



Timberwood Mountain Estates Property Owner's Association, Inc.

1 Timberwood Drive, Marble, NC 28905

<https://www.tmepoa.com>

September 19, 2024

NEWS LETTER 2024

News Flash:

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

A hardy WELCOME to our 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 14 permanent residences and about 3 semi year-rounders (min 3-6 months on the mountain.)

And, as of this writing we have FOUR (yes 4) new home sites under construction with Lots #35 just broken ground, #44/45 has septic system in, #57 foundation done and framing underway, to close out #21 on Spring Branch Drive is dried in with an expected CO date for this house of approx. December 2024!



Furthermore, one of goals from last year's HOA meeting has been met with the completion of the new entrance gate at a cost as approved by membership.

Discussions regarding the partial paving of Hawkeye will need to be revisited again as the HOA is spending additional \$9500/year in addition to the \$15,000 we spent fixing all gravel roads. With the increase in construction, and with it, increased traffic the needed upkeep will only increase.

The Board has received a very reasonable price offer that is approx. 50% of what was discussed a year ago (close to \$60,000) to get the lower critical half of Hawkeye paved which will eliminate about 70% of the now recurring annual maintenance costs. It is the Board's recommendation to discuss this option again this annual meeting.

This would also be a great time for those of you who would like to get their driveways paved too to get it done then as the equipment would be right there. Let us know who would like to talk to the prospective asphalt company.

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

We installed safety mirrors on Hawkeye and added drain culverts on lower and upper Timberwood as well as one on Hawkeye.

A serious gravel road maintenance effort has been initiated and will take place again the beginning of November 2024 or so. Regarding exact dates we 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.***

All 7 wells are now operational and maintained on a regular basis. They are in relatively good shape except for Well2 (the oldest of them all). Should the owner of Lot #17 decide to build in 2025 as hinted a redo of the WELL2 system will be inevitable.

For those owners connected to WELLS 1,2,3,4,5 and WELL 6, the WELL FAILURE Notification System have been completed and are on line. Following a pressure failure of all listed wells above the system sends out 2 respective 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 (OK). Wells 5 & 6 show additional failures with indication that the respective storage tanks are either FULL or EMPTY.

When the houses under construction on WELL7 come on line an additional email system will be installed (expected for late 2025). To that end the well house has been almost completed using local in-house help (some well captains and Paul Coene and Darcy Ford along with Mike Eiffert and Marty Guinn Joe Gonzales with Jon Eric and Ginger Gentzel). Thanks guys!!

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

GATE CODE CHANGES: ALL GATE CODES HAVE CHANGED effective July 1, 2024. 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, 2024. 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 or car smart Controls.*

Major Membership issues this year:

THE HOA needs to replace 1 Board Member:

The Board has elected not to fill the vacant board position until the upcoming annual 2024 HOA meeting. ***Members interested in serving on the board please contact the board via email in order to make it public for membership consideration.*** No officers need to be replaced at this time and if needed will be elected by the new board.

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

Please forward any information you wish to share to: tme.president@tmepoa.com with 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, 2024 at the Peachtree Community Center from 9:00AM to 12:00 NOON (the HOA will have snacks and drink you need, restrooms are available) ALSO a ZOOM Meeting option is set-up for those who cannot be there in person.

As usual wildlife sightings are more numerous this year again with a fresh set of bear, deer and bob cats.

John Leder, President