EMPOA JULY 2026 SUMMER BOARD MEETING MINUTES

LOCATION: EMVFD, 1564 WILHITE CREEK RD

DATE: 7/11/2026

TIME:10:30

AGENDA ITEMS:

1. **WELCOME/ CALL TO ORDER:**
2. **ROLL CALL:** Heather Fromm: Present Yes_x_ No__, David Leonard: Present Yes_x_ No__, Ronnie Justice: Present Yes_x_ No__, Cathy McCulley: Present Yes_x__ No__, Randy Nininger: Present Yes_x_ No__, Shaun Collins: Present Yes_x_ No___, Margie Brown: Present Yes_x_ No___, Mack Ellis: Present Yes_x_ No___, Denny Edwards: Present Yes_x_ No___,
3. **Quorum: Established: Yes__x__ No___: 15 households in good standing**
4. **APPROVAL OF APRIL Meeting MINUTES:**
   MOTION MADE BY: __Mack Ellis

   SECOND BY:__Ronnie Justice___

   _Accept previous meeting minutes_____
   VOTED AYES:_8_ NAYES:_0_ OBSTAIN_0
5. **APPROVAL OF Emergency Meeting MINUTES:**
   MOTION MADE BY: __Shaun Collins
   SECOND BY:___Cathy McCulley__

_Accept Emergency meeting minutes_____
VOTED AYES:_8_ NAYES:_0_ OBSTAIN_0

6. Committee Reports:
   a) Treasurer
   b) Finance Committee
   c) Roads Committee
   d) Architectural Committee
   e) Firewise Committee
   f) Tech Committee
      MOTION MADE BY: __Mack Ellis
      SECOND BY:___Cathy McCulley__
      _Accept All Committee Reports_____
      VOTED AYES:_8_ NAYES:_0_ OBSTAIN_0

7. Old Business:
   a) Seating New Members: Welcome Mack & Denny
   b) Budget Approval
   c) Parking alongside Alpine, county rideaway cant set restrictions for parking
   d) Black Oak cul-de-sac sale (Tony)
   e) Ridgeview Dr (ROW) lots 37-31, 37-32

8. New Business:

   a)Seating of Officers/Committee:
   President:_Heather Fromm_____
   Vice-President:__Mack Ellis_____
   Secretary:____Ronnie Justice_____
   Treasurer:__Cathy McCulley_____

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Roads Committee Chairs:__Shaun Collins_____,
_Randy Nininager_____
Architectural Committee Chair: Denny Edwards____
Tech Committee Chair:___Cathy McCulley _____
Finance Committee Chair:_____Cathy McCulley____
Firewise Committee Chair:_Mack Ellis_____
Legal: _Heather Fromm___

b) Undeliverable Mail:

We have over 100 Mailouts that are undeliverable/reported as deceased.

9. Board Member Discussion & Comments:

a) Cathy would like to bring up fund received from sell of cul-de-sac be placed into the building fund.

b)

10. ACTION ITEMS & NEXT STEPS

a) MOTIONS:

1) MOTION MADE BY: _Cathy McCulley_

SECOND BY:__Shaun Collins___

__Approve the proposed budget._____
VOTED AYES:_8_ NAYES:_0_ OBSTAIN_0_

2) MOTION MADE BY: _Cathy McCulley_

SECOND BY:_David Leonard____

_Allow Tony Lehmann to purchase cul-de-sac on Black Oak DR over a 2 year payment plan,

with amount to be determined.

_____ VOTED AYES:_8_ NAYES:_0_ OBSTAIN_0_

3) MOTION MADE BY: _Shaun Collins_

SECOND BY:__Cathy McCulley___

_Proceed with meeting with lot owners on Ridgeview lots: 37-31, & 37-32_____
VOTED AYES:_7_ NAYES:_1 Randy Nininger_ OBSTAIN_0_

4) MOTION MADE BY: _Margie Brown_

SECOND BY:__Denny Edwards___

__Place leans on undeliverable mail/deceased._____
VOTED AYES:_8_ NAYES:_0_ OBSTAIN_0_

5) MOTION MADE BY: _Cathy McCulley_

SECOND BY:__Mack Ellis___

_Place funds received from sell of cul-de-sac into building fund._____
VOTED AYES:_8_ NAYES:_0_ OBSTAIN_0_

11. Adjournment:

Time:__12:19___

MOTION MADE BY: Cathy McCulley__

SECOND BY:_Mack Ellis____

__Adjourn meeting_____

VOTED AYES:_8_ NAYES:_0_ OBSTAIN:_0_

2026 Annual Membership Meeting

LOCATION: EMVFD, 1564 Wilhite Creek Rd., Sevierville TN 37876
Date: July 11th 2026
Time: 10:30am

AGENDA ITEMS:

1. **Welcome / Call to Order:**
2. **Roll Call:**
3. **Quorum Established:**
4. **Approval for April 11th 2026 Meeting Minutes:**
5. **Approval of April 18th 2026 Emergency Meeting Minutes:**
6. **Committee Reports:**
   a) Treasurer
   b) Finance Committee
   c) Roads Committee
   d) Architectural Committee
   e) Firewise Committee
   f) Tech Committee
7. **Old Business:**
   a) Seating New Members
   b) Budget Approval
   c) Parking alongside Alpine Dr
   d) Black Oak Dr Cul-de-sac Sale
   e) Ridgeview Dr ROW at Lots 37-31 & 37-32
8. **New Business:**
   a) Seating of New Officers
   b) Undeliverable Mail
9. **Board Member Discussion & Comments**
10. **Adjournment**

EMPOA Board Secretary

Board of Directors

July 11, 2026

Treasurer Report 7/11/26

Total Cash Assets: $95619.70

Escrow Account: $71,378.67

Emergency Fund: $14,856.26

Firewise Account: $ 3,308.68

Road Account: $ 2,319.08

Building Fund: $ 500.00

Main Account: $ 3,257.01

Total Outstanding Receivables: $450,946

Outstanding By Fiscal Year:

2024: $257,575

2025: 77,567

2026: 115,804

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Board of Directors

July 11, 2026

Financial July 2025 – June 2026

July 2025 –

- **Main Account - $0.00**
  - **Deposits -$32,747.36**
  - **Expenditures - $0**
  - **Ending Balance $32,747.36**
- **Emergency Account $10,056.04**
  - **Deposits - $16,256.72**
  - **Expenditures - $0**
  - **Ending Balance - $26,312.76**
- **Firewise Account - $2,134.68**
  - **Deposits - $0**
  - **Expenditures -$0**
  - **Ending Balance - $2,134.68**
- **Escrow Account - $3,949.30**
  - **Deposits - $9,186.57**
  - **Expenditures $0**
  - **Ending Balance - $13,135.87**
- **Road Account - $1,124.58**
  - **Deposits - $58,319.81**
  - **Expenditures - $12,198.86**
  - **Ending Balance - $47,245.53**

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August 2025

Main Account - $32,747.36
- Deposits - $0
- Expenditures - $1,784.53
- Ending Balance - $30,962.83

Emergency Account - $26,312.76
- Deposits -$0
- Expenditures - $3,956.50
- Ending Balance - $22.356.26

Firewise Account - $2,134.68
- Deposits - $0
- Expenditures - $0
- Ending Balance - $2,134.68

Escrow Account - $13,134.87
- Deposits - $3,479.00
- Expenditures - $594.00
- Ending Balance - $16,020.87

Road Account - $47,245.53
- Deposits - $0
- Expenditures - $22,572.53
- Ending Balance - $24,673.00

September 2025

Main Account -$30,962.83
- Deposits - $0
- Expenditures - $5,028.78
- Ending Balance - $25,934.05

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Emergency Account - $22,356.26
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $22,356.26**

Firewise Account - $2,134.68
- **Deposits - $8,500.00**
- **Expenditures - $0**
- **Ending Balance - $10,634.68**

Escrow Account - $13,135.87
- **Deposits - $3,479.00**
- **Expenditures- $594.00**
- **Ending Balance - $16,020.87**

Road Account - $24,673.00
- **Deposits - $0**
- **Expenditures - $17,818.99**
- **Ending Balance $6,854.39**

October 2025

Main Account -$25,934.05
- **Deposits - $0**
- **Expenditures - $4,309.93**
- **Ending Balance - $21,624.47**

Emergency Account - $22,356.26
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $22,356.26**

Firewise Account - $10,634.68
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $10,634.68**

Escrow Account - $16,020.87
- **Deposits - $1,670.35**
- **Expenditures- $17,000.36**
- **Ending Balance - $690.87**

Road Account - $6,854.39
- **Deposits – $20,300.00**
- **Expenditures - $18,380.00**
- **Ending Balance $8,774.39**

