help make your transition back to Cullasaja Club smooth and easy, we have developed a checklist of items you should consider addressing prior to your return. We have outlined these services below, and on the following pages are several links to corresponding forms to complete to register for HOA services. There are also QR Codes that can be scanned using your cell phone. Please complete each form as soon as possible to ensure your home is ready for your return.

HOA Member and Staff Directory

One copy of the updated 2022 HOA Property Owner and Staff Directory will be mailed to your winter address on file on or before April 1st. Additional directories will be available to purchase at cost from Zoe in the Clubhouse beginning May 1st while supplies last.



CULLASAJA HOA
HIGHLANDS, NC

DIRECTORY & INFORMATION
2022

SECURITY GATE: 828-526-3720

HOA OFFICE: 828-526-3646

1371 Cullasaja Club Drive | Highlands, NC 28741
(828) 526-3646 | Fax (828) 482-1832
www.cullasajahoa.org



Address Change Notification/Email Update

– Please completely fill out this form so we can help you change your winter address to your local Highlands address by the time you arrive for the season.

Click Here to sign up → [Address Change Form](#)



Long Term Guest List – Each year, we ask you to update your Long-Term Guest List to make it easier for your family, guests, and regular service providers to gain entry via quick access through the Security Gate.

We are rebuilding our systems this year, so please complete this form even if you have done it in the past as all old information will be no longer be available to us.

Click Here to sign up → [Long Term Guest List](#)



Newspaper Subscriptions & Delivery Options

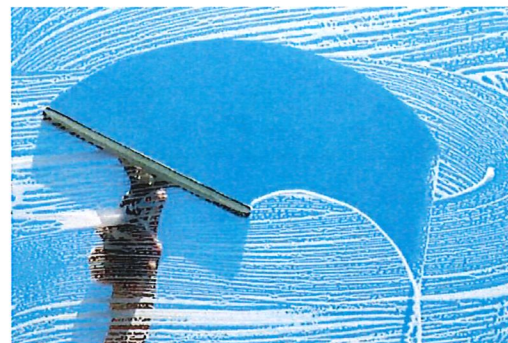
- The HOA is happy to provide you with newspapers from the New York Times, Wall Street Journal and/or the Atlanta Journal Constitution. Please fill out this form by April 28th to ensure delivery for the 2022 season.

Click Here to sign up → [Newspaper Subscription & Delivery](#)



Window Cleaning - Window washing is an excellent step to ensure you see the full beauty outside the windows in your home. The same team that did the windows the last several years is returning this year.

Click here to sign up → [Window Washing](#)



Gutter Cleaning - It's very important for drainage and erosion purposes to keep your gutters clean and the leaves off the roof. If you didn't have your gutters cleaned in the fall, it is very important to get the leaves out of your gutters and off your roof and valleys.

Click here to sign up → [Gutter Cleaning](#)



Spring Landscape/Yard Clean Up - This landscaping service is highly valued throughout the community. This service includes pruning, blowing, removal of sticks and debris, fertilizing plants and flower beds, laying pine straw and other landscaping finishes.

Click here to sign up → [Spring Clean Up Registration](#)



