



timberwood mountain estates property owners association, inc.

**1 Timberwood Drive
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Marble, September 15, 2023

NEWS LETTER 2023

By John Leder, President

News Flash:

Again for an unprecedented year, as of this writing 3 homes have changed or are in the process of changing hands and now have new owners for this year:

- a) 1353 Timberwood Drive: Joe Toomey and Marina Kloppel
WELCOME to the mountain!!
- b) 1298 Timberwood Drive. (as of this writing under contract. TBD)
WELCOME to the mountain!!
- c) 30 Hawkeye Trail: EJ and Laurie Taylor (will be 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 11 permanent residences and about 5 semi year-rounders (min 3-6 months on the mountain.)

And currently we have one new home under construction on Lot 50 with an expected CO date of November or December 2023.

With the sales of these homes the HOA has lost 1 Board Member/ 1 officer:

Nancy Ricker has served the board with distinction for many years. The Board has elected **MARTY GUINN**, owner of lots 49/ 50 and builder of the house currently under construction on Lot 50 as the new treasurer. Welcome Marty!!

The Board has elected not to fill the vacant board position until the upcoming annual 2023 HOA meeting.

On behalf of the HOA I want extend a hardy THANK YOU to NANCY for her many years of dedicated service to the HOA in her duties as Treasurer.

We will also lose Rod Fortney as he will resign his post as Secretary at the 2023 Annual Meeting. So, I herewith put out the word that we need a new Secretary to be elected come the 2023 HOA meeting. The Secretary and other Officer positions are elected by the Board of Directors, not the Association. Officers can be replaced by the Board of Directors at any time as in practice with a standard corporation.

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

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. The new 2023 Board will then elect a new Secretary.

Ongoing road maintenance is never ending with all the serious rains and storms we have had again this year.

A serious road maintenance effort has been initiated and will take place the beginning of October 2023. Regarding exact dates I will publish them on Facebook along with email notifications to those affected regarding which roads will be effected and when as well what times as ***THERE WILL BE TRAFFIC INTERRUPTION for the days work is being done.***

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 WELL 4 and WELL 6, the WELL FAILURE Notification System has been completed and is on line. Following a pressure failure of Well 4 (or Well 6) 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.

In keeping with the Board's decision Wells 1,3,5 and 7 have been tested for bacterial contaminants at the Cherokee County Health Dept. All tests above have been NEGATIVE for organic contamination. Wells 2,4 & 6 will be tested next year. Copies of the test results are available upon request only.

GATE CODE CHANGES: ALL GATE CODES HAVE CHANGED effective July 1, 2023. 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, 2023. 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.*** This year we will also change the deliveries code as it has not been changed in several years. We will notify you of that code with the annual invoice also.

Major Membership issues this year:

Timberwood Development Corporation now only owns 2 lots (#6 and #18). One of them in default. The HOA has only 2 members that is in serious default over many years. Liens have been filed on the properties all non-paying members.

As we collected all required signatures for the adoption of the NEW CCR's they have been registered on July 15, 2023 with the County Register of Deeds (a PDF-copy of which is available on the website www.tempoa.com). The new 2023 CCRs are now in full effect..

Please forward any information 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 news letter.

I look forward to meeting, seeing and hearing from each and every one of you at the Annual Membership Meeting on October 28th, 2023 at the Murphy Library from 9:00AM to 12:00 NOON (bring your own snacks and drink you need) *ALSO a ZOOM Meeting option is set-up for those who cannot be there in person.*** The Library asks owners that they please park on the right side of the library and enter through the side door.**

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 captured on video and photographed.

John Leder, President