November 2025

Main Account -$21,624.47
- **Deposits - $0**
- **Expenditures - $4,341.97**
- **Ending Balance - $17,283.10**

Emergency Account - $22,356.26
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $22,356.26**

Firewise Account - $10,634.68
- **Deposits - $0**
- **Expenditures - $19.68**
- **Ending Balance - $10,615.00**

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Escrow Account - $690.87
- **Deposits - $2,210.00**
- **Expenditures- $500.00**
- **Ending Balance - $2,400.87**

Road Account - $8,774.39
- **Deposits - $94.19**
- **Expenditures - $4,089.19**
- **Ending Balance $4,779.39**

December 2025

Main Account -$17,283.10
- **Deposits - $0**
- **Expenditures - $2,377.01**
- **Ending Balance - $14,906.09**

Emergency Account - $22,356.26
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $22,356.26**

Firewise Account - $10,615.00
- **Deposits - $36.09**
- **Expenditures – $38.63**
- **Ending Balance - $10,612.46**

Escrow Account - $2,400.87
- **Deposits - $714.65**
- **Expenditures- $0**
- **Ending Balance - $3115.52**

Road Account - $4,779.39
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance $4,779.39**

Building Fund - $500.00
- **Deposits - $0**
- **Expenditures- $0**
- **Ending Balance - $500.00**

January 2026

Main Account -$14,906.09
- **Deposits - $0**
- **Expenditures - $1,685.26**
- **Ending Balance - $13,220.83**

Emergency Account - $22,356.26
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $22,356.26**

Firewise Account - $10,612.46
- **Deposits - $22.22**
- **Expenditures - $0**
- **Ending Balance - $10,634.68**

Escrow Account - $3,115.52
- **Deposits - $3,551.00**
- **Expenditures- $0**
- **Ending Balance - $6,666.52**

Road Account - $4,779.39
- **Deposits - $0**
- **Expenditures - $283.88**
- **Ending Balance $4,495.51**

Building Fund - $500.00
- **Deposits - $0**
- **Expenditures- $0**
- **Ending Balance - $500.00**

February 2026

Main Account -$13,220.83
- **Deposits - $0**
- **Expenditures - $3,213.78**
- **Ending Balance - $10,007.05**

Emergency Account - $22,356.26
- **Deposits - $0**
- **Expenditures - $4,500.00**
- **Ending Balance - $17,856.26**

Firewise Account - $10,634.68
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $10,634.68**

Escrow Account - $6,666.52
- **Deposits - $1,790.00**
- **Expenditures- $0**
- **Ending Balance - $8,456.52**

Road Account - $4,495.51
- **Deposits - $4,500.00**
- **Expenditures - $164.45**
- **Ending Balance $8,831.06**

Building Fund - $500.00
- **Deposits - $0**
- **Expenditures- $0**
- **Ending Balance - $500.00**

March 2026

Main Account -$10,007.05
- **Deposits - $0**
- **Expenditures – $3,318.95**
- **Ending Balance - $6,688.10**

Emergency Account - $17,856.26
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $17,856.26**

Firewise Account - $10,634.68
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $10,634.68**

Escrow Account - $8,456.52
- **Deposits - $17,116.00**
- **Expenditures- $0**
- **Ending Balance - $25.572.52**

Road Account - $8,831.06
- **Deposits - $0**
- **Expenditures - $4,850.00**
- **Ending Balance $3,981.06**

Building Fund - $500.00
- **Deposits - $0**
- **Expenditures- $0**
- **Ending Balance - $500.00**

April 2026

Main Account -$6,688.10
- **Deposits - $0**
- **Expenditures – $1,654.57**
- **Ending Balance - $5,033.53**

Emergency Account - $17,856.26
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $17,856.26**

Firewise Account - $10,634.68
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $10,634.68**

Escrow Account - $25,572.52
- **Deposits - $16,266.65**
- **Expenditures- $0**
- **Ending Balance - $41,836.67**

Road Account - $3,981.06
- **Deposits – 5,175.00**
- **Expenditures - $6,375.00**
- **Ending Balance $2,781.06**

Building Fund - $500.00
- **Deposits - $0**
- **Expenditures- $0**
- **Ending Balance - $500.00**

May 2026

Main Account -$5,033.53
- **Deposits - $0**
- **Expenditures – $1,405.78**
- **Ending Balance - $3,627.75**

Emergency Account - $17,856.26
- **Deposits - $0**
- **Expenditures - $7,326.00**
- **Ending Balance - $3,308.68**

Firewise Account - $10,634.68
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $10,634.68**

Escrow Account - $41,836.67
- **Deposits - $10,156.00**
- **Expenditures- $0**
- **Ending Balance - $51,992.67**

Road Account - $2,781.06
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance $2,781.06**

Building Fund - $500.00
- **Deposits - $0**
- **Expenditures- $0**
- **Ending Balance - $500.00**

June 2026

Main Account -$3,627.75
- **Deposits - $3,000.00**
- **Expenditures – $3,370.74**
- **Ending Balance - $3,257.01**

Emergency Account - $17,856.26
- **Deposits - $0**
- **Expenditures - $3,000.00**
- **Ending Balance - $14,856.26**

Firewise Account - $3,308.68
- **Deposits - $0**
- **Expenditures - $0**
- **Ending Balance - $3,308.68**

Escrow Account - $51,992.67
- **Deposits - $19,386.00**
- **Expenditures- $0**
- **Ending Balance - $71,378.67**

Road Account - $2,781.06

- **Deposits - $0**
- **Expenditures - $461.08**
- **Ending Balance $2,319.08**

Building Fund - $500.00

- **Deposits - $0**
- **Expenditures- $0**
- **Ending Balance - $500.00**

ENDING TOTAL BALANCE ALL ACCOUNTS - $95,619.70

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Board of Directors

July 11, 2026

Expenditures July 2025 – June 2026

July 2025, We opened a new Main account Leaving the old Main Account as the New Road Account. During July the Main and Road accounts were still combined. In November we opened the Building Fund Account.

July 2025 – $13,996.40

Main/Road Expenditures - $13,996.40

Building Leasing $1,400.00
Refreshments/meal for annual meeting $754.77
Security for Annual Meeting $1,000.00
PayHOA $1,141.00
Roads $9,064.12
Equipment Leaf Vac $550.00
Decals $73.20
Gas $12.81
Bank Fee $.50

August 2025 - $ 26,529.03

Roads Expenditures - $26,529.03

Roads $26,061.03
WRECKER SERVICE $468.00

September - $ 22,847.39

Main Expenditures - $5,028.78

Bank Fees $50.00

Insurance payment $2,964.00

licenses / Permits $639.84

Supplies $233.94

PAYHOA Software $1141.00

Roads Expenditures - $17,818.61

October - $ 19,689.58

Main Expenditures - $4,309.58

Ins Late Fee - $10.00

PAYHOA Software - $1,141.00

Legal Businss Meeting - $108.13

Office Supplies -$50.45

Legal Retainer $3,000.00

Roads Expenditures - $15,380.00

November - $ 8,336.97

Main Expenditures - $4,341.97

PAYHOA Software - $1,141.00

Hostinger Website - $355.99

Salt Spreader Parts - $2,844.98

Roads Expenditures - $3,995.00

December - $ 2,377.01

- **Main Expenditures - $2,377.01**
  - **Microsoft Office - $219.49**
  - **Road Salt - $457.87**
  - **PAYHOA - $1,199.25**
  - **Hostinger - $131.88**
  - **Gas - $37.56**
  - **Parts - $330.96**

January- $ 1,969.14

- **Main Expenditures - $1,685.26**
  - **Supplies - $22.22**
  - **Road Salt -$447.22**
  - **PAYHOA - $1141.00**
  - **Property Taxes - $74.82**
- **Roads Expenditures - $283.88**
  - **Parts - $83.88**
  - **Labor to unload Salt $200.00**

February - $ 3,378.23

- **Main Expenditures - $3,213.78**
  - **PAYHOA - $1,255.10**
  - **Road Salt - $1,938.49**
  - **Hostinger - $20.19**
- **Roads Expenditures - $164.45**
  - **Parts - $164.45**

March - $ 8,168.95

Main Expenditures - $3,318.95

PAYHOA - $3,318.95

Roads Expenditures - $4,850.00

Repair Side x Side - $4,500.00

Emergency Repair of Black Oak Rd $350.00

April - $ 2,854.57

Main Expenditures - $1,654.57

PAYHOA - $1,654.57

Roads Expenditures - $1,200.00

Repair Side x Side - $1,200.00

May - $ 1,405.78

Main Expenditures - $1,405.78

PAYHOA - $1,405.78

June - $ 3,831.82

Main Expenditures - $3,370.74

PAYHOA - $3,370.74

Roads Expenditures - $461.08

Repair Side x Side - $461.08

Total Expenses: $115,384.87

Miscellaneous Operating - $29559.40

Roads - $85,825.47

Board of Directors

JULY 11, 2026

EMPOA 2026 JULY SUMMER MEETING

Roads Report

6/13/26 While dragging gravel road drag device broke
6/6/26 Check 1301 Spearhead Service $461.00 (ATV Repair & return)
5/31/26 All Vlog of roads completed & uploaded to YouTube & EMPOA web page.

