

## **Glen Cannon Private Roads Overview**

The private roads within the Glen Cannon subdivision consist of Aberdeen Lane, Glengarry, Paisley Circle, Argyll, Glen Spey, Paisley Lane, Bruce Circle, Kildrummy, and Skye Drive. The combined length of the above listed roads is approximately 4.5 miles.

### **Private Roads Committee Mission Statement:**

Maintain the Glen Cannon subdivision private roads as safe and passable.

The Private Roads Committee (PRC) fulfills its mission through soliciting competitive contracts for road and roadway maintenance. This includes snow removal and any other obstructions to passage on the private roads, maintenance of rights of way, planned resurfacing of and other maintenance associated with private roads consistent with recommendations of outside engineering expertise, maintenance of culverts and drainage ditches, regular inspection of the roadbed and its infrastructure, timely repair of defects in road surface, and timely alerts to residents of issues that may affect travel on the private roads.

### **Private Roads Property Owners Assessments and Impact Fees**

Assessments: Annual assessments are based on budget proposals to and approved by the GCPOA Board. The current annual assessment for an undeveloped lot is \$400 and for a residence lot is \$1200. The assessment is billed in January of each year and is due by March 1.

Impact fees: An impact fee of \$5,000.00 is required before new construction is started on property accessed by a private road. The impact fee is due at approval of development by the Glen Cannon Property Owners Association Architecture & Environment Committee.

### **PRC Monthly Meetings**

PRC Meetings are open to all Glen Cannon property owners. The PRC meets on the 2<sup>nd</sup> Thursday of each month at 4:00 p.m. The regular meeting place is First Citizens Bank at 96 S Broad Street, Brevard. During the COVID-19 restriction period, the PRC meets via Zoom. If you are interested in attending a meeting, please contact the chairperson at [chairpersonGCPRC@gmail.com](mailto:chairpersonGCPRC@gmail.com). Three (3) days advance notice and details regarding any requested discussion topic is required, so you can be added to the agenda. Appropriate topics for our meetings are limited to PRC operational matters. Questions regarding the PRC budget, contracts, management and policy should be directed to the GCPOA board. We may refer you to the GCPOA board if your topic is more appropriate for their attention.

### **Contact Information**

The general email address for the PRC is [glencannonprc@gmail.com](mailto:glencannonprc@gmail.com). Please use this address for general questions about PRC operational matters.