



# The Howler

## NEWSLETTER

Summer 2001

### In This Issue:

**It's Time To Vote!**

**President's Letter**

**Meeting Minutes**

**Treasurer's Report**

**Road Conditions**

### Look for These Articles and Others in Upcoming Issues:

**How to Hire  
a Water-Well Contractor**

**Geology of Jackson County**

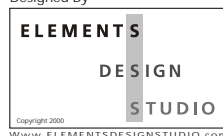
**Upcoming Flower  
Schedule**

*Have questions,  
concerns, comments  
or anything to add  
to The Howler?  
Contact your secretary.*

**Published by the  
Wolf Creek Property  
Owners Association**

**Read The Howler  
on the web at  
[www.wolf-creek.org](http://www.wolf-creek.org)**

Designed By



### It's Time to Vote!

Enclosed with your newsletter, you should find a ballot card to allow you to vote on three issues that are presently before the Association. Please take the few moments necessary to mark your ballot and return your postage-paid card. It is vitally important for everyone to respond, since our covenants currently require a three-fourths majority of all of the property owners for the expenditure of funds over \$1,000. The last time we sent out voting cards, less than half the property owners even responded.

The first item is a proposal to spend the money we need to on road maintenance. At present, we still do not know how much work will be needed, but the Board is requesting approval to spend up to \$12,500, which are the available funds based on last year's dues collection. The Board urges you to vote in favor of this proposal.

The second item on the ballot deals with this troubling issue of having to actually get a three-fourths majority of all of the property owners to respond every time we need to vote on Association issues. The Board has made the recommendation that the covenants be changed from a three-fourths majority of all property owners to a three-fourths majority of all voting property owners, so that we will not have the situation of being unable to spend money on needed maintenance. Based on a basic interpretation of the covenants, a simple majority of the property owners is needed to change the covenants; however, due to the confusing language in part of the covenants, we are also having them reviewed by an attorney who will provide us with an interpretation to clarify how and when we can make changes. So if this proposal is approved, it will be enacted only if the legal review confirms that the covenants may be changed at this time. The Board urges you to vote in favor of this proposal.

The third proposal concerns a request brought to the Board by Pam and George Fields, on behalf of those property owners now living at Wolf Creek. They are requesting that the Association purchase a post office Cluster Box Unit (CBU) for the delivery of mail to the subdivision. The CBU

contains multiple locking mailboxes that can provide individual mail boxes for the residents. At present, residents have a round-trip 45 minute drive for obtaining their mail. According to the information provided by Pam, this mailbox unit will be located 2 miles from the nearest home and would be more secure and sturdy than a simple standard mailbox out on Neddy Mountain Road, considering the vandalism that has occurred in the past. Pam also proposes that having a multibox unit on Neddy Mountain Road will aid in the security of the Community, since it will look like there are many residents.

In turn, with the availability of mailboxes there may be some "second-homers" who decide to come live up here for a month or two knowing that their mail could easily be forwarded.

The benefits of the CBU, as outlined by Pam in her proposal to the Board are:

- 1) A lockable unit provides security for the homeowners mail and discourages vandalism.
- 2) A multibox unit provides a "show" of an active community, thus providing security for the whole subdivision



- 3) Having available mailboxes may encourage more homeowners to live at least part-time in the community. Also the CBU will make the subdivision look organized which may positively help the sale of the current lots for sale as well as increase our property values.

The proposal is for the purchase of a 13 door unit with an outgoing mail slot and a parcel box. This product may be seen at <http://www.mailboxes4less.com>. The cost for this item (#3113) is \$1,150 (including shipping). Since the cost of the mailbox is over \$1,000, the approval of the expenditure requires a vote of the property owners. Please indicate whether you are in favor of purchasing a CBU for the subdivision. The Board recommends that you vote in favor of this proposal.

If you have any questions regarding these proposals, please contact the Association President, David Glenn.