PAVED ROADS: 7.96 miles
GRAVEL ROADS: 6.6 miles
DIRT ROADS: 12.3 miles
UNCLAIMED ROADS: 4.9 miles
TOTAL MILE OF ROAD: 31.76 miles

We plan to have road committee meeting on 7/13/2026 @6pm.

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EMPOA JULY 2026 SUMMER MEETING

ARCHITECTURAL REPORT

We have had:

1 Variance request for C-5(6/7/2026) attachment 1 (approved)

2 Improvement to Property:

I-18(5/142026) attachment 2 (approved)

C-5(4/20/2026) attachment 3 (approved)

EMPOA
Architectural Chairman

To the English Mountain Property Owners Association Architectural Committee:

We respectfully request consideration of a variance to reduce the required 25-foot front setback for our new home construction on our property on English Mountain.

When we purchased this property, we were advised that the home would be connected to the community sewer system. Since that time, we have been informed that the sewer system is currently at capacity and unable to accept additional connections. As a result, we are now required to install a septic system on the property.

Due to the steep terrain, elevation changes, and limited usable flat area on the lot, accommodating both the home and the required septic system presents significant challenges. After reviewing the site conditions, it has been indicated that a reduction in the setback requirement would allow the home to be positioned more appropriately on the buildable portion of the property while accommodating the septic system requirements.

This request is an effort to work within the limitations created by the unexpected change from sewer service to a septic system and to comply with county regulations while minimizing disturbance to the natural terrain.

Granting a setback variance would:

- Allow adequate space for the required septic system.
- Reduce excessive grading and excavation on the mountainside.
- Improve site stability and drainage.
- Allow the home to be located on the most suitable and level portion of the property.
- Help ensure compliance with both county requirements and English Mountain guidelines.

We are committed to building a home that complements the community and respects the natural beauty of English Mountain. We respectfully request your consideration and approval of this variance due to the unique circumstances and site constraints associated with this property.

Thank you for your time, consideration, and assistance. We would be happy to provide any additional information, site plans, surveys, or documentation needed to support this request.

