



# The Howler



## NEWSLETTER

Your Erratically Published Window on the World of Wolf Creek Subdivision

Autumn 2002

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*Contact your Secretary*

*Published by the Wolf Creek Property Owner's Association*

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Meeting Minutes  
Wolf Creek Property Owner's Meeting  
April 13, 2002

## Minutes: 2002 Annual Homeowners Meeting

Including all Board Members, there were thirty-five people in attendance, representing twenty-four out of seventy-five lots.

A discussion was held as to whether or not we could increase the attendance at future Homeowners Meetings if we changed the location of the meeting. A motion was made to continue holding the Annual Homeowners Meeting at the Canada Volunteer Fire Department. The motion carried.

A request was made that any homeowner that has a change of address please remember to notify the Board properly so that notices can be addressed correctly.

The last sections of Forest View and Bear Track were discussed. They are both extremely steep and difficult to maintain. It was felt by many that the only way to keep those sections from washing out is to dig them out 2 feet and pave them. Although no specific course of action was decided, it was agreed by those in attendance that we cannot ignore the problem of one or two owners just because it doesn't affect all of us directly.

The Treasurer, Wendy Floyd, reported that six people have still never paid dues for 2001. She has sent them notices via certified mail and reminded us that we must wait till we get proof that the owners in question have received them before we can place a lien on their property. If a lien ends up being placed

on someone's property for any reason, it will make it very difficult for that landowner to sell that property later.

It was requested that if you sell your property, please notify someone on the Board so they'll know you don't live there anymore. Also, if you sell, you have to make sure the new owner gets the Restrictive Covenants.

The President, David Glenn made a request to increase the amount the Board is to spend on road maintenance. David requested that we spend \$12,000 now and see what needs to be fixed later and then spend any additional funds necessary. It was stated that the roads are a necessary infrastructure item and not a luxury.



A request was made concerning issues where votes are collected by mail. The request was to allow approval of an item if it receives positive votes from three-quarters of the people who respond rather than a three-quarters majority of all homeowners.

A clarification was made that the homeowners can approve the expenditure of funds with a three-quarter majority vote of the people attending any Annual Homeowners Meeting.

A motion was made to allow the Board to spend \$36,000 as needed on the roads up to the next Annual Homeowners Meeting. The motion was voted on and carried with one opposition.

A motion was made concerning the earlier request to change article 13 of the Restrictive Covenants so that motions that are voted upon by mail can carry with a three-quarters majority vote of the people responding to the mail-in vote rather than requiring a three-quarters majority vote from all homeowners. The motion did not carry as no vote was taken.

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Designed By



and



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Wolf Creek  
Property Owners Association

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During late April, after the annual meeting was held, road maintenance work began on all of the roads in Wolf Creek Subdivision. Within one week, all of the work was completed. Just

## The President's Letter



roughness was concerned but it was run needed to be put down.

prior to that we had the roadsides mowed on all of the roads. A good job was done by our contractor on all phases of the work. The roads were in very good shape as far as very obvious that a lot more crusher

Our intention was to spray the roadsides during the spring while the plants were in their new growth period to eliminate weeds and brush that were becoming rather unsightly. We used a herbicide named Crossbow that was recommended by the County Agent but we were not able to do the spraying until August. Of course, this did not prevent the herbicide from killing the weeds and brush; it just required more spray to cover all of the plants. Our Vice President, Bobby Sisson, did most of the spraying and I did some also. We were able to get all of the roadways sprayed but obviously we missed a few spots here and there. It is our intention to spray again in the early spring of next year and that should take care of the weeds and brush for at least a couple of years. We will probably have to do a little spot spraying here and there every year to keep the roadways in optimum condition. We have Bobby Sisson to thank for having a source for the herbicide at a greatly reduced price.

While I am discussing the roads in Wolf Creek, I would like to inform you that we plan to get additional work done hopefully during October. We will have the roads scraped again and purchase an additional 1000 tons of crusher run for the roads. While this sounds like a lot of crusher run, it really isn't when you consider that one large truck load weighs about 20 tons which is about 16 cubic yards of material. This will only cover about 1100 feet of ten foot wide roadway at a depth of one inch. Approximately 50 loads of crusher run should allow us to put about 2 inches over the entire 5.5 miles of roads in Wolf Creek. This should get us going towards having a 3 to 4 inch minimum of crusher run on all of the roads. We have other rather important things to do on the roads system also. Presently, I don't see how we are going to be able to do everything that needs to be done without a special assessment. We will probably be canvassing the property owners this winter to get approval on this.

