



timberwood mountain estates property owners association, inc.

**1 Timberwood Drive
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Marble, September 30, 2018

NEWS LETTER 2018

By John Leder, President

News Flash:

- As of this writing 2 homes now have new owners for this year:
 - a) 300 Hawkeye Trail (Lot #9). Scott Hitchcock and Debra Johnson are in permanent residence. WELCOME to the mountain.
 - b) 1722 Timberwood Drive (Lot #40): David and Annette Duncan are in permanent residence. WELCOME to the mountain.
- Lot #45 has a new owners: Ron Stuelcken and Elizabeth Ellstrom, WELCOME to the mountain too.
- Lot #5B has changed hands too. Scott Hitchcock and Debra Johnson, WELCOME to the mountain.
- Lots 43, 44, 55 and 57 were acquired under foreclosure proceedings. All lots were acquired by the same owner (who also owns lot #56), Rich Richard Huovinen.
- 1672 Timberwood Dr. (Rod's house) is also up for sale (Beginning of August)
- A number of house owners have now joined the group of permanently residing folks on the mountain. As of this writing there are now 10 year rounders, 4 semi year rounders (min 3-6 months on the mountain)
- Repairs/re-building to the lower section of Timberwood Drive discussed last year has now been completed. The traffic cone has now been removed.
- Gate Relocation has been postponed for the time being. Major replacement parts (gate motors) have been installed.
- A new mail box has been purchased and has been installed by the US Post Office as the old mailbox has permanently assigned all boxes. The new mail box cluster features the next 16 boxes with room for parcels, 2 of them already assigned. Any owner wishing to get a mailbox following the construction of their new home may get a box and keys from the US Post Office in Marble. It is the Board's understanding that once a 911 address has been established a post office box is automatically added.

The new house under construction on Hawkeye (lot #7) owned by the president of Timberwood Development Corp received final inspection and is currently on the market. 1672 Timberwood Dr. (Rod's house) is also up for sale at the beginning of August.

Ongoing road maintenance is never ending with all the serious rains and storms we have been having this year again. Following the completion of construction on the house on Lot #7 house on Hawkeye Road a serious road maintenance effort has been completed.

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 HAVE CHANGED effective July 7, 2018. They will change again by year's end. Please look for the **RED GATE CODES** with your next year's dues invoice and notice. ALL members should have been notified by e-mail or snail mail of the code change effective August 1, 2018. If you do not have the new gate code call on one of the board members.

As usual wildlife sightings are more numerous this year with a fresh set of bear cubs , bob cats, brown tail foxes and unfortunately, yes, coyotes along with deer almost to the top of the mountain have been seen and some even photographed.

Major Membership issues this year:

Timberwood Development Corporation now only owns 4 lots.

As Timberwood Development Corporation's tenure comes to an end the Board has begun drafting new Covenants and Restrictions also known as CCR's. Our current registered CCRs were adopted October 14th 2014 (a PDF-copy of which is available on the website www.tmeboa.com). They are now in need of replacing.

The Board is inviting comments and input for the new proposed CCR's (a draft progress copy will be presented at the annual membership meeting) as the adoption thereof will (per North Carolina Law Section 47F under which these new CCR's with TMEBOA becoming the "Declarant" will fall) require a positive YES vote of 49 lot owners in order to be adopted. The board will be actively pursuing affirmative votes for the new proposed CCR's in the next year and will touch base with each and every one of you in person, by phone and by electronic means.

The Board would like to get this accomplished and put to bed by the Annual Meeting of 2019.

Please forward any information you wish to share to: tme.president@tmeboa.com cc: tme.secretary@tmeboa.com or if by US mail to our mailing address at the top of this news letter.

I look forward to seeing and hearing from each and every one of you at the Annual Membership Meeting on October 27th. 2018 at the Murphy Library from 9:00AM to 12:00 Noon. The Library asks owners that they please park on the right side of the library and enter through the side door. A formal Notice and Membership Meeting agenda in compliance with the by-laws is attached.

John Leder, President