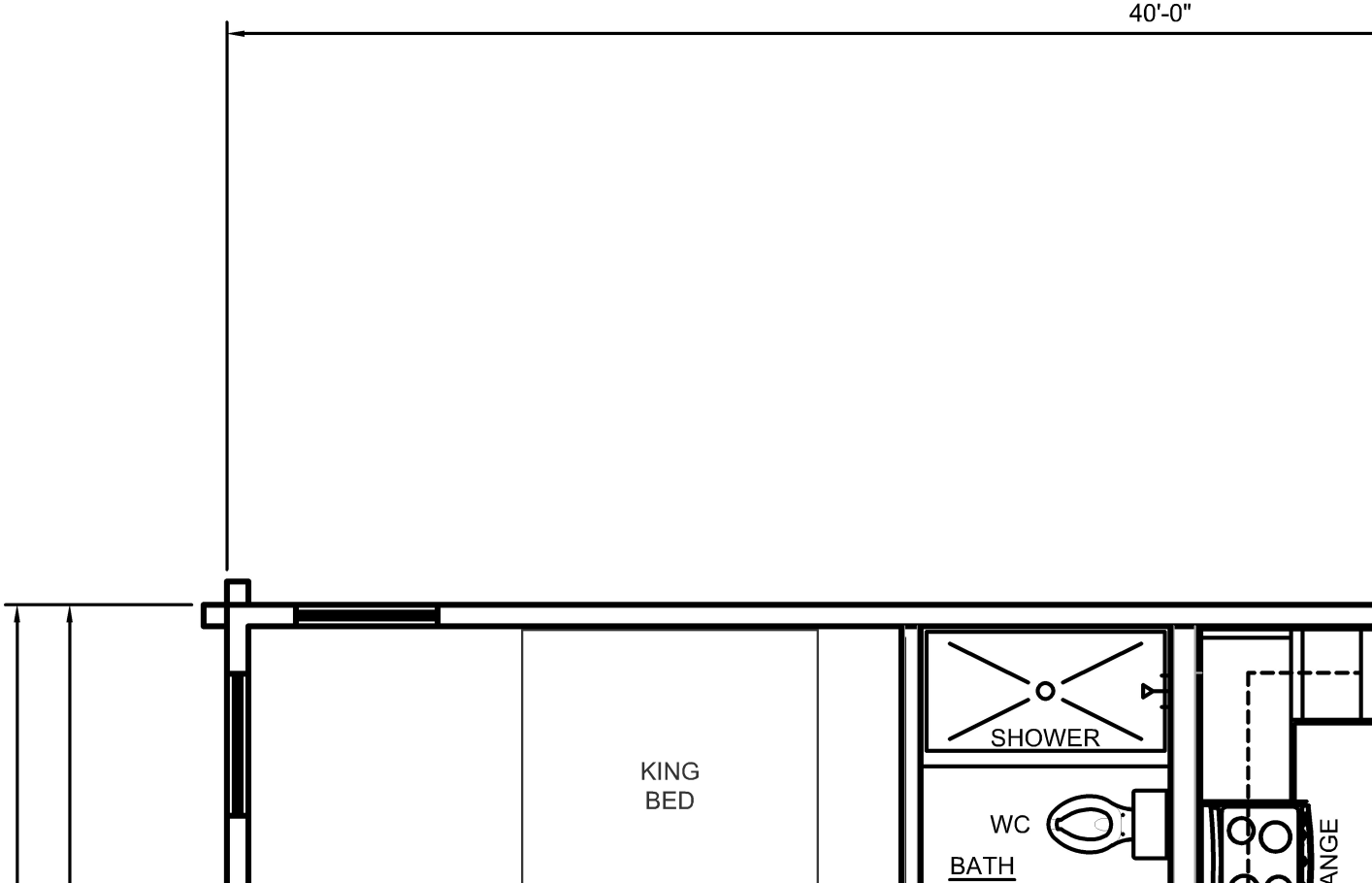
Sincerely,

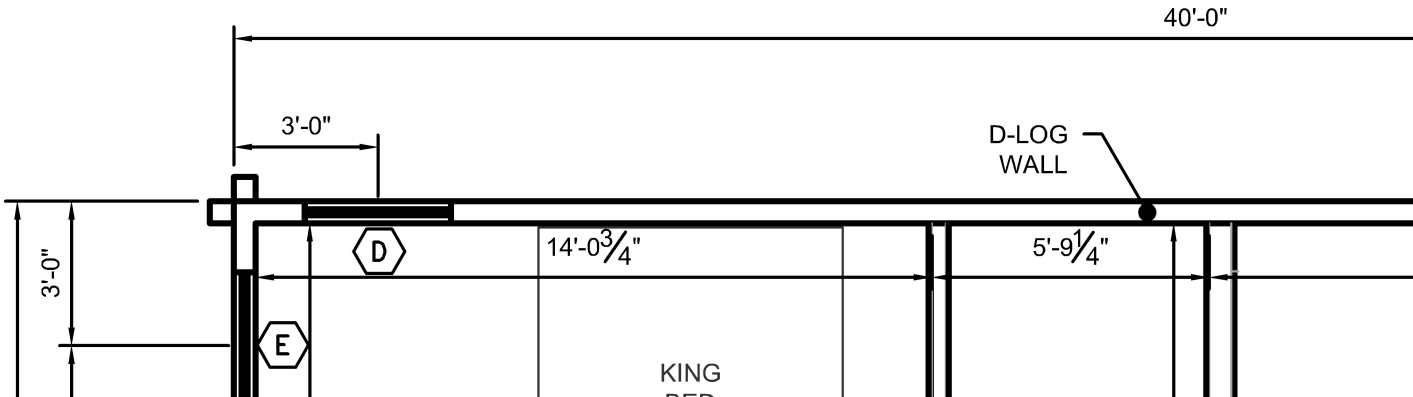
Debra Cassity

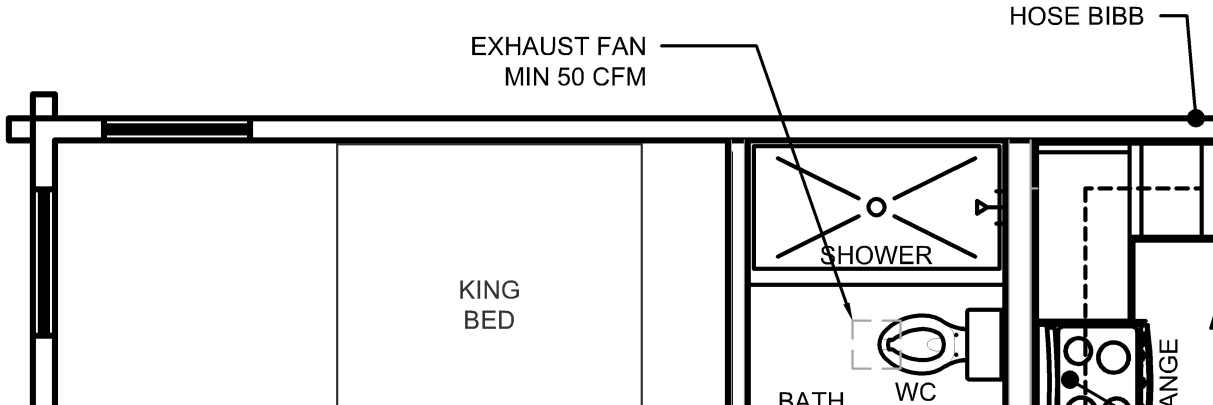
Lot 5, 1217 Low Sunset Drive

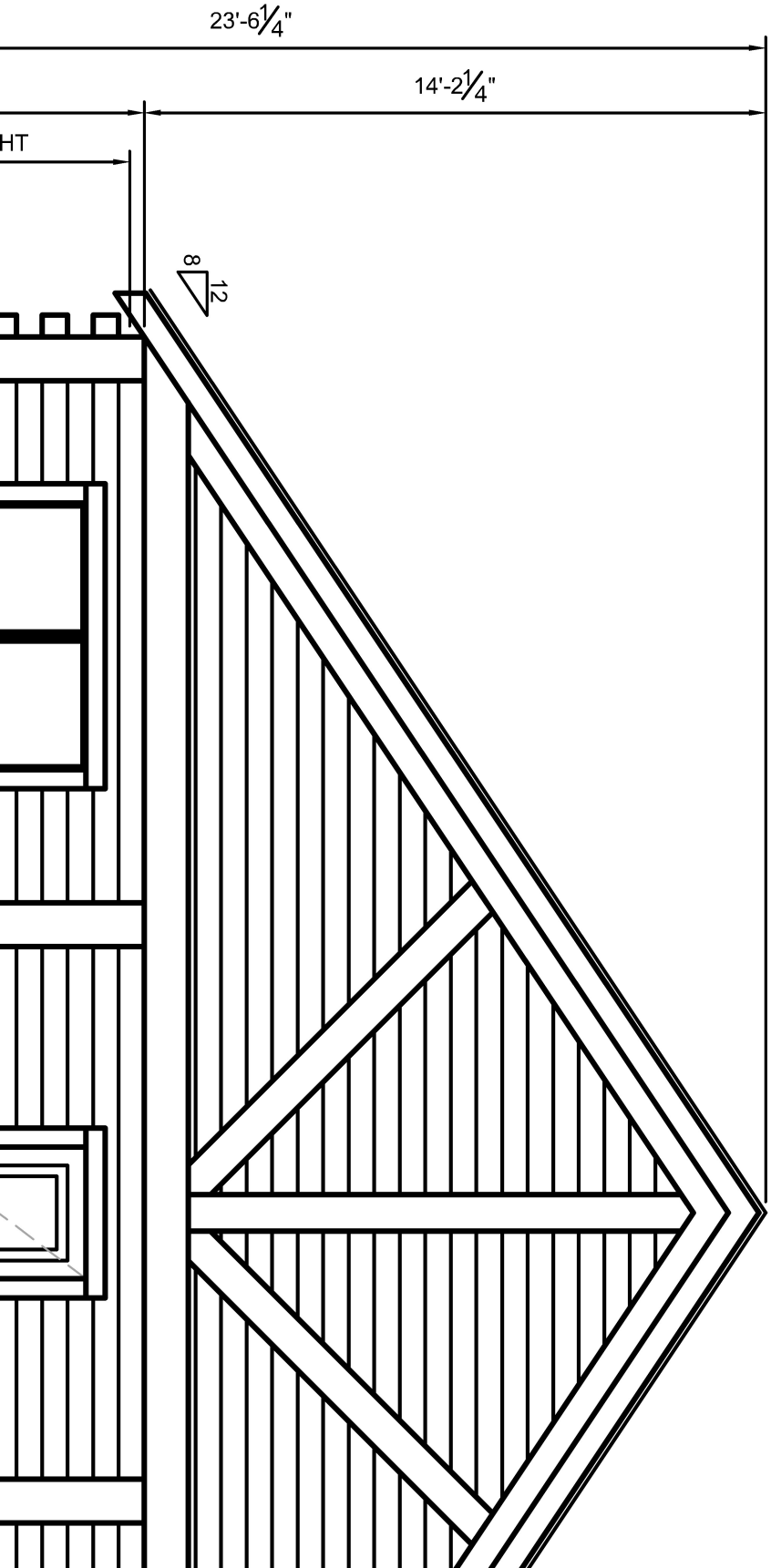
English Mountain, Sevier County, Tennessee