# Wolf Creek Property Owners Association Board Members

## PRESIDENT

David Glenn  
P.O. Box 297  
Tuckasee, NC 28783  
828-293-0348  
dglennsr@mindspring.com  
Lot 63

## VICE PRESIDENT

Bobby Sisson  
1140 Lewis Street  
Sumter, SC 29154  
803-775-5852  
Lots 42,47

## TREASURER

Wendy Floyd  
3883 Johnson Drive  
Snellville, GA 30039  
770-979-3552  
wendyf@mindspring.com  
Lots 16,20,21

## SECRETARY

Micheal Pardue  
3883 Johnson Drive  
Snellville, GA 30039  
770-979-3552  
michealp@mindspring.com  
Lots 16,20,21

## MEMBER AT LARGE

Bryan Maas  
9401 Shadow Rock Court  
Charlotte, NC 28270  
704-845-1187  
bmaas9401@aol.com  
Lot 10

The **Howler**

SUMMER 2001

# PRESIDENT'S LETTER

As the new President of the Wolf Creek Property Owners Association (WCPOA), I would like to inform you of several things you might like to know. First, my wife Catherine and I are retired and now living in Wolf Creek (Lot #63) permanently. I can be reached by e-mail at [dglennsr@mindspring.com](mailto:dglennsr@mindspring.com) or by telephone at (828) 293-0348. My mailing address is P.O. Box 297, Tuckasee, NC 28783-0297. My 911 address is 343 Bear Track Drive. Please feel free to contact me at any time if you have problems or concerns about anything concerning Wolf Creek. It is my intention to stay informed on everything that is going on here and hopefully we can keep you informed too by means of a newsletter. It will be more economical to do this by e-mail but, realizing that everyone doesn't have e-mail, we may be forced to mail it to you.

I would like to urge you to vote "yes" on the expenditure of funds to repair our roads. I know that some of you have some concerns about this, but we can't afford to wait any longer before we take some action. We will just have to try and address those concerns after the road work is completed. I can assure you that the road system is in dire need of some maintenance right now. There hasn't been any road maintenance since the roads have been turned over to us, and we have had a significant amount of rainfall over the past 10 days. The latter has caused a considerable amount of erosion to our road system. In some places the water has run down the roads and washed out the crusher run (gravel with fines) down to the clay road bed. This is not good and will only get worse in a short period of time. If we wait much longer it is going to be much more costly to repair the roads.

I'm sure most of you are aware that there are several lots in the subdivision that are for sale. For those of you who have lots for sale, it is extremely important that the prospective buyer be given a copy of the restrictive covenants before the sale is complete. Also, it is critically important that you provide the

name, address, and phone number of the new owner to me or a member of the board.

There are several potential violations of the restrictive covenants in the subdivision already that we will be investigating soon to see what action needs to be taken by the membership. It is my intention as president to vigorously investigate potential violations, ask the membership what action they would like to take on these violations, and then take action accordingly. We each have a considerable investment in our property, some more than others, and I don't think that anyone wants to see their property value decrease due to lax enforcement of the restrictive covenants. I would urge each of you to take the time to read the restrictive covenants through several times and become thoroughly familiar with them. You might be surprised at what they contain. We are presently seeking legal advice on several items contained therein that are not entirely clear as to the intent of the item.

For those of you that have not had time to visit Wolf Creek lately, you have missed a spectacular showing of nature's beauty. The mountain laurel have been in bloom since late May until about June 23rd, as well as the orange wild azaleas. There has been just a profusion of color. The Rhododendrons are now blooming and should last for another week or so. If you missed it, you should definitely put this in your plans for next year.

Once again, please take the time to contact me at any time if you have concerns about anything involving Wolf Creek. For example, I would really like to know how important it is to you for the restrictive covenants to be enforced. I'm looking forward to hearing from you.

David L. Glenn, President  
Wolf Creek Property Owners Association

## Make Your Voice Heard!

# PLEASE VOTE!!!

Enclosed with your newsletter, you should find a ballot card to allow you to vote on three issues that are presently before the Association. Please take the few moments necessary to mark your ballot and return your postage-paid card. The issues before the Board that require your vote are:

- 1) Proposal to spend \$12,500 on road maintenance.
- 2) Proposal to modify Covenant Voting Language and Requirements.
- 3) Proposal to purchase a post office Cluster Box Unit (CBU) for the delivery of mail to the subdivision on behalf of those property owners now living at Wolf Creek.

Details on these three issues can be found in the article on Page 1.

**It is vitally important for everyone to respond!  
We cannot work for you without your input!**

Our covenants currently require a three-fourths majority of all property owners for the expenditure of funds over \$1,000. The last time we sent out voting cards, less than half the property owners even responded.

