

CDE Quarterly Update (December 2025 – February 2026)

March 5, 2026

From: Bill Mosher, POA President

Hello, CDE Neighbors

Here's a summary of community news and activities since my last update on December 3, 2025.

1. AT&T has been working to get our fiber optic internet service installed and operational. As of this date, the main underground cable has been installed along with the roadside service vaults that will connect to our homes. The cable is connected to the ATT network and tests by their field techs indicate it's ready to go. The next and final step is getting lines run into the homes that want the service. This is likely to begin within the next week or two.

I'm not sure how much outreach the AT&T sales teams will provide, so I suggest everyone who wants this new service visit the AT&T web page (if you have an on-line account the process will be a little easier). Search for "AT&T Fiber", then "Shop AT&T Fiber" where there is a "Notify Me" button to request notification when fiber service is available to our neighborhood. If I get any more specific details from AT&T I'll let you know.

2. Welcome to new owners John and Vicki Saterbo who recently purchased Lot 12, the undeveloped lot at the north end of the CDE loop, where they plan to build a new home. Contact information for the Saterbos (who spend the winter in the Tampa area) is included on the updated Property Owners directory which is attached to the same email as this quarterly update.
3. Winter has been especially harsh this year here on the mountain, with multiple episodes of low temps, snow, ice, fog, and high winds. Fortunately, the roads have been cleared relatively quickly, the power has stayed on, and the propane gas companies have been able to deliver. But I know I'm not the only one hoping for an early spring this year.

Although there were no CDE Board actions during this quarter, all the Standing Committees had some activities, which are briefly described in the following table:

Standing Committees	Activities
Architectural Review <u>Members</u> Joe Honeycutt, Chair Dale Cornett Bill Bacon	No official submittals were received by ARC during this quarter; however, Chair Joe Honeycutt met briefly with the contractor for the new owners of Lot 12 to review general requirements for construction of a new home. As plans develop the owners will submit a formal request for ARC review.
Road Committee (All SVR from Sampson, CDE Loop, & Spur Road) <u>Members</u> Marc McGuire, Chair Bill Mosher Dale Cornett Michael Blanks	Committee members monitored several snow/ice removal events by our subcontractor Maple Ridge Landscaping.

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Well Committee <u>Members</u> Marc McGuire, Chair Bill Mosher Dale Cornett Michael Blanks	1. Conducted monthly monitoring of electric bills. 2. Well No. 1 had a temporary loss of water after the reservoir was accidentally depleted, most likely by a contractor working nearby. Well committee members searched for evidence of underground pipe leakage and leaks within homes, but none were found. The reservoir refilled within the next couple of days and has been operating normally since then. 3. On 3 separate occasions well committee members thawed the water pressure gauge on Well 5 to restore water flow after periods of extremely cold windy weather froze the gauge causing the well pump to stop. A special type of “heat tape” is planned to be installed later this year to prevent the pressure gauge from freezing in the future.

Our financial activity for the quarter of December 2025 through February 2026 looks like this:

Operating Account

Description	Cash Balance	Income	Expenses
Beginning Balance 12/01/2025	\$ 19,878.49		
Interest Income (Dec - Feb)		\$ 33.26	
Blue Ridge Electric (for wells)			\$ 811.41
Maple Ridge Landscaping – snow/ice removal			\$ 1,985.00
Totals		\$ 33.26	\$ 2,796.41
Balance as of 2/28/2026	\$ 17,115.34		

Capital Reserve Money Market Account

Description	Cash Balance	Income	Expenses
Beginning Balance 12/01/2025	\$ 75,709.97		
Transfer from Operating Account		0	
Interest Income (Dec - Feb)		\$ 449.35	
Totals		\$ 449.35	\$ 0
Balance as of 02/28/2026	\$ 76,159.32		
Total of CDE Account Balances	\$ 93,274.66		

Please contact me or any Board member if you have questions or specific concerns that you feel we should be addressing within our community.

Best regards.

Bill Mosher
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