270-202-1062


40'-0"
KING
BED
SHOWER
WC
BATH
RANGE


40'-0"
3'-0"
D-LOG
WALL
D
14'-0 3/4"
5'-9 1/4"
3'-0"
E
KING


HOSE BIBB
EXHAUST FAN
MIN 50 CFM
SHOWER
KING
BED
WC
BATH


23'-6 1/4"
14'-2 1/4"
HT
8
12

36 Foot

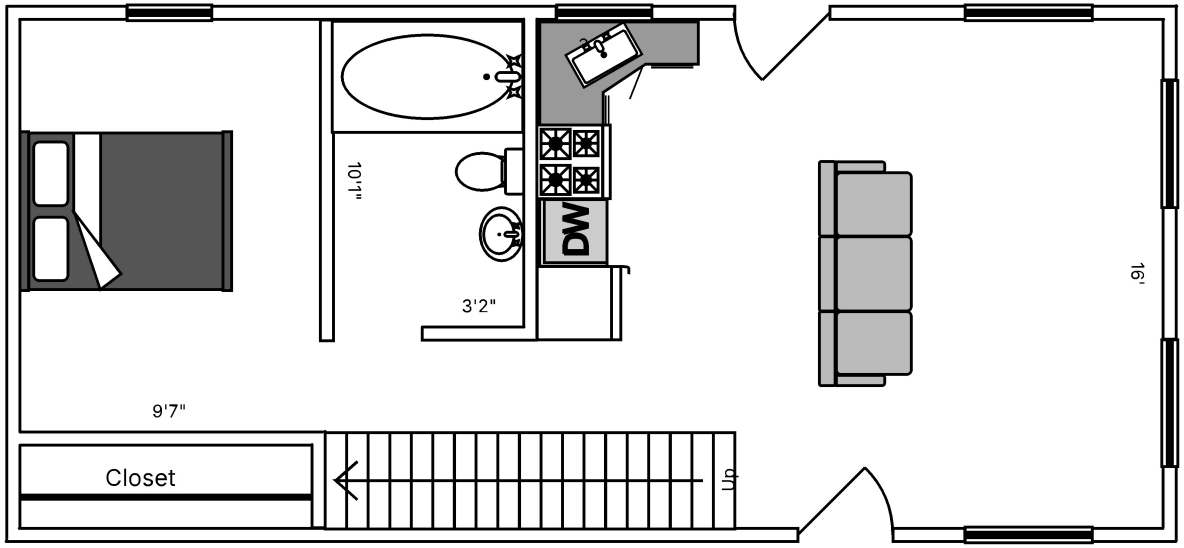
Down Stairs

Window 36X54

Door 36X80

Window 36x48

Window 48x60

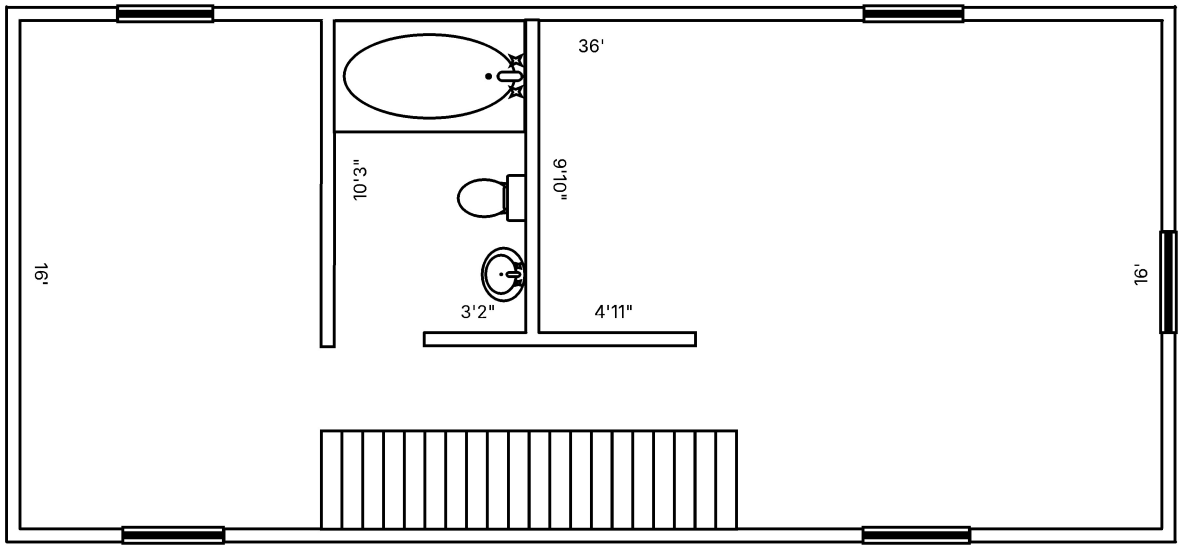


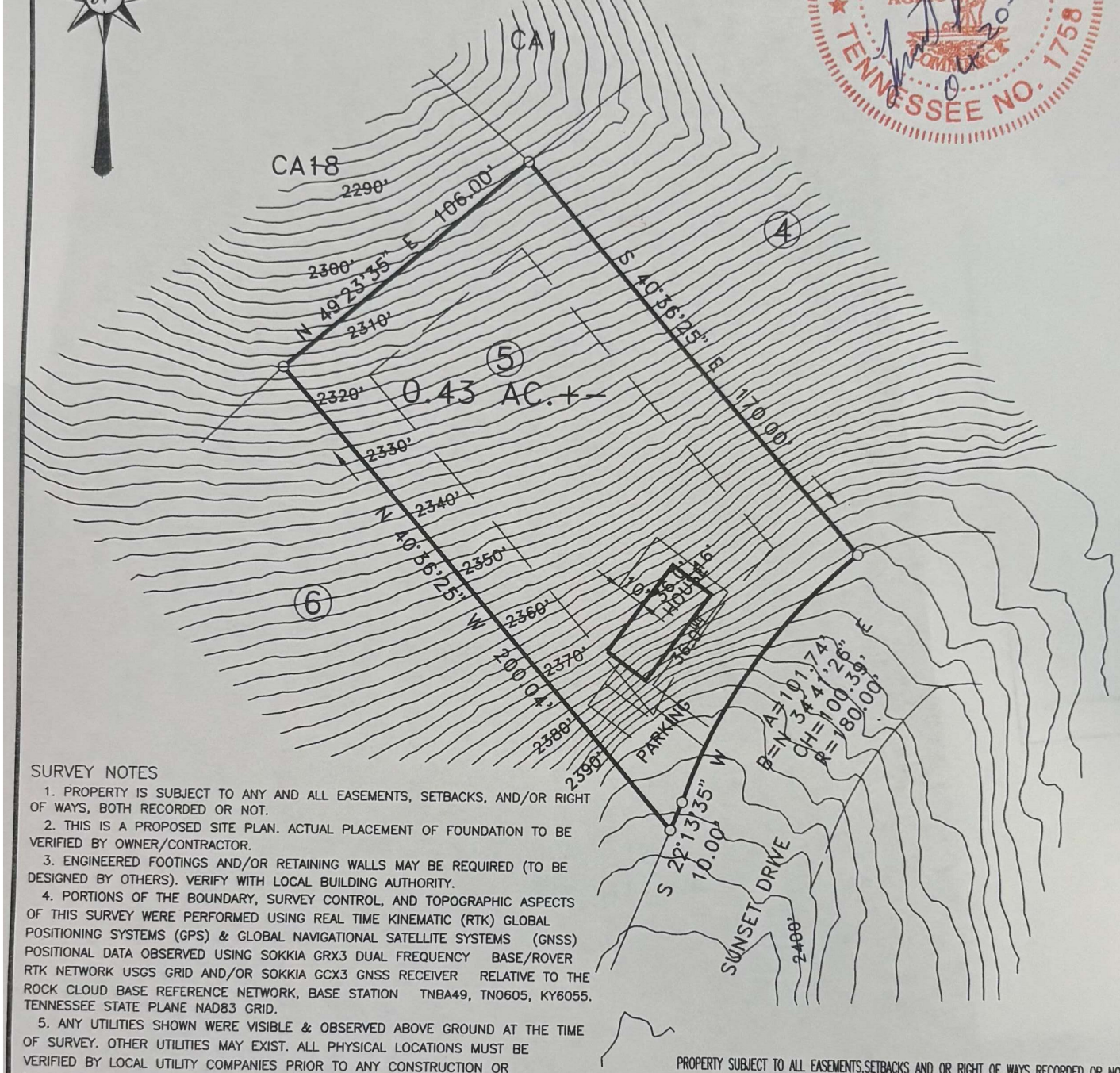
All 5 Windows 36x54

Up Stairs 16x36

Exterior Walls 2x6

Roof Pitch 6 12





SURVEY NOTES

1. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, SETBACKS, AND/OR RIGHT OF WAYS, BOTH RECORDED OR NOT.
2. THIS IS A PROPOSED SITE PLAN. ACTUAL PLACEMENT OF FOUNDATION TO BE VERIFIED BY OWNER/CONTRACTOR.
3. ENGINEERED FOOTINGS AND/OR RETAINING WALLS MAY BE REQUIRED (TO BE DESIGNED BY OTHERS). VERIFY WITH LOCAL BUILDING AUTHORITY.
4. PORTIONS OF THE BOUNDARY, SURVEY CONTROL, AND TOPOGRAPHIC ASPECTS OF THIS SURVEY WERE PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEMS (GPS) & GLOBAL NAVIGATIONAL SATELLITE SYSTEMS (GNSS) POSITIONAL DATA OBSERVED USING SOKKIA GRX3 DUAL FREQUENCY BASE/ROVER RTK NETWORK USGS GRID AND/OR SOKKIA GCX3 GNSS RECEIVER RELATIVE TO THE ROCK CLOUD BASE REFERENCE NETWORK, BASE STATION TNBA49, TN0605, KY6055. TENNESSEE STATE PLANE NAD83 GRID.
5. ANY UTILITIES SHOWN WERE VISIBLE & OBSERVED ABOVE GROUND AT THE TIME OF SURVEY. OTHER UTILITIES MAY EXIST. ALL PHYSICAL LOCATIONS MUST BE VERIFIED BY LOCAL UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION. WALLACE SURVEYING ASSUMES NO LIABILITY FOR DAMAGE OR INJURY INCURRED DURING CONSTRUCTION.
6. DRIVEWAYS MUST CONFORM TO ZONING SLOPE REQUIREMENTS OF ARTICLE III, SECTION 306 & 313, SEVIER COUNTY ZONING.
7. I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 7500 AS SHOWN HEREON.
8. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PROPERTY SUBJECT TO ALL EASEMENTS,SETBACKS AND OR RIGHT OF WAYS RECORDED OR NOT

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 7500 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SURVEY FOR DEBRA CASSITY AND TRACY CASSITY

EMPOA JULY 2026 SUMMER MEETING

FIREWISE REPORT

4/13/2026 2 50cm/20" Chainsaws with PPE & oil.

4/22/2026 Tree work was completed for 2 residents this helped protect egress off the mountain and provide structural protection.

Education

What are the two types of fire protection?

The two main types of fire protection are **Active Fire Protection (AFP)** and **Passive Fire Protection (PFP)**.

Active Fire Protection (AFP)

Active systems require some action or trigger—whether automatic or manual—to operate and extinguish flames. These systems detect the fire in its initial stages and actively work to suppress or put it out.

- **Examples:** Fire sprinklers, fire alarms, smoke and heat detectors, and portable fire extinguishers.

Passive Fire Protection (PFP)

Passive systems are built directly into the structure of a building. Instead of reacting to a fire, they use specialized materials and structural design to contain the flames and slow down the spread of smoke and fire

EMPOA "*English Mountain Property Owner's Association*" / PO Box 5049, Sevierville TN 37864
info@englishmountainpoa.com / www.EnglishMountainPOA.com

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- **Examples:** Fire-rated walls and doors, fireproof coatings (intumescent paints), fire dampers, and compartmentalization (sealed wall and floor penetrations).

