



timberwood mountain estates property owners association, inc.

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NEWS LETTER 2011

By John Leder

It is hard to believe another year is coming to a close and I would like to take this moment to give a small year in review and mention some of the accomplishments of your Association and other news you may not have heard about.

I believe we have had a very interesting and challenging year all the way around. We have accomplished a great deal and have the following news:

Arrowood Road Construction and Paving.

Our investment with your special assessment contribution has paid dividends and it appears we are in the end stages of construction and the paving of Arrowood Road. The structural work is coming to a close, according to sources the goal is to complete the addition of the final gravel bed, watering and rolling has been completed when the system will have to rest for a month. We fully expect to have a freshly paved road by the time of our Annual Meeting - stay tuned.

Forest Fire March 10, 2010

On March 10, 2011 a forest fire started in the valley near the bottom of our neighboring subdivision Sierra Springs and climbed the mountain through that subdivision, across the US Forest Service Preserve and toward Timberwood Road. The fire was confined and stopped within 10 feet of the home of John & Judi Leder (912 Timberwood Drive).

The fire was started by a person clearing debris and burning it; he left the fire unattended still burning, went to tend to other chores away from the residence and upon his return the fire was out of control.

A HUGE THANK YOU to the US Forest Service – Western NC Office, US Forest Service of the State of North Carolina – Peachtree office, Local fire fighting departments of Peachtree, Murphy, Hayesville and Andrews, the selfless efforts of the US Forest Service helicopter pilot, the US Forest Service airborne command post aircraft, many unknown voluntary firefighters and others.

For those of you who are interested a video segment of the event is available on request. It was filmed by David Crown of our Mountain Estates

It is imperative that all those property owners with homes have hoses and hose bibs ready to go at anytime, preferably on all sides of the house. This was a valuable tool that our volunteers and neighbors David & Sharon Crown used to try and stand-by should the fire continue toward John & Judi's house.

It is further recommended for those owners who intend to have camp fires or other open fires on their property familiarize them selves with the current fire regulations for our district and exercize due caution at all times while burning fires and have water standing by should it be needed. DO NOT hesitate to call 911 in the unlikely event.

Please visit www.dfr.state.nc.us for an update on the fire danger for the day and burn regulations for our area. They have red fire days (fires prohibited) and green fire days (fires allowed).

Target Practice on Properties

While your association respects and protects the United States constitutional rights to keep and bear arms we would like for all property owners to consider limiting any practice activity and target shooting to their own properties and to notify one of the home owners in residence when such activity is to take place. A good contact is David Crown.

Timberwood Road Maintenance.

Our efforts and changes in sealing of cracks in Timberwood Road is paying off. The new methods of applying soft poured hot rubber in the prepared cracks show signs of maintaining and holding at the level of present cracks. To date we have not seen any major changes this past year. We will maintain vigilance and stay the current the maintenance plan.

Culvert Repairs

During the last year we discovered 3 major culvert collapses: 1 on Hawkeye Road near lot 5A/5B found during the snow storm of 2010/2011 and 2 on Timberwood Road near lots 34/35 found on subsequent targeted searches in early spring. The main cause of these collapses was final settlements of soil surrounding the drain pipes of the culverts with the underground piping joints failing and subsequent separation of pipe sections underground. All have since been repaired.

Well System Issues

During maintenance work on the wells in late 2010 a deterioration of some of the well piping near our wells was discovered due to the mix of dissimilar metals used during the original installations. Initial repairs were determined to be required for wells #2, #2B and well #5. For the most part these repairs are completed with insulation and heat tracing to be completed before the onset of winter this season. Major revisions to Wells #1, #3 and #4 are on the agenda for the spring of 2012.

Snow Removal

Since the historic snowfalls this past winter season (all due to global warming I am sure) we now have a minimum of 2 home owners with snow removal equipment on the mountain. There may be a third by the beginning of next season. While this service does not guarantee the use of the roads during heavy snow falls it has proven to limit the duration of the isolation from the outside world and a relatively sure way to get emergency people up and down the mountain. Should an event be in the forecast to actually happen and should this snow removal equipment be in residence the transport off and up the mountain can be arranged.

I am looking forward to a new year with a little less excitement and time to read a good book or visit the many things we all crave coming here for. Cheers.