As a matter of interest to some if not all of you, there have been a considerable number of lots sold this year in Wolf Creek. Since May of this year, a total of 7 lots have sold that I know about. A real estate agent has informed me that there could be one or two more closing soon. I think this is a good indication of the marketability of the property in Wolf Creek. Only about four lots sold during all of last year. In addition, some tracts of land have sold in this general area and at least one is slated for residential development. It is located out on Charleys Creek Road just before you get to Neddy Mountain Road coming from the direction of Highway #281 towards Tuckasegee.

Weather wise, we have had a pretty nice summer with the exception of a couple of two-week periods without a drop of rain. It still was not as dry as one spell last summer though. The highest temperature that I recorded in Wolf Creek this summer was 82 degrees. By the time you travel down to Tuckasegee into Sylva, the temperature can be as much as 10 degrees higher at times. We have just come through a very wet period which should end by early October. At the time I am writing this, we have received over 6 inches of rain in the last 10 days.

I have been extremely busy this summer on pressing personal matters and have not been able to get much done on Wolf Creek business. However, that should change shortly when winter begins to set in. If any of you have any concerns or complaints about anything in Wolf Creek, please let me or any member of the Board of Directors know. Of course, we are already aware of several complaints that will probably require a special assessment to resolve.

If any property owner would like to have an up to date listing of all the property owners in Wolf Creek, just send me an e-mail at [dlglennsr@mindspring.com](mailto:dlglennsr@mindspring.com) and I will return a copy as an Excel spreadsheet attachment.

David L. Glenn, President

Wolf Creek Property Owners Association

### **Guns at Wolf Creek**

Many of the homeowners at Wolf Creek have expressed concern over the use of firearms within the subdivision. These concerns have ranged from personal property damage to the safety of pets and family members.

To many of us, Wolf Creek currently is, or will be, our home - the place in our lives where we feel safe and comfortable. None of us wants to have to worry about a fire-arm related accident happening to us in our own homes. However, if firearms are not used responsibly, such an accident could very well happen. Most of our land lots are small enough, or irregularly shaped enough that a bullet fired from anywhere within will cross into a neighbor's property.

The Board would like to urge everyone to use extreme caution when using firearms of any kind and to never use them outside of your own property. Please help avert any accidents or tragedies within our home.

#### **Don't Put Your Property at Risk!**

Did you know that if a lien is ever placed on your property it can make selling your property at a later date very difficult?

**Don't put your property at risk!**

Annual dues are due when the notices are received. Every attempt will be made by the Treasurer to contact any homeowner who has not paid after 90 days, including as a last resort, a notice of intent to file a lien against the property sent by certified mail.

If the homeowner has still not made satisfactory arrangements 30 days after receiving the certified letter, **the lien process will automatically be started.**

**Please send in your dues as soon as you are able.**

#### *Meeting Minutes' continued from page 1*

A discussion followed concerning the location and locking status of our main gate. It was clarified that the gate must remain where it is and it must remain locked due to an agreement between the original landowner, the Whitaker's, and Timberline.

David Glenn made a request for authorization to investigate prices and availabilities of a rolling type of automatic gate. David addressed the idea of simply using a padlock on the existing gate, and he believes that a padlock-only solution will not work long-term. David Glenn received approval from the members present to begin an investigation and David Musclow volunteered to perform the investigation.

Some questions were asked concerning how to protect the homes at Wolf Creek from power surges. David Glenn gave some advice and offered to write up some additional information on how to protect our homes from power surges. This information will appear in a future edition of the Howler.

Several questions were asked about our lake, including the possibility of canoe or boat storage. David Glenn offered to meet with Richard Conley with Lake Management at Nantahala Power to address these issues.

It was discussed that the Common Area at the lake needs to be sprayed and brush cut to keep it from going to seed until the homeowners decide to landscape it. David Glenn offered to check with the County Agent for suggestions on herbicides - something that will be effective and yet still be safe for the streams and grass. In addition David clarified that he will check with Richard Conley to see where his land ends and our land begins. It was decided by those in attendance that further more extensive landscaping of the Common Area, including possibly bulldozing the entire thing to make it more usable, should be tabled until more people live in the subdivision.

Some landowners asked if we could clean up the beach around the lake, but it was clarified that we cannot make any changes to the beach area because it's a wetland area and is not even a part of Wolf Creek property.

Wendy Floyd reminded everyone that she needs to be informed when new people start building so we can assess and receive the impact fee - we have received none so far.

David Glenn offered to find out if the new power lines from Duke Power that have been installed down Charley's Creek Road will service our area. If they do then our service will improve considerably.

David Glenn discussed how the roads have impacted some of the electrical boxes on some homeowners' properties. He requested that these homeowners get in touch with the appropriate power company because the utility company has some responsibility in maintaining these boxes.

David Glenn discussed the need for Insurance coverage. We have several elements of property, such as the gate and common areas, etc. where renters could get hurt and we would be held responsible. If an accident were to occur, we would need coverage to protect the Board, the community at large and the individual homeowner. David got one quote for about \$2,196 per year for umbrella coverage, however it was agreed that we should seek additional quotes. Bobby Tapley offered to check with his attorney in Sylva.