For comprehensive building safety, both active and passive fire protection systems are used in tandem. For a more detailed breakdown of these systems and why they are both necessary, you can refer to the Fireline Corporation guide on fire protection

EMPOA
Architectural Chairman

Board of Directors

JULY 11, 2026

EMPOA 2026 JULY SUMMER MEETING

Legal Report

Fines continue for 7 properties.
7 resolved violations.
1 New reported violation.
3 cases pending with legal.
Awaiting court date at the end of the month.

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info@englishmountainpoa.com / www.**EnglishMountainPOA**.com

Fiscal Year End 2025-26 Financial Report

Current Ledger	**Total**	**$95,799.70**
	Firewise Account	$3,308.68
	Building Fund Account	$500.00
	Roads Account	$2,319.08
	Emergency Fund Account	$14,856.26
	Crowdfunding	$180.00
	Main Operating Account	$3,257.01
	Escrow Account	$71,378.67
Leveragable Assets	**Total**	**$476,833.76**
	Taxable Real Estate Holdings	$40,200.00
	Depreciable Overhead	$1,176.83
	Depreciable Assets	$28,556.00
	Equitable Debt Holdings	$406,900.93
Expenses 2025-26	**Total**	**$112,116.17**
	Secretary / Treasurer	**$29,786.43**
	Administrative Misc	$449.05
	Venue / Security / Food	$3,125.10
	Paper / Print / Postage	$8,403.70
	CRM Interchange Rate	$14,834.58
	Insurance	$2,974.00
	Roads Committee	**$68,556.81**
	Trackhoe Hours	$21,135.66
	Skidsteer Hours	$30,827.50
	Rock Hammer Hours	$600.00
	Dumptruck Hours	$160.00
	Drainage Tiles	$688.03
	Gravel	$4,673.08
	Equipment Repair	$6,161.95
	Fuel	$168.88
	Salt	$2,843.58
	Parts / Hardware	$1,298.13
	Archetectural Committee	**$205.81**
	Signs / Hangers	$205.81
	Fuel	$0.00
	Tech Committee	**$3,174.88**
	Equipment	$1,347.42
	Software	$669.27
	Domain / Cloud Hosting	$955.84
	VOIP	$202.35
	Legal Committee	**$3,066.24**
	Legal Retainer	$3,000.00
	Legal Filing Fees	$30.00
	Registered Mail	$36.24
	Firewise Committee	**$7,326.00**
	Equipment Purchases	$2,151.00
	Tree Removal Service	$5,175.00

Income Report Fiscal Year 2025-2026

Road Name	Lots	Gross	Per Lot	Delinquent		2025-26 Dues		Back Dues <2025		Transfer Fees		Paper Fees		Fines		Late Fees	
Aintree Dr	46	$2,027.00	$44.07	20	43.5%	$1,485.00	73.3%	$419.00	20.7%		0.0%	$63.00	3.1%		0.0%	$60.00	3.0%
Alpine Dr	203	$9,969.00	$49.11	114	56.2%	$6,352.50	63.7%	$2,886.50	29.0%	$300.00	3.0%	$150.00	1.5%		0.0%	$280.00	2.8%
Aspen Ct	8	$390.00	$48.75	5	62.5%	$165.00	42.3%	$206.00	52.8%		0.0%	$9.00	2.3%		0.0%	$10.00	2.6%
Azalea Trail	48	$2,104.50	$43.84	29	60.4%	$1,237.50	58.8%	$811.00	38.5%		0.0%	$21.00	1.0%		0.0%	$35.00	1.7%
Balsam St	11	$240.00	$21.82	9	81.8%	$110.00	45.8%	$130.00	54.2%		0.0%		0.0%		0.0%		0.0%
Basswood Ct	12	$187.00	$15.58	7	58.3%	$165.00	88.2%	$6.00	3.2%		0.0%	$6.00	3.2%		0.0%	$10.00	5.3%
Beech Ct	9	$598.50	$66.50	1	11.1%	$587.50	98.2%		0.0%		0.0%	$6.00	1.0%		0.0%	$5.00	0.8%
Beechwood St	47	$1,603.50	$34.12	29	61.7%	$742.50	46.3%	$756.00	47.1%		0.0%	$45.00	2.8%		0.0%	$60.00	3.7%
Black Oak Dr	65	$2,560.50	$39.39	35	53.8%	$1,759.00	68.7%	$352.50	13.8%	$300.00	11.7%	$69.00	2.7%		0.0%	$80.00	3.1%
Black Oak Pl	8	$284.00	$35.50	3	37.5%	$275.00	96.8%		0.0%		0.0%	$9.00	3.2%		0.0%		0.0%
Blackberry St	11	$692.50	$62.95	4	36.4%	$192.50	27.8%	$367.50	53.1%	$100.00	14.4%	$7.50	1.1%		0.0%	$25.00	3.6%
Bogart Ln	4	$30.50	$7.63	2	50.0%	$27.50	90.2%		0.0%		0.0%	$3.00	9.8%		0.0%		0.0%
Boxelder St	12	$441.17	$36.76	5	41.7%	$229.17	51.9%	$193.00	43.7%		0.0%	$9.00	2.0%		0.0%	$10.00	2.3%
Buckeye Dr	50	$879.50	$17.59	35	70.0%	$770.00	87.5%	$53.00	6.0%		0.0%	$31.50	3.6%		0.0%	$25.00	2.8%
Butternut Ln	29	$1,325.67	$45.71	12	41.4%	$751.67	56.7%	$427.50	32.2%	$50.00	3.8%	$46.50	3.5%		0.0%	$50.00	3.8%
Buttonwood Dr	39	$732.00	$18.77	27	69.2%	$330.00	45.1%	$275.00	37.6%	$100.00	13.7%	$12.00	1.6%		0.0%	$15.00	2.0%
Catalpa Ct	7	$246.00	$35.14	4	57.1%	$110.00	44.7%	$130.00	52.8%		0.0%	$6.00	2.4%		0.0%		0.0%
Catbird Ct	6	$180.17	$30.03	1	16.7%	$174.17	96.7%		0.0%		0.0%	$6.00	3.3%		0.0%		0.0%
Cedar Ln	12	$324.50	$27.04	9	75.0%	$137.50	42.4%	$146.50	45.1%		0.0%	$20.50	6.3%		0.0%	$20.00	6.2%
Cherokee Ct	12	$172.50	$14.38	7	58.3%	$165.00	95.7%		0.0%		0.0%	$7.50	4.3%		0.0%		0.0%
Chestnut Ridge Ct	13	$404.50	$31.12	8	61.5%	$137.50	34.0%	$147.00	36.3%	$100.00	24.7%		0.0%		0.0%	$20.00	4.9%
Clingmans View	49	$2,451.50	$50.03	29	59.2%	$742.50	30.3%	$1,510.50	61.6%	$100.00	4.1%	$28.50	1.2%		0.0%	$70.00	2.9%
Cove Rd	20	$323.50	$16.18	19	95.0%	$27.50	8.5%	$289.50	89.5%		0.0%	$1.50	0.5%		0.0%	$5.00	1.5%
Dogwood Ct	11	$254.00	$23.09	9	81.8%	$110.00	43.3%	$118.00	46.5%		0.0%	$6.00	2.4%		0.0%	$20.00	7.9%
Dogwood St	24	$965.00	$40.21	15	62.5%	$577.50	59.8%	$354.00	36.7%		0.0%	$13.50	1.4%		0.0%	$20.00	2.1%
Eagle Point	25	$1,346.50	$53.86	11	44.0%	$907.50	67.4%	$395.00	29.3%		0.0%	$24.00	1.8%		0.0%	$20.00	1.5%
Elderberry Dr	28	$674.50	$24.09	21	75.0%	$330.00	48.9%	$297.00	44.0%		0.0%	$22.50	3.3%		0.0%	$25.00	3.7%
Elm Ct	7	$55.00	$7.86	6	85.7%	$55.00	100.0%		0.0%		0.0%		0.0%		0.0%		0.0%
Elm Ln	7	$297.50	$42.50	5	71.4%	$82.50	27.7%	$193.00	64.9%		0.0%	$12.00	4.0%		0.0%	$10.00	3.4%
Elm Pl	8	$61.00	$7.63	7	87.5%	$55.00	90.2%		0.0%		0.0%	$6.00	9.8%		0.0%		0.0%
Elm St	16	$494.50	$30.91	5	31.3%	$412.50	83.4%	$48.00	9.7%		0.0%	$24.00	4.9%		0.0%	$10.00	2.0%
Fir Ct	6	$140.50	$23.42	3	50.0%	$137.50	97.9%		0.0%		0.0%	$3.00	2.1%		0.0%		0.0%
Glasgow St	30	$715.00	$23.83	24	80.0%	$275.00	38.5%	$305.00	42.7%	$100.00	14.0%	$15.00	2.1%		0.0%	$20.00	2.8%