---

---

# M E E T I N G M I N U T E S

Minutes of the 2nd Annual Wolf Creek Property Owners Association  
April 7, 2001

- I.0 Introduction: Meeting was called to order at 2:05 pm. Tom Bunn, acting President, opened the meeting. There were 32 people in attendance, representing 17 lots.
- II.0 Old Business: Presentation of Treasurer's Report. We have \$15,664.55 in the Treasury. There are four lot owners who have not yet paid dues for this year.
- III.0 New Business:
1. Entrance Gate: The gated entrance was a point of concern. The gate has already been damaged and has been repaired, and the sign at the gate has been vandalized. Trespassing is also becoming a problem in the subdivision. The initial issues presented were 1) Whether or not to keep the gate, and 2) Whether the location of the gate is appropriate, since it is actually on Ms. Whitaker's property. The issue was then opened for discussion. The discussion proceeded as follows:
    - A. The subdivision has already had its first fire, so if there is a locked gate, how will emergency vehicles enter the area?
    - B. How will contractors enter?

A proposal was made for separate codes or locks for the access of owners, contractors, and emergency services. Tom volunteered to find out from Ms. Whitaker what her understanding was with Timberline with regards to the gate. A proposal was also made to post a "No Trespassing" sign at the entrance. A consensus was reached by the attendees to set up separate locks for homeowners and contractors and investigate the costs for electronic gates. Homeowners should contact the Board to obtain codes for the locks. The codes will also be posted on the Association web page. George Fields volunteered to obtain the locks for the gate.
  2. Covenant Issues:
    - A. One lot owner recently purchased some stone to stabilize a slope, and the owner arranged to have the bill sent directly to the Board; however, the Board did not know about this work and did not authorize it. No one should perform any work that they expect to be paid for by the Association without obtaining prior approval by the Board.
    - B. Hunting within the subdivision has also been a concern. The covenants do allow hunting, but no discharge of firearms is allowed within 100 feet of a property line.
    - C. The covenants state that no campers are allowed on lots over 30 days. There were two campers who have been present for longer. The procedure was established that the Board will send a letter to request the removal of the campers. Some lot owners expressed a desire to be allowed to keep campers on their lots for longer periods, especially during home construction, so that the owners can be present on site during the building of their homes. A proposal was set before the Association to authorize the Board to be able to issue permits for trailers or campers to remain present on individual lots during construction activities. The proposal was tabled.
    - D. The covenants also state the no structures can be built within 15 feet of a property line. Structures include storage buildings, sheds, and gazebos. The question was made about whether a structure such as a footbridge or gazebo could be built if both property owners wanted it. The decision was made that adjoining property owners could make a written agreement to allow a footbridge or other small structure at a property line. The agreement would also require review and approval by the Board. The Board is also authorized to make decisions on appeal regarding issues between property owners.
  3. Boat Ramp Installation: The original proposal from Timberline was to install a concrete boat ramp, but the Corps of Engineers, who has regulatory authority over the lake area, will not approve this, since a permanent structure is not allowed on the lake shore. Timberline then proposed a "temporary" metal structure that would serve as a boat ramp but would be something that would be approved by the COE. The ramp is present, but at the time of the meeting, it had not yet been assembled and installed. Several lot owners expressed concerns regarding the safety and acceptability of the metal ramp structure. A vote was made and passed to put the issue on hold until we can get more information. The members voted to authorize the Board to decide on the adequacy of the boat ramp.
  4. Common Area: Several of the picnic tables that were originally placed in the common area by Timberline have been removed to private lots. The Board requests that all picnic tables be returned to the common area, so that all property owners may use them. There are six picnic tables that belong in the Common Area. A proposal was made to establish a Common Area Committee to oversee the maintenance of the Common Areas. One member brought up the concern that there are a number of stumps that are still present in the picnic area that should be removed. Timberline's view is that the brush was cleared from that area, and no additional work was promised. A final proposal was made and approved to postpone any significant work on the Common Area until there are more people living in the area.
  5. Road Conditions: Since there have been a great number of concerns about the conditions of the roads within the subdivision, a letter was sent out prior to the annual meeting asking for a vote to approve the selection of an engineering firm to inspect and evaluate the roads and determine if they were built according to proper construction standards. The majority of the responses approved the selection of the engineering firm. The Board is in the process of preparing a subcontract for road maintenance and winter (continued on page 4)

