



Timberwood Mountain Estates Property Owner's Association, Inc.

1 Timberwood Drive, Marble, NC 28905

<https://www.tmepoa.com>

NEWS..... NEWS..... NEWS.....

August 15, 2025

Hello Mountain,

It is that time of year again for an update on the mountain for 2025.

New Neighborhood projects:

192 Spring Branch Road construction was completed and sold to our new neighbors, Alex Chase and Joann Sayegh. WELCOME to the mountain!!

1550 Timberwood Mountain construction was completed by the owner Robert Sobota. He too is becoming a fulltime resident. Congratulations!!

2235 Timberwood Drive is well underway to completion by the owners Juve and Noreen Clarke who will be in fulltime once residence completed. Keep it going!!!

Well 7 is now enclosed and will be equipped with filters etc. when the Clarke's house is completed. Juve has volunteered to be well captain for that one.

LOT 63 has changed hands and will start a new spec house shortly.

Following the rejection of the Special Assessment by residents for the four-part paving project, we continue to drop more serious money for Hawkeye maintenance. Expenditures are well above \$4500 just for Hawkeye and over \$4500 for Spring Branch Road following the severe frost damage to that road last winter. We managed to get the old blacktop portion of Hawkeye renewed to stop the bleeding there. Cost for that alone was just over \$11,000.00 paid for from the maintenance fund set aside for that purpose.

Spring Branch Road will require additional maintenance costs as Lot 63 (at the very tail end of the road) is under construction with another house.

This summer, we started the process of crack filling again, which is a chore we have been holding back on expending on in the hopes of getting Hawkeye paved. The amount spent from the top Timberwood down did not even reach the switchback above Well 5, with the allotted \$4000.00. We will have to expend a lot more to get cracks filled to the bottom of Timberwood in the future, as the road continues to deteriorate.

For the most part, the top unpaved portion of Timberwood is in good shape, following our intervention following the frost damage last winter.

Here the big one:

October 25, 2025 ends the term of the current board elected during the 2023 HOA meeting. Several of us will not seek nor accept a nomination for a new term. Furthermore, 3 of the 4 officers tender their resignation effective December 31, 2025.

I have served on the board and as President of this HOA since it was turned over to us in October 2009 by the developer. While I will continue to help in a very limited capacity, I am resigning as your President, effective December 31, 2025. I will not seek re-election nor accept nomination in any position.

Also, Chanin Waterman, our current corporate Secretary, resigns effective December 31, 2025 in her capacity as HOA corporate secretary.

She took the post at a time when **no one else wanted it** and served the HOA with distinction and dedication since October 2021. On behalf of the HOA, I thank her so much for her dedication to detail and perseverance in record keeping.

Furthermore, Daniel Mills (Lot 24) has served as Vice President since late 2019. Daniel volunteered when no one else wanted it at the time, following the quick departure of the previous VP Lauri Martin due to family medical issues in December 2019. Daniel tenders his resignation as Vice President of the HOA effective December 31, 2025.

The HOA thanks him for his dedicated and distinguished service to the HOA for all these years!

The HOA has some serious decisions to make come the HOA meeting on October 25, 2025 and I encourage community members to start thinking about it SERIOUSLY.

I would like all residents to begin thinking about the serious road and well expenses that are headed our way, regardless if we like it or not!! Review the Special Assessment Meeting Minutes to see the immediate topic at hand, note the age of roads and wells and the costs of re-paving discussed at that meeting.

In addition, to come are tree trimmings, resetting/replacement of mirrors mounted to trees and/or leaning posts, as they are moving up and changing views as the trees grow or ground movement. Additional road deteriorations are expected, as ALL the paved portions of our community have exceed their life expectancy of 15-20 years. The expense of crack filling is mandatory for the health of the roads, as well as ditch digging and clearing. These items were put off due to unexpected financial expenses and other road issues.

Please begin thinking about the chores I have covered all these years on my own. Here only some of things that need tending to name a few:

- ***A number of residents need to step up the plate and start learning the ins and outs of this mountain and filling these Board vacancies. We have some competent well captains tending the wells, short of outright well failures. The cost of well repairs are high and climbing.***
- ***One person will have to tend to the gate (in addition to the great job Mr. Day is doing.), preferable a full-time resident. Duties would include programming of the key pad, knowing how to lock open the gate should the key pad fail, etc.. Mr. Day is getting older and someday will not be able to continue (i.e. to stop people from dropping old couches at the entrance – a real story!!) or tend to and report other issues such as unauthorized access to the mountain (3 attempts just in the last month alone). I would recommend the incoming Board plan now for his eventual replacement, by electronic means for sure!***
- ***SOMEONE will have to work to keep up the website in all aspects!***
- ***SOMEONE will have to keep up the well email systems, update them, repair and test them as needed along with associated expenses!***
- ***SOMEONE will have to deal with attorneys regarding property changes and property liens!***
- ***SOMEONE will have to deal with water well needs and grass cutting.***
- ***SOMEONE will have to be designated to empty the HOA USPS mail box on a regular (weekly) basis and tend to tasks at hand with arriving mail.***
- ***THE NEW BOARD will have to SERIOUSLY consider raising the dues for both water and roads by a good amount!***

I would like to thank everyone who has pitched in over the last years to benefit the community by clearing trees, blowing leaves, etc. I have really enjoyed being able to assist all residents with their water systems, the gate and the well issues over the past 16 years and will do so if needed.

I believe our community is unique and will continue to be one of the most beautiful in the area.

I know we have a bunch of talented people on this mountain now who will take the great step forward and continue the upkeep of the roads and water systems on our mountain.

I'll be happy to take any questions anyone will have regarding the above. John Leder, President