Income Report Fiscal Year 2025-2026

Road Name	Lots	Gross	Per Lot	Delinquent		2025-26 Dues		Back Dues <2025		Transfer Fees		Paper Fees		Fines		Late Fees	
Green Bay Dr	24	$821.17	$34.22	19	79.2%	$724.17	88.2%	$87.00	10.6%		0.0%		0.0%		0.0%	$10.00	1.2%
Green Meadow Dr	27	$999.50	$37.02	12	44.4%	$632.50	63.3%	$209.00	20.9%	$100.00	10.0%	$18.00	1.8%		0.0%	$40.00	4.0%
Half High St	62	$4,032.50	$65.04	33	53.2%	$1,952.50	48.4%	$1,336.00	33.1%	$600.00	14.9%	$54.00	1.3%		0.0%	$90.00	2.2%
Hazelnut Ln	18	$599.50	$33.31	11	61.1%	$385.00	64.2%	$183.00	30.5%		0.0%	$16.50	2.8%		0.0%	$15.00	2.5%
Heath St	12	$362.50	$30.21	9	75.0%	$210.83	58.2%	$144.00	39.7%		0.0%	$1.00	0.3%		0.0%	$6.67	1.8%
Hemlock St	7	$183.33	$26.19	2	28.6%	$183.33	100.0%		0.0%		0.0%		0.0%		0.0%		0.0%
Hickory Tree St	50	$1,967.00	$39.34	19	38.0%	$1,485.00	75.5%	$244.00	12.4%	$200.00	10.2%	$18.00	0.9%		0.0%	$20.00	1.0%
Hollyberry Ct	10	$61.00	$6.10	9	90.0%	$55.00	90.2%		0.0%		0.0%	$6.00	9.8%		0.0%		0.0%
Honeysuckle Ln	32	$1,779.00	$55.59	12	37.5%	$742.50	41.7%	$249.00	14.0%	$100.00	5.6%	$22.50	1.3%	$625.00	35.1%	$40.00	2.2%
Huff Ct	4	$0.00	$0.00	2	50.0%												
John Sevier Dr	153	$7,140.85	$46.67	85	55.6%	$4,015.00	56.2%	$2,273.35	31.8%	$500.00	7.0%	$142.50	2.0%		0.0%	$210.00	2.9%
Juniper Ct	6	$27.50	$4.58	5	83.3%	$27.50	100.0%		0.0%		0.0%		0.0%		0.0%		0.0%
Lakeside Ct	7	$292.17	$41.74	2	28.6%	$284.17	97.3%		0.0%		0.0%	$8.00	2.7%		0.0%		0.0%
Laurel Ct	7	$726.00	$103.71	0	0.0%	$275.00	37.9%	$281.50	38.8%		0.0%	$8.25	1.1%		0.0%	$25.00	3.4%
Leatherwood Dr	68	$1,373.50	$20.20	51	75.0%	$770.00	56.1%	$458.00	33.3%	$50.00	3.6%	$40.50	2.9%		0.0%	$55.00	4.0%
LeConte Dr	47	$806.00	$17.15	32	68.1%	$770.00	95.5%		0.0%		0.0%	$36.00	4.5%		0.0%		0.0%
Lin Creek Dr	16	$407.00	$25.44	12	75.0%	$275.00	67.6%	$9.00	2.2%	$100.00	24.6%	$3.00	0.7%		0.0%	$20.00	4.9%
Lin Creek Rd	224	$5,006.00	$22.35	165	73.7%	$3,382.50	67.6%	$1,210.00	24.2%	$200.00	4.0%	$133.50	2.7%		0.0%	$80.00	1.6%
Linwood Ct	12	$412.50	$34.38	8	66.7%	$357.50	86.7%		0.0%		0.0%	$15.00	3.6%		0.0%	$40.00	9.7%
Low Sunset Dr	32	$1,526.50	$47.70	14	43.8%	$797.50	52.2%	$555.50	36.4%	$100.00	6.6%	$28.50	1.9%		0.0%	$45.00	2.9%
Magnolia Ct	7	$27.50	$3.93	6	85.7%	$27.50	100.0%		0.0%		0.0%		0.0%		0.0%		0.0%
Magnolia Pl	17	$392.00	$23.06	10	58.8%	$192.50	49.1%	$132.50	33.8%	$50.00	12.8%	$12.00	3.1%		0.0%	$5.00	1.3%
Mckinley St	17	$618.50	$36.38	8	47.1%	$440.00	71.1%	$151.50	24.5%		0.0%	$12.00	1.9%		0.0%	$15.00	2.4%
Old Laurel Ln	34	$3,311.34	$97.39	6	17.6%	$1,741.67	52.6%	$1,192.00	36.0%	$300.00	9.1%	$21.00	0.6%		0.0%	$56.67	1.7%
Pawnee Ct	10	$655.00	$65.50	7	70.0%	$220.00	33.6%	$185.00	28.2%		0.0%		0.0%	$250.00	38.2%		0.0%
PawPaw St	71	$1,454.00	$20.48	47	66.2%	$852.50	58.6%	$430.00	29.6%	$100.00	6.9%	$31.50	2.2%		0.0%	$40.00	2.8%
Poplar Pl	18	$610.50	$33.92	11	61.1%	$302.50	49.5%	$276.00	45.2%		0.0%	$12.00	2.0%		0.0%	$20.00	3.3%
Red Maple Ln	32	$2,948.50	$92.14	8	25.0%	$2,722.50	92.3%		0.0%	$200.00	6.8%	$21.00	0.7%		0.0%	$5.00	0.2%
Rhododendron Dr	53	$1,464.50	$27.63	38	71.7%	$687.50	46.9%	$569.00	38.9%	$100.00	6.8%	$48.00	3.3%		0.0%	$60.00	4.1%
Ridgeview Dr	42	$3,051.33	$72.65	20	47.6%	$1,613.33	52.9%	$1,364.50	44.7%		0.0%	$23.50	0.8%		0.0%	$50.00	1.6%
Shagbark St	44	$1,894.00	$43.05	26	59.1%	$880.00	46.5%	$914.00	48.3%		0.0%	$45.00	2.4%		0.0%	$55.00	2.9%
Shamrock Pl	12	$306.00	$25.50	8	66.7%	$220.00	71.9%	$64.00	20.9%		0.0%	$12.00	3.9%		0.0%	$10.00	3.3%
Short Redbud Ln	29	$810.00	$27.93	17	58.6%	$495.00	61.1%	$146.50	18.1%	$100.00	12.3%	$28.50	3.5%		0.0%	$40.00	4.9%
Silverbell Ct	16	$254.00	$15.88	9	56.3%	$192.00	75.6%		0.0%	$50.00	19.7%	$12.00	4.7%		0.0%		0.0%

Income Report Fiscal Year 2025-2026

Road Name	Lots	Gross	Per Lot	Delinquent		2025-26 Dues		Back Dues <2025		Transfer Fees		Paper Fees		Fines		Late Fees	
Silverbell Dr	123	$3,293.00	$26.77	77	62.6%	$2,255.00	68.5%	$499.00	15.2%	$350.00	10.6%	$84.00	2.6%		0.0%	$105.00	3.2%
Sourwood Honey Ct	8	$278.00	$34.75	5	62.5%	$275.00	98.9%		0.0%		0.0%	$3.00	1.1%		0.0%		0.0%
Sourwood Honey Dr	70	$1,207.50	$17.25	55	78.6%	$797.50	66.0%	$251.00	20.8%	$100.00	8.3%	$39.00	3.2%		0.0%	$20.00	1.7%
Spicewood St	13	$460.50	$35.42	8	61.5%	$302.50	65.7%	$144.00	31.3%		0.0%	$9.00	2.0%		0.0%	$5.00	1.1%
Spruce St	16	$589.00	$36.81	9	56.3%	$385.00	65.4%	$180.00	30.6%		0.0%	$24.00	4.1%		0.0%		0.0%
Swann Saddle	49	$2,177.50	$44.44	26	53.1%	$1,155.00	53.0%	$901.50	41.4%		0.0%	$36.00	1.7%		0.0%	$85.00	3.9%
Sycamore Dr	88	$2,209.50	$25.11	50	56.8%	$1,842.50	83.4%	$200.00	9.1%		0.0%	$117.00	5.3%		0.0%	$50.00	2.3%
Trailer Park Ln	20	$264.67	$13.23	8	40.0%	$137.50	52.0%	$4.50	1.7%		0.0%	$6.00	2.3%		0.0%	$116.67	44.1%
Wexford Way	8	$230.50	$28.81	3	37.5%	$220.00	95.4%		0.0%		0.0%	$10.50	4.6%		0.0%		0.0%
Wilhite Creek Rd	41	$1,396.00	$34.05	22	53.7%	$825.00	59.1%	$445.00	31.9%	$100.00	7.2%	$6.00	0.4%		0.0%	$20.00	1.4%
Wintergreen Dr	15	$448.00	$29.87	6	40.0%	$440.00	98.2%	$5.00	1.1%		0.0%	$3.00	0.7%		0.0%		0.0%
Woodchuck Dr	13	$221.00	$17.00	10	76.9%	$110.00	49.8%	$104.50	47.3%		0.0%	$1.50	0.7%		0.0%	$5.00	2.3%
Yellow Pine Dr	5	$269.00	$53.80	1	20.0%	$192.50	71.6%	$75.00	27.9%		0.0%	$1.50	0.6%		0.0%		0.0%
Yellowwood Dr	47	$1,809.00	$38.49	21	44.7%	$1,512.50	83.6%	$210.50	11.6%		0.0%	$36.00	2.0%		0.0%	$50.00	2.8%

