

LAUREL RIDGE FREQUENTLY ASKED QUESTIONS

01-17-2024

- **How much are the POA Dues?** As of January 1st, 2024, the POA Annual Assessment fee per lot is \$2450. Due by February 15th. Fees are reviewed in August of each year by the LRPOA Finance Committee and Board.

There are also dwelling service fees, due quarterly. The current dwelling services fee for the 1st Quarter of 2024 is \$285. Quarterly dwelling service fees are decided at the February Board of Directors meeting based on the actual costs incurred during the previous four quarters and reported to dwelling owners in March. The quarterly dwelling fee for Residential Services includes water, trash and recycling, snow removal on LR roads, electricity, and propane to the four pump houses. Billing commences the first quarter following the date of the approval letter issued by the Architectural Review Committee (ARC) to begin construction.

- **One-time Lodge/Fire Station Assessment (New dwellings only)** The LRPOA Lodge and Fire Station facility was constructed in 2003 (completed in 2008). After that construction, all lot owners and dwelling owners paid a one-time special assessment fee to help defray construction costs, which anonymous donors did not otherwise pay for within the LRPOA community. The board approved a motion in 2007 that lot owners who built dwellings on their lots in the future would pay a one-time special assessment of \$2,000 when both Buncombe County and the ARC approve the certificate of occupancy. The dwelling owner has 1-year to pay this amount without charging late fees.

- **New Dwellings Construction Fees**

Contacts: Arc Secretary at arc_secretary@laurelridgepoa.com or ARC Chair at arc@laurelridgepoa.com

1. \$2,000 non-refundable impact fee
2. \$3,000 refundable builder fee (refund amount subject to ARC approval based on compliance with ARC and LRPOA policies)

- **Existing Dwelling Exterior Modifications Fees**

Modification Type	Fee
New addition to existing structure (increase by over ¼ existing square footage)	\$1.67 per square foot up to maximum of \$2000 non-refundable impact fee \$500 refundable builder impact fee
Other additions or major alterations Partial listing of major modification types: Gazebos; Decks, patios, and porches; Fences, wall, or service yards	\$100
Minor exterior alterations (not changing the footprint, e.g., windows, doors, skylights) No fee charged All exterior colors for painting and roofing must be approved by the ARC prior to applying the paint or materials.	No fee charged

- **How long do I have to build?** There is no time limit to build once you buy a lot. But once the ground is broken, construction is expected to be complete within 18 months unless there are extenuating circumstances. If you think construction will extend past the 18-month period, let the ARC know, and they will evaluate the approval of an extension.
- **What is the minimum size home I can build?** Square footage requirements are 1,200 for one story and 1,600 for a two-story. See the ARC Standards & Guidelines, Section 2, for more information.
- **May I build a modular home?** Modular homes are not permitted in Laurel Ridge. See the ARC Standards & Guidelines, Section 3, for more information.
- **May I build other buildings on my land?** No, subdividing lots is not permitted. Detached buildings, i.e., a garage or additional structure of any kind, must be approved by the ARC. The ARC must approve modifications to the outside appearance of any new or previously built home. A copy of the ARC Standards & Guidelines is available on the POA website.
- **Can I park an RV on my property?** RV's, campers of any size, and trailers cannot be on the property if visible from the road or a neighboring lot. For more information, see Article 7, Section 3 (Prohibited Structures and Uses) in the Laurel Ridge Declaration of Covenants.
- **Are perc tests required prior to building?** Perc tests, which determine the suitability of the lot for a septic system, are required prior to starting the planning process for building. Typical lots in LR are suitable for a 3-bedroom house. Go to: <https://www.buncombecounty.org/governing/depts/health/environmentalhealth.aspx#septicsewage> for more information. All preconstruction activity, including perc tests, must be approved by the ARC prior to engaging in the activity. See the ARC Standards & Guidelines on page 6.
- **What is the policy for removing trees on my property when I build and after my build is complete?** One may remove trees only as necessary to build the house and driveway and to selectively improve views for that build, with a strong preference that most trees, especially those six inches in diameter or greater, should be left in place. Clear-cutting or topping trees to obtain a completely unobstructed view or a large open yard is not permitted.

The Compliance Committee (compliance@laurelridgepoa.com) must be contacted in the event a homeowner wants to remove or top a tree in an established home site. A certified arborist or professional tree service must perform selective tree pruning.

- **Are fire pits allowed?** No. We live in a forest where local weather patterns can pose a serious danger of forest fires, and it is our responsibility to protect our and our neighbor's properties and lives. Therefore, no off-structure fire pits or open fires are permitted. Contained fires that are responsibly attended, such as barbecues and patio heaters located on concrete, tile, or other heat-resistant material, are permitted. Other fire sources on a patio or deck, such as a propane fireplace or fire table, must be approved by the ARC before installation. See the ARC Standards & Guidelines, Section 25.
- **Are fences allowed to maintain my pet?** As a general rule, extensive and enclosed fencing is strongly discouraged. Minimal enclosed fencing is permitted if not visible from the road or neighboring properties in the winter. Fences are permitted only with ARC approval, are aesthetically consistent with a wooded environment, and are consistent with the exterior surfaces of the living unit. For more information, please see the ARC Standards & Guidelines, Section 13.

- **Who provides utility services?** The POA provides water. Duke Energy provides electricity. Skyrunner provides fiber optic broadband and telephone. The Skyrunner fiber-optic broadband provides 125 Mbps (megabytes per second) upload and download speed throughout the community. Other providers, such as satellite and telecom companies, offer broadband and telephone services.
- **How do I get a Mailboxes?** Contact Dan Newcomer at johnnewcomer48@gmail.com. There is a \$100 deposit at the time of getting the mailbox and a \$25 return of the deposit at the time you leave the community or no longer need the mailbox. A \$5.00 replacement fee if the key is lost.
- **Where do I get my gate remote?** Gate remotes can be purchased from the POA Gate Manager, gatemanager@laurelridgepoa.com. A cost of \$25 is charged for each gate remote. Those who don't want remotes can enter the entry code on the key entry pad outside the gate. This code is updated quarterly and can be found on the owners' login portal of www.laurelridgepoa.com.