

Mount Shaddai Homeowners Association

Mount Shaddai Board Members

Richard Vickers, President & Water Committee
1601 Cottagewood Drive
Brandon, FL 33510
828-321-9847 (NC)
813-417-1719
(FL) fvickers@tampabay.rr.com

Tom McLean, Roads & Vice president
663 Buck Trail
Hoschton, GA 30548
828-321-5324 (NC)
404-431-1016 (GA)
tommcleanus@yahoo.com

Jennifer Sneed, Secretary
3249 River Drive
Fort Pierce, Florida 34981
(573) 230-1338 (FL)
(828) 346-5904 (NC)
jennifersneed@gmail.com

Melissa Hall, Treasurer
1333 Conway Road
Decatur, GA 30030
(828) 321-2201 (NC)
(404) 245-8268 (GA)
natureseekersretreat@yahoo.com

Mike Letscher, Chair Water Committee
74 Hemlock Lane
Topton, NC 28781
(828) 321-0946 (NC)
mletscher2@hotmail.com

Jeff Burger
5 Lanewood Drive
Greenville, SC 29607
864-982-4664 (SC)
(828) 321-3872 (NC)
Burger2haus@gmail.com

John Kolesa
11 Holly Ridge Drive
Topton, NC 28781
828-321-5254

Face Book: [EL SHADDAI HOMEOWNERS](#) Web Page: my-elshaddai.com

August 25, 2023

NOTICE OF SPECIAL ASSESSMENT VOTE AND REPORT

NOTICE IS HEREBY GIVEN, pursuant to the Association Covenants and Restrictions, that a vote on the imposition of a **Special Assessment** will be held at the annual meeting of the members on Saturday, October 7, 2023, at 11:00 AM. The meeting shall be held at the mountain home of Jennifer Sneed at 64 Top Lane, Topton. Signs for her house say "Snurley Ridge" and it is the former Dowling residence. The Special assessment vote will be open only to those owners who have water rights, and the Special assessment, if passed, will only be assessed against those owners with water rights. The Special Assessment amount sought is ONE THOUSAND DOLLARS (\$1,000.00) PER LOT WITH WATER RIGHTS. The purpose of the Special Assessment is for the drilling of a new well, along with pipes, pumps, meters, valves, well house, engineering and other items related to the water system. If you are voting by Proxy, please make sure your designee will be present at the meeting and knows how you want your vote cast.

REPORT

For many years, the issue of a second water well has been pending. The previous Special Assessment for the water system was in 1997 when the current system was designed and constructed. The Board and the Water Committee has not heretofore proceeded with consideration of the issue because of the costs to the owners with water rights. Simply put, our current well produces enough water during most of the year but during periods of high occupancy, we are not able to keep up with demand and our tank water level drops, sometimes to the point where the water must be turned off until the tank can refill. In addition, in times when we have a leak or excessive use, our current well requires 2-3 days to refill the tank to the point where the water pressure is sufficient to find the leak. A second well would enhance our ability to maintain a sufficient amount of water in the tank to meet our needs during holiday and high occupancy periods, as well as our ability to respond to leaks. The Board and Water Committee is also considering, in the future, the efficacy of splitting the current system into two systems to avoid onerous and burdensome Community Water system requirements, which would also require a second well. A suitable site for a second well has been determined in conjunction with Wilson Well Drilling, on property currently owned by El Shaddai. Our current well is over 600 feet deep and we do not anticipate finding water at any lesser depth. There is no guarantee that we will find water in the pre-determined location. In consideration of the drilling costs, the pump, well house, pipes and other items related to the project, we estimate that the project will in the range of \$40,000.00 to \$50,000.00. We have already expended over \$5,000 on professional engineering fees with Brooks Engineering in Asheville and expect more professional engineering fees will be required if we continue to operate as a Community Water system. We currently have 27 houses with water connections and 25 more parcels which have water rights.