## TREASURER'S REPORT

### Treasurer's Report March 2001

In March, we received a check from Jackson County for overpayment of the property taxes on the Common Area property. The amount of the check was \$172.38. It appears that the overpayment was due to Timberline also paying a portion of the taxes for 2000, and the Tax Assessor sent us an incorrect bill. The expenses incurred this period were: \$70.32 for postage, envelopes, and postcards for sending out the notice of the annual meeting and ballots for voting on the engineering report question, and \$60.96 for renewal of the Association business license.

Incoming Money for the period: \$172.38  
Total Expenses for the period: \$131.28

### Treasurer's Report April through May 2001

In April, we had the second annual Association meeting. During the meeting, we collected dues for 2001 from two lot owners. We have also now received dues for 2000 from all property owners. The expenses incurred this period were: \$100.00 to Hampton Inn for the meeting room for the annual meeting, \$37.47 for refreshments for the annual meeting, and \$15.64 for copy charges for the erosion control plan for the subdivision.

Incoming Money for the period: \$1,400.00  
Dues for 4 lots for 2000 and 3 lots for 2001.  
Total Expenses for the period: \$153.11

Balance in Treasury as of 06/25/01: \$16,911.44

Wendy A. Floyd  
Treasurer

## ROAD CONDITIONS

The Association has contracted with an engineering firm, Vaughn and Melton, to provide a survey and engineering report on the condition of the roads in Wolf Creek. They have conducted their inspection of our roads, and the erosion control measures taken by Timberline during the original road construction. The engineers have not yet reviewed the erosion control plan prepared by Timberline, but we have now provided them with a copy so that they can complete their analysis and follow up with a report.

Many of the issues that have been raised by various property owners are indeed problems that need to be rectified. Vaughn and Melton has noted that Bear Track has a concern with erosion problems that will have to be addressed. In addition, while our roads are private, and therefore do not fall under the 18% maximum slope condition for public gravel roads, they have noted that both Forrest View and Bear Track roads currently have slopes that are 40%, and they are further researching this issue by checking with Jackson County. In some situations, county regulations do govern private roads also, since it has an effect on emergency vehicles being able to get to the homes. The width of the roads were reported to be in compliance.

Based on the preliminary review, there are also some unstable areas (pot holes) that were caused by unstable materials and/or compaction problems. The engineers will recommend a repair for these. Drainage ditches and culverts will also require some clean-out and placement of rock near their ends.

After the complete engineering report is submitted, the Board will prepare a subcontract and request bids for the road repair, based on the engineers' recommendations.

## MEETING MINUTES (cont.)

snow removal. The roads will need to be graded and gravel added approximately twice a year. The Board is requesting that members provide any recommendations they may have for companies who would like to bid on the subcontract.

6. Impact Fee: A discussion was held concerning the imposition of an impact fee for damage to the roads caused by contractors. The proposal was set forth that the fee should be imposed on a lot owner when he or she begins construction. The impact fee is to take effect with any lot owner who obtains a building permit after April 9, 2001. The impact fee was approved by the members. The fee was set at \$500.00. Lot owners must notify the Board when they obtain a building permit, so that the impact fee can be properly assessed.
7. Dues Payment: At the time of the meeting, there were still four lot owners who had not paid the Association dues for 2000. The procedure was established at the meeting that owners who do not pay dues will be notified by letter twice, then the Treasurer will attempt to contact by telephone, and then by a certified mail letter. If no response is received, or the owner refuses to pay dues, the Association may then place a lien on the property.

IV.0 Elections of New Association Board: The meeting was then opened for nominations for elections for the new Association officers. After completion of the nominations, the elections were held at the meeting. The new Wolf Creek Property Owners Association Board is as follows:

President: David Glenn (dglennsr@mindspring.com)  
Vice President: Bobby Sisson (dsstirrer@aol.com)  
Treasurer: Wendy Floyd (wendyf@mindspring.com; floydw@ttnus.com)  
Secretary: Micheal Pardue (michealp@mindspring.com)  
Member at Large: Brian Maas (bmaas9401@aol.com)

The meeting was then adjourned at 4:30 pm.