



timberwood mountain estates property owners association, inc.

**1 Timberwood Drive
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Marble, September 15, 2019

NEWS LETTER 2019

By John Leder, President

News Flash:

Unprecedented as of this writing 5 homes have changed or are in the process of changing hands and now have new owners for this year:

- a) 910 Timberwood Drive. TBD
WELCOME to the mountain.
- b) 1672 Timberwood Drive: Walter and Barbara Ann Diel are in permanent residence.
WELCOME to the mountain.
- c) 1290 Timberwood Drive: Wayne Boyles are in permanent residence.
WELCOME to the mountain
- d) 191 Hawkeye Trail: Eric and Tanya Stevenson are in permanent residence.
WELCOME to the mountain
- e) 245 Hawkeye Trail: Tanya Darlene Nicke is in permanent residence.
WELCOME to the mountain

A number of house owners have now joined the group of permanently residing folks on the mountain. As of this writing there are now about 10 year-rounders, 4 semi year-rounders (min 3-6 months on the mountain.)

With the sales of these homes the HOA has lost 2 Board Members/ 2 officers:

Lisa Lietz, our current treasurer or record has closed on the sale of their house August 27, 2018 and have relocated to Savannah GA from Altamonte Springs, FL. She has turned over the banking and treasurer records to the president.

Lauri Martin, our current vice president of record is in the closing process on the sale of their home and she has relocated to Knoxville.

On behalf of the HOA I want extend a hardy THANK YOU to both for their many years of dedicated service to the HOA in their duties as Treasurer and Vice President.

We will also loose our current board member Brian Smith as he will resign his post as Board Member and Secretary at the Annual Meeting.

On behalf of the HOA I want extend a hardy THANK YOU to Brian for his many years of dedicated service to the HOA in his duties as Secretary.

Due to the very short remaining time until the Annual Membership Meeting the remaining board members have elected to not fill the vacancies with the president's approval.

Since this year's meeting brings to a close the tenure for ALL current board members per the by-laws we are looking for an all new board and need volunteers for a term of 2 years. Please advise the current board of your interest in serving. We will need to elect 5 board members.

Ongoing road maintenance is never ending with all the serious rains and storms we have had again this year. Following the completion of construction of the house on Lot #8 (191 Hawkeye Trail) a serious road maintenance effort has been completed. Regrading took place on September 11th, 2019.

Working wells are maintained on a regular basis and are 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. For those owners connected to WELL2, the WELL FAILURE Notification System has been completed and is on line. Following a pressure failure of Well 2 the system sends out 2 emails to the affected owners and the board members, the first to show the well has failed and a second one to show the system is back on line.

GATE CODE CHANGES: ALL GATE CODES HAVE CHANGED effective July 1, 2019. 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 July 1, 2019. If you do not have the new gate code call on one of the board members. The old codes are set to extinguish 30 days later. *THIS DOES NOT AFFECT the Remote Controls.*

Major Membership issues this year:

Timberwood Development Corporation now only owns 4 lots. One of them in default. The HOA has a total of 6 members that are in serious default over many years. Liens have been filed on the properties all non-paying members.

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.tempoa.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 TMEPOA 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 was not been able to get this accomplished and put to bed by the Annual Meeting of 2019. The board has not received a single comment on them.

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

I look forward to meeting, seeing and hearing from each and every one of you at the Annual Membership Meeting on October 26th, 2019 at the Murphy Library from 9:15AM to 1:00 PM (bring your own snacks and drink you need). 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.

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 captures on video and photographed.

John Leder, President