



timberwood mountain estates property owners association, inc.

**1 Timberwood Drive
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NEWS LETTER 2021

By John Leder, President

News Flash:

Unprecedented as of this writing 3 homes and several properties have changed or are in the process of changing hands this year:

- a) 300 Hawkeye Trail, Eric & Ginger Gentzel
- b) Hawkeye Trail Lot 5B, Mike & Janna Chiappetta
- c) Timberwood Dr Lot 31, John Downey
- d) Timberwood Dr Lot 35, Robert Sobota III
- e) Timberwood Dr Lots 36 & 37, Brian & Diane Mishler
- f) 1724 Timberwood Drive: Michael & Terry Lynn Eiffert
- g) 2140 Timberwood Drive (Lot50): Martin & Catherine Guinn

I want to extend a hearty welcome to all new owners.

As of this writing 730 Timberwood Drive (Doug & Holly Easton) just sold. We wish Doug & Holly the best.

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

With the sales of these homes and Lots the HOA has lost 1 Board member; Doris Ziegler closed on the sale of their house earlier this year and per the by-laws resigned her position.

The Board elected to not fill that position for the remainder of the term.

This year's meeting brings to a close the tenure for ALL current board members per the by-laws. We will have to elect 5 board members and need volunteers for a term of 2 years. If you are interested in serving in a board or officer position, please feel free to reach out to any of the current board members. You may also send an email to tme.president@tmepoa.com or tme.secretary@tmepoa.com to express interest, ask questions, etc.

Grounds, roads and wells.

At the start of 2021 the Association engaged a new company to provide groundskeeping and maintenance within the development. The Little Orange Tractor, owned by Joshua Plants is now providing these services. In addition to keeping the grounds cut and trimmed, Joshua has been doing light grading on the roads, emergency tree removal and minor repairs as requested. If you see something that needs to be done, please submit a request via the "contact us" link on tmepoa.com.

Ongoing road maintenance is never ending and has been further exacerbated with all the heavy rains and storms we have had again this year. The Board is in the process of securing bids to grade, re-ditch and gravel all of the gravel sections of road within the development. Due to the relatively small size of the overall project

the heavy demand on road contractors in the area progress has been slower than desired but, we are hopeful that the November timeframe will free up the contractor to complete the efforts. The Board is also working to get the asphalt patched across the top of Timberwood Dr. Watch for further communications via email as the dates get confirmed.

This year saw well #7 brought on-line with the anticipation of construction starting on lot #50. In general, all wells are in good condition and have been functioning properly. The Association has experienced 2 lightning strikes that impacted Wells #5 & #6 at different times this year. Filters are changed regularly on all wells that have homes connected to them. The Board has approved the expansion of the notification system for Well #3. The notification systems for Well #2 & Well #5 already sends emails out to residents on those specific wells in the event of a pressure failure and/or the reservoir tank being empty, then again when the pressure has been restored and/or the tank is full. The email system for Well #3 is installed and currently targeted for completion within a few weeks. The other wells that have houses with permanent residences in the development will also receive this monitoring function in the near future. Well #1 is next in line to get this feature.

GATE CODE CHANGES: ALL GATE CODES HAVE CHANGED effective July 1, 2021. In keeping with the previous meeting minutes, 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, 2021. 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!

Membership items.

The Board has been quite successful over the past year in reducing the number of delinquent owner accounts. At this time the HOA has a total of 2 members that are in default. Liens have been filed on the properties of all delinquent accounts. All other delinquent properties that have changed hands have had the outstanding dues collected by closing attorneys and paid out to the HOA.

As Timberwood Development Corporation's tenure comes to an end, the Board had begun drafting updates / amendments to the existing Covenants and Restrictions (CCR's) to adapt to changes in NC law and accommodate changes within the development. Our current registered CCRs were adopted October 14th 2014 (a PDF-copy of which is available on the website www.tempoa.com)..

The Board has been inviting comments and input for the new proposed CCR's (a final 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 the signatures of 32 lot owners in order to be adopted. The board will be actively pursuing signatures to adopt the new proposed CCR's and will touch base with each and every one of you in person, by phone and by electronic means.

Please forward any comments in regard to the proposed amended CCRs you wish to share to: tme.president@tempoa.com cc: tme.secretary@tempoa.com or if by US mail to our mailing address at the top of this newsletter.

We had hoped that 2021 would allow the Association's Annual meeting to be of a hybrid model supporting both in-person and virtual attendance. However, with the continuous covid-19 virus and the surge of the Delta variant especially in the Cherokee County NC area, finding a suitable physical location has not yet been accomplished. Therefore, at this time plan on attending the 2021 Annual TMEPOA Meeting virtually on October 23, 2021. Please watch your email over the next week for the annual meeting notice and details for joining the meeting. I hope to see, hear and meet you there.

John