



MOUNTAIN BROOK SUBDIVISION

P.O. BOX 1029

TROY, VA 22974

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## BALLOT UPDATE

We have received ballots and the ballots are being held UNOPENED until our next quarterly meeting in early September. At that time we will ask several community members to open and count them, so we can announce the results. If you have not returned your ballot as of yet, please do so at your earliest convenience.

As a reminder, the court has rejected our incorporation and the 8<sup>th</sup> Covenants and had us return to the original 7<sup>th</sup> Covenants. We are asking Property owners to return our annual dues to \$125.00 per year, so the committee can conduct its required duties and responsibilities under the Covenants. (All expenditures can be reviewed on our website, [www.mtbrooksubdivision.com](http://www.mtbrooksubdivision.com), under Updates/Financial Reports).

In addition, after a review of our 7<sup>th</sup> Covenants by our legal counsel, clarifications were suggested. These clarifications do not change the meaning or the intent of the Covenants, they are to make clear the duties and responsibilities of the ACC. These are recommendations to help us if we have another legal challenge. These recommendations DO NOT single out the lakes and dams. The lakes and dams are clearly referenced in other parts of the 7<sup>th</sup> Covenants, in particular paragraph 4.2. The repair to Willow Ridge lake and dam will be another issue where a community meeting will be scheduled so all interested property owners can attend to address their concerns and ask any questions. We will have an engineer, who is familiar with our issue along with representatives from The Department of Conservation and Recreation (DCR) and our legal counsel. Information will be posted at a later date.