	2025-26 Income	Avg Per Lot	Delinquent		2025-26 Dues		Back Dues		Transfer Fees		Paper Fees		Fines		Late Fees	
Gross Collected	$94,345.37	$34.34	56.7%		$57,978.51	65.9%	$26,500.85	24.5%	$4,550.00	3.5%	$1,889.75	2.4%	$875.00	0.9%	$2,415.01	2.7%
Gross Outstanding	$406,900.93	Target	2025		2025-26 Invoiced		Back Dues Invoiced		2025-26 Invoiced		2025-26 Invoiced		2025-26 Invoiced		2025-26 Invoiced	
		$61.59	1597	70.1%	$154,170.00		$293,413.80		$6,400.00		$6,036.25		$26,280.00		$14,810.00	
		55.8%	2024		Payment Rate		Payment Rate		Payment Rate		Payment Rate		Payment Rate		Payment Rate	
			1807	79.3%	37.6%		9.0%		69.7%		31.2%		11.4%		16.1%	
			2023													
			2010	88.2%												
			2022													
			2112	92.8%												

Fiscal Year 2026-27 Allocations Budget		
$76,328.67	**Total Allocations**	
Secretary / Treasurer / Tech	$35,000.00	45.9%
Architectural Committee	$0.00	0.0%
Roads Budget	$35,309.93	46.3%
Legal Committee	$0.00	0.0%
Firewise Committee	$0.00	0.0%
Emergency Fund	$5,143.74	6.7%
Building Fund	$875.00	1.1%

Fiscal Year 2026-27 Starting Balances	
Escrow Account	$0.00
Firewise Account	$3,308.68
Building Fund Account	$1,375.00
Roads Account	$37,629.01
Emergency Fund Account	$20,000.00
Crowd Funding	$180.00
General Operating Account	$38,257.01

2026-27 Road Group Allocations

Road Groupings	Road Name	Funds Allocated	Developed Lots	Vacant Lots	Developed Rate	Payment Rate
Aspen Group $3,882.21 Vacancy 73% Payment Rate 49%	Aintree Dr	$937.70	7	40	15%	57%
	Aspen Ct	$180.42	3	5	38%	38%
	Chestnut Ridge Ct	$187.12	1	13	7%	38%
	Eagle Point	$622.90	4	21	16%	56%
	Hollyberry Ct	$28.22	2	7	22%	10%
	Huff Ct	$0.00	1	3	25%	50%
	Lakeside Ct	$135.16	4	3	57%	71%
	Linwood Ct	$190.82	2	9	18%	33%
	Low Sunset Dr	$706.16	10	20	33%	56%
	Yellow Pine Dr	$124.44	2	3	40%	80%
Black Oak Group $5,842.72 Vacancy 60% Payment Rate 45%	Basswood Ct	$86.51	8	3	73%	42%
	Black Oak Dr	$1,184.50	2	6	25%	46%
	Black Oak Pl	$131.38	3	25	11%	63%
	Butternut Ln	$613.26	20	44	31%	59%
	Dogwood Ct	$117.50	3	8	27%	18%
	Dogwood St	$446.41	10	14	42%	38%
	Honeysuckle Ln	$822.97	9	21	30%	63%
	Lin Creek Dr	$188.28	13	3	81%	25%
	Wilhite Creek Rd	$645.79	28	11	72%	46%
	Yellowwood Dr	$836.85	5	42	11%	55%
Leatherwood Group $6,855.75 Vacancy 83% Payment Rate 33%	Beechwood Dr	$741.79	1	46	2%	38%
	Buckeye Dr	$406.86	0	50	0%	30%
	Hazelnut Ln	$277.33	0	18	0%	39%
	Leatherwood Dr	$635.39	0	68	0%	25%
	Lin Creek Rd	$2,315.79	55	169	25%	26%
	Sourwood Honey Ct	$128.60	6	2	75%	38%
	Sourwood Honey Dr	$558.59	23	47	33%	21%
	Sycamore Dr	$1,022.12	0	88	0%	43%
Pawnee Group $6,594.22 Vacancy 88% Payment Rate 44%	Bogart Ln	$14.11	0	4	0%	50%
	Catbird Ct	$83.35	0	6	0%	83%
	Cherokee Ct	$79.80	1	12	8%	42%
	Clingmans View	$1,134.07	9	40	18%	41%
	Cove Rd	$149.65	3	20	13%	5%
	Glasgow St	$330.76	10	20	33%	20%
	Green Bay Dr	$379.88	5	19	21%	21%
	Half High St	$1,865.45	6	56	10%	47%
	Hemlock St	$84.81	0	7	0%	71%
	McKinley St	$286.12	1	16	6%	53%
	Pawnee Ct	$303.01	2	8	20%	30%

2026-27 Road Group Allocations

Road Groupings	Road Name	Funds Allocated	Developed Lots	Vacant Lots	Developed Rate	Payment Rate
Pawnee Group	Swann Saddle	$1,007.32	6	43	12%	47%
	Wexford Way	$106.63	1	7	13%	63%
Poplar Group $7,550.28 Vacancy 99% Payment Rate 34%	Catalpa Ct	$113.80	0	7	0%	43%
	Elderberry Dr	$312.03	0	28	0%	25%
	Elm Ct	$25.44	0	7	0%	14%
	Elm Ln	$137.62	0	7	0%	29%
	Elm Pl	$28.22	0	8	0%	13%
	Elm St	$228.76	0	16	0%	69%
	John Sevier Dr	$3,303.38	2	153	1%	44%
	LeConte Dr	$372.86	0	47	0%	32%
	Magnolia Ct	$12.72	1	7	13%	14%
	Magnolia Pl	$181.34	1	17	6%	41%
	Poplar Pl	$282.42	0	18	0%	39%
	Shamrock Pl	$141.56	0	12	0%	33%
	Silverbell Ct	$117.50	0	16	0%	44%
	Silverbell Dr	$1,523.35	1	123	1%	37%
Spicewood Group $5,734.40 Vacancy 91% Payment Rate 63%	Blackberry St	$320.35	0	11	0%	64%
	Heath St	$167.69	2	10	17%	25%
	Hickory Tree St	$909.94	6	44	12%	62%
	Laurel Ct	$335.85	0	7	0%	100%
	Old Laurel Ln	$1,531.84	8	26	24%	82%
	Red Maple Ln	$1,363.99	4	28	13%	75%
	Spicewood St	$213.03	0	13	0%	38%
	Trailer Park Ln	$122.44	2	18	10%	60%
Spruce Group $7,188.86 Vacancy 96% Payment Rate 42%	Azalea Trail	$973.55	0	48	0%	40%
	Balsam St	$111.02	0	11	0%	18%
	Beech Ct	$276.87	2	9	18%	89%
	Boxelder St	$204.09	1	8	11%	58%
	Buttonwood Ln	$338.63	0	39	0%	31%
	Cedar Ln	$150.11	1	11	8%	25%
	Fir Ct	$65.00	0	6	0%	50%
	Green Meadow Dr	$462.37	0	27	0%	56%
	Juniper Ct	$12.72	0	6	0%	17%
	Paw Paw St	$672.63	0	71	0%	34%
	Rhododendron Dr	$677.48	0	53	0%	28%
	Ridgeview Dr	$1,411.56	7	35	17%	52%
	Shagbark St	$876.17	0	44	0%	41%
	Short Redbud Ln	$374.71	0	29	0%	41%
	Spruce St	$272.47	0	16	0%	44%
	Wintergreen Dr	$207.25	1	14	7%	60%
	Woodchuck Ln	$102.24	0	13	0%	23%