Spring
Cleanup



2022 HOA Fee Schedule

Annual HOA Assessment

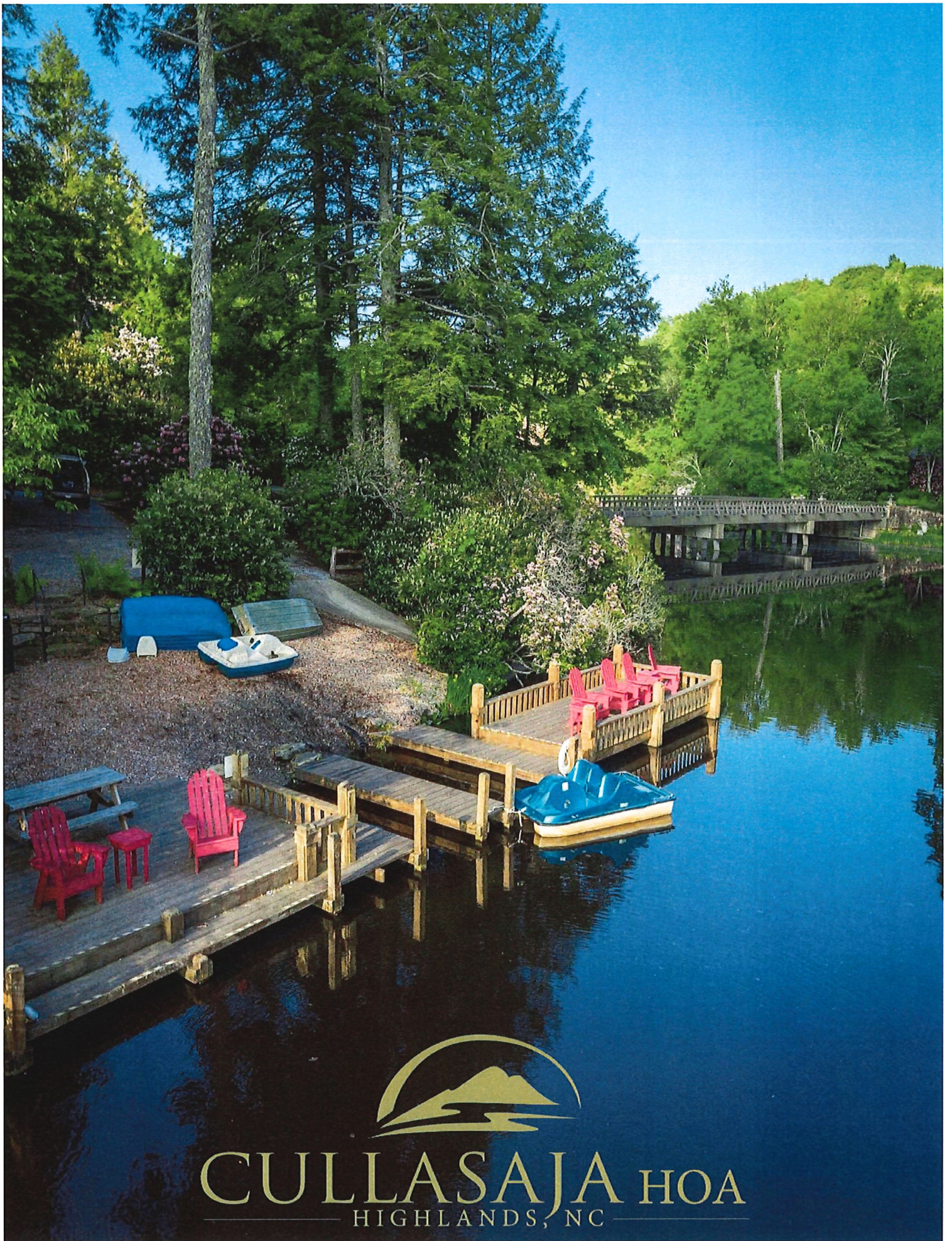
Lot Only	2,640.00
Lot with Home	3,110.00
Fiber Optic/Broadband Fees (Lot with Home Only)	
Service Portion	684.00
Construction Portion	<u>557.00</u>
Total Broadband Fee.....	1,241.00
Capital Additions Fee.....	50.00
Annual Capital Replacement Fee - Lot Only.....	1,055.00
Annual Capital Replacement Fee - Lot with Home..	1,185.00
<u>Total Annual Fees</u>	
Lot Only	3,745.00
Lot with Home	<u>5,586.00</u>

Repairs and Maintenance

Winterization - Up to 4 ½ baths	615.00
Winterization - 5 or more baths	720.00
Winterization - Open/Close.....	175.00
Winterization - Open/Close (no notice)	225.00
Weekly Inspection, Monthly.....	110.00
Grinder Pump Maintenance	255.00
Landscape (per hour)	36.00
Landscape Materials	Cost + 12.5%
Repair Services (per hour)	36.00
Repair Services Parts + Materials	Cost + 12.5%
Plumbing & Electrical (per hour)	\$45.00
Outside Services Subcontracting Fee.....	Cost + 12.5%
Yacht Club, Annual Registration.....	200.00

HOA Officers and Executive Committee

Hensell Harris, President	hharris@wshpc.net
Bill Walker, Vice President	wwalker@adslp.com
Lana Jordan, Secretary	lanmuejor@yahoo.com
E.G Lassiter, Treasurer	eglassiter@gmail.com
Jane Adams.....	janeadams.sba@gmail.com
Mike Buchanan	mrbuch@bellsouth.net
Mike Reilly.....	mmrrrrrr@comcast.net
Esther Stokes	estherstokes01@gmail.com
Tim Wright.....	twright@awgpc.com




CULLASAJA HOA
HIGHLANDS, NC