A discussion followed concerning the cluster mailboxes that were proposed last year. It was decided by the homeowners in attendance that any vote on this item should be shelved until more people live in the subdivision.

A motion was made to take a vote via mail to add additional language to the Restrictive Covenants to clarify that the 12,000 square foot minimum that governs the size of any home built in the subdivision has to be a 12,000 square foot minimum of heated living space. Any unheated living space would not count towards this minimum.

Several homeowners expressed concerns about the use of firearms within the subdivision. Many homeowners were very concerned about the safety of their families and children. However it was agreed that no changes can be made to the Covenants on the issue of firearms.

The issue was discussed that we should get reflective signs showing hunters that this is private land. Homeowners who border the National Forest might especially want to post such notices.

The use of All Terrain Vehicles (ATVs) within the subdivision was discussed. It was agreed that homeowners should restrict ATV usage to road surfaces only and for transportation purposes only. They should not be used for recreational riding and should not be used anywhere off-road in order to respect the other homeowners.

A discussion followed concerning the item in the Restrictive Covenants that limits the use of campers to a thirty day maximum. At the time of the Annual Meeting there were two campers that were violating this rule. It was agreed that the rule must be enforced for everyone, not just the ones that are visible from the

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# Wolf Creek Property Owners Association

## Do You Use an ATV at Wolf Creek?

ATVs, or All Terrain Vehicles, are fun! You know, they're the little motorbike-like thingies with four wheels that can zip all over the place. A lot of us have them and would like to use them in Wolf Creek. But before you jump on that ATV to zip down to the lake (or before your children do), there are two big things that we all need to keep into account: Safety and Respect for others around you!

There are no areas within the Wolf Creek subdivision that are allocated for safe off-road use of ATVs - they should only be used on the roadways and only for transportation purposes. So if the Evel Knievel in you wants to see if you can ride that thing on only two wheels, or see how high your rooster tails can get, you're gonna have to do that somewhere else.

And those things can make a lot of noise too, so please keep your speed down to a minimum and respect your neighbors rights to quiet and privacy. Wolf Creek is for all of us, so let's all have fun, respect each other and be safe!

## The Howler Needs You!!



**Do you have some great news that you would like to share?**

*News of family or friends?  
A new baby? A wedding?  
An Honor Student? A new house?  
Anything that uplifts your spirit -  
we would love to include it  
in future newsletters!*

*Do you have a question or concern?  
Something you would like to address  
with the community as a whole?  
We would also love to hear from you  
and include that too!*

**Just contact your Secretary  
or any of your Board members.**

## Second Quarter 2002

This quarter we received dues from 9 property owners. Of these, two of the payments were for dues that had not been paid for 2001. The expenses incurred this quarter were: \$405.00 paid to

## Treasurer's Report



the road maintenance subcontractor for mowing the weeds along the Subdivision roads; \$23.64 for postage for mailing out the dues letters; and \$110.27 for refreshments for the annual meeting.

Incoming Money for the period: \$1,800.00  
(dues from 9 lots)

Total Expenses for the period: \$538.91

## Third Quarter 2002

This quarter we received dues from 49 property owners. We have now received dues checks for a total of 57 lots, leaving only 18 lots not yet paid. We will continue to pursue the delinquent dues. The expenses incurred this quarter were \$12,525.92 for road maintenance work and \$144.00 for the property taxes for the Subdivision common area.

Incoming Money for the period: \$9,900.00  
(dues from 49 lots)

Total Expenses for the period: \$12,669.92

**Balance in Treasury  
as of 10/1/2002: \$25,659.97**

Wendy A. Floyd  
Treasurer

## 'Meeting Minutes' continued from page 3

road. David Glenn offered to make sure the homeowners in question are informed and that the rule will be enforced.

David Glenn asked if any homeowners had any concerns about structures built too close to any property lines. No concerns were voiced by anyone present.

David Glenn made a request to increase the Board by two more Members-at-Large who can help with various tasks as needed. A motion was made to increase the Board accordingly and the motion passed with no opposition.

Nominations were then held for the 2002 Board Members. The nominations included were as follows: President - David Glenn, Vice-President - Bobby Sisson, Treasurer - Wendy Floyd, Secretary - Micheal Pardue, Members-at-Large - Red Carter, James Collier, Bobby Tapley and Brian Maas (incumbent).

Votes were then taken by ballot for the 2002 Board Members. The elected members are as follows:

President -	David Glenn
Vice-President -	Bobby Sisson
Treasurer -	Wendy Floyd
Secretary -	Micheal Pardue
Members-at-Large -	Brian Maas
	Bobby Tapley
	James Collier

## Wolf Creek Property Owners Association

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