



timberwood mountain estates property owners association, inc.

**1 Timberwood Drive
Marble, NC 28905**

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Marble, September 15, 2016

NEWS LETTER 2016

By John Leder, President 2016

News Flash:

- The Casino in Murphy is now open. Watch out – Beer is \$9.00 a bottle from what I hear.
- House construction on Lot 12 is now complete and has received its CO (Certificate of Occupancy). James and Nancy Ricker are now permanent residents on the mountain. Congratulations Jim and Nancy.
- House construction on Lot 26 is now also complete and it has received its CO also. Brian & Elizabeth Smith are in the process of becoming a semi-permanent or even permanent residents on the mountain also.
- Jim and Jennifer's Murphy's house (1288 Timberwood Drive) has new owners. A hardy "Mountain Welcome" to Fortney Rodrick, Peggy Parker.
- Lots 41+42 have changed hands also. Welcome Don & Doris Ziegler
- 1300 Timberwood Drive has also changed hands. A hardy "Mountain Welcome" to Rod Hughes and Family.
- The major renovation taking place on the A-Frame house is nearly complete.
- On Hawkeye Trail we now have the Larsen's as permanent residents also. A hardy "Mountain Welcome" to Charles and Carmen Larsen.
- As of this writing Jim and Sandy Dafoe's House is under contract.
- A new water storage tank and pump system has been added to the Well 5 System in order to accommodate the full time residences. A second monitoring system has been added to the Well 5 system to notify residences of impending loss of water service.
- Plans are underway to add monitoring system(s) for Well 2 System as there are now 3 permanent residences on the section of the mountain.
- The following board members and owners have left us permanently:

Jim & Sandy Dafoe (Director)
Jim and Jennifer Murphy (Secretary)

I extend my profound thanks for their many years of dedication to the success of the mountain.

Except for some excitement regarding challenges with our ever changing mountain conditions, there have not been any major issues this year.

Ongoing road maintenance is never ending with all the serious rains and storms we have been having this year again. Working wells are maintained on a regular basis and in good shape. All roads are in fairly good condition. Gravel work has been done on unpaved road sections this year, specifically Hawkeye Trail and Spring Branch Road sections.

GATE CODE CHANGES: ALL GATE CODES will change effective January 1, 2017. Please look for the **RED GATE CODES** with your next year's dues invoice and notice. Timberwood is now under 24/7 video surveillance. For those of you with gate remotes I am looking into changing the settings on those too after the first of the year.

Wildlife continues to be intriguing and has been plentiful and interesting.

Membership issues:

With the loss of Jim Dafoe and Jennifer Murphy we are in serious need of some members willing to serve as officers and director for the Association. A number of current officers are willing to serve for another year.

These are:

Lisa Lietz (current treasurer)
Vinnie Ochiogrosso (current VP)
John Leder (current president)

We have the following members who have offered their service to join the board:

Jim and/or Nancy Richter
Brian Smith (will be absent for this meeting)

Per the Association's statutes the offices of the president, the vice president, the secretary and the treasurer will need to be selected and voted into office during the upcoming 2016 TMEPOA Annual Meeting on October 22, 2016.

I look forward to hearing from interested parties before the 2016 Annual Meeting. Please forward any information to: president@tmepoa.com or by US mail to our address at the top of this news letter.

I look forward to seeing and hearing from each and every one of you.

Now back to working looking for bears at David's house or was it the last flight to the North Eleuthera Island Airport?