



timberwood mountain estates property owners association, inc.

**1 Timberwood Drive
Marble, NC 28905**

WEB: <http://tmepoa.com> E-mail: info@tmepoa.com

Marble, September 20, 2022

NEWS LETTER 2022

By John Leder, President

News Flash:

A number of houses and numerous lots have changed hands again this year.

WELCOME ALL NEW MEMBERS!!

Ongoing road maintenance is never ending with all the serious rains and storms we have had again this year. Construction of the house on Lot #5B (532 Hawkeye Trail) has been completed and a CO has been issued. Lot #5A (432 Hawkeye Trail) is scheduled to finish construction on a new house in the next few months also. This will put a larger burden on Hawkeye Trail's Road condition for the time being.

In addition there is a new house under construction on Lot 50 on top near the end of Timberwood Drive.

Well #7 has been commissioned and the water line is now in place on Timberwood Drive all the way to Lot 52. Main Duke Power has been installed on Timberwood Drive all the way to Lot 50.

All 7 (yes we have 7) 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 WELL3, the WELL FAILURE Notification System addition is now complete and is now on line. Following a pressure failure of Well 3 the system sends out 2 emails (providing the failure is not due to a power outage) 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 OK and back on line. Well #1 now also features an identical failure notification system and it too is on line. As more houses become permanently occupied we will more notification systems.

GATE CODE CHANGES: ALL GATE CODES HAVE CHANGED effective August 1, 2022. 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 August 1, 2022. 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 again this year:

Timberwood Development Corporation now only owns 2 lots. One of them is in default. The HOA has a total of 2 members that are in serious default over many years. Liens have been filed on the properties of all non-paying members. All other delinquent properties have changed hands and the outstanding dues have been collected by closing attorneys and paid out to the HOA.

As discussed over the past year the Board has made a final draft of the new proposed 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.temepoa.com).

They now need to be voted on. Once we collect the required minimum of 49 signatures they will be entered into the HOA's records as being approved and will be filed with the Cherokee County Recorder of Deeds. A PDF version is available upon request.

The board is actively pursuing affirmative votes for 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 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 seeing and hearing from each and every one of you at the Annual Membership Meeting on October 22th, 2022.

WHERE: At the Murphy Library from 9:00AM to 12:00 Noon, 9 Blumenthal Street, downtown Murphy.

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. **The ZOOM MEETING option will be available for those of you who cannot attend in person.**

Zoom Meeting Info:

User ID: XXXXXXXXXX

Password: XXXXXXXXXXXXXXXX

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