



The Howler

NEWSLETTER

Winter 2002

In This Issue:

Spring in the Mountains

President's Letter

Annual Homeowner's Meeting

How to Hire a Water Well Contractor

Really Local News

Treasurer's Report

Look for These Articles and Others in Upcoming Issues:

What You Should Know About Getting Your Water Tested

Geology of Jackson County

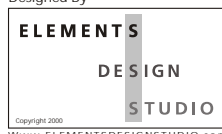
Local Events

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

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Read The Howler on the web at www.wolf-creek.org

Designed By



Spring in the Mountains

Cure for the Winter Blues

Are you suffering from a bad case of cabin fever? Have the winter blues got you down? What you need is a big dose of springtime in the mountains, and there's no better place to head than the North Carolina mountains and your own special place at Wolf Creek!

The day's light gradually increases this time of year, and Nature reawakens from her long winter sleep and puts on a spectacular springtime show of color in the mountains. The warm sunshine brings a rich, fresh green to the land as trees sprout new leaves and fresh blades of grass emerge from the ground. Beginning in late March, woodland wildflowers, including red bud, flowering dogwood and violets greet you when you visit. Rainbows of mountain laurel, azaleas and rhododendrons are set like jewels on the misty mountainsides.

Stretch those tired limbs with a walk on one of the many flower-lined hiking trails in the area. If a driving tour is more your style, a trip along the scenic routes will help energize your spirit.

For those of you interested in the many beautiful waterfalls in our part of Jackson County, here are the locations of a few you might wish to visit. Try Sliding Rock, the beautiful twin falls of Moore Cove or the 50 foot Looking Glass Falls, each just off US 276 only 17 miles from Sylva. You can then continue on 6 miles to US 64, turn right and continue 13 miles to NC 215, turn right and then continue for 10 miles to Forest Service Road 140. Turn right and continue 3 miles to



Courthouse Creek. The trailhead for the Summey Cove Trail is on the left next to the bridge. Hike 0.2 miles and turn left on Courthouse Falls Trail, which descends 0.1 mi. to the 60 ft. falls. You can then return to NC 215, turn right and follow NC 215 back to the Blue Ridge Parkway. Turn south in the direction of the Great Smoky Mountains National Park, and exit at US 23/74 to return to Sylva.

Mingo Falls is only 23 miles from Sylva on Big Cove Road off US 441.

Tom's Branch Falls, Indian Creek Falls and Juneywhank Falls are all only 17 miles from Sylva in the Great Smoky Mountains National Park off US 74. The trail, an easy hike to Tom's Branch Falls and Indian Creek Falls, parallels Deep Creek. Tom's Branch Falls is visible across Deep Creek 0.2 miles from the parking lot. Another trail to the right will take you 200 ft. to Indian Creek Falls. Back at the parking lot, on the right, is a sign and trail leading to Juneywhank Falls, 0.3 miles up the mountain.

Near Cashiers in southern Jackson County is the beautiful 411 foot Whitewater Falls on the Whitewater River. The trail is an easy 0.2 mile trail, and the falls, also called Upper Falls, is one of the highest falls east of the Rockies, and is designated a North Carolina Natural Heritage Area.

These locations and many others can also be found on the Jackson County Chamber of Commerce web page, www.nc-mountains.com.

For those of you interested in trout fishing in the area, you may want to join the Tuckasegee Chapter of Trout Unlimited. The organization's goal is the preservation of the cold water fisheries of Western North Carolina. The Chapter meets the first Tuesday of each month at the Carolina Community Bank on Highway 107 in Sylva. You can find out more about them at their web page at www.smokyonthefly.com.

In addition, to find out more about local events in the area, you may wish to check out the web page of the local newspaper, The Sylva Herald, at www.thesylvaherald.com.

Whatever your interests, there's plenty to refresh your spirit around Wolf Creek. So get out! And shake off those winter blues!

Wolf Creek
Property Owners Association

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It has been a most frustrating year for me as your president. Although I have learned a lot, I am very disappointed that we have not been able to get any work done on the roads in

The President's Letter

Wolf Creek. This was primarily due to the many months it took to try and get three-fourths of the property owners to approve the proposed expenditure by mail. Needless to say, we will be voting in the upcoming annual spring meeting to authorize the expenditure of additional funds for the road work that will need to be done this year. Our interpretation of the restrictive covenants, which hopefully will be confirmed by an attorney before the spring meeting, indicates that we only need the approval of a three fourths majority of the lot owners present at the meeting to authorize the expenditure of funds.

It is my pleasure at this time to inform you that we now have two signed contracts for the road maintenance work. The two contractors are McCall's Grading and Excavating and Phillips Excavating. We chose to go this route (utilizing two contractors rather than one), because it would give us the greatest flexibility. We can pick and choose which contractor we want to do certain tasks in Wolf Creek based on cost and availability. Since we missed our window of opportunity to do the road work last year, we are going to have to wait until the chance of a hard freeze has passed before we can do any road work this year. I would guess that this would be during April sometime.

We have issued a task order to a contractor to mow the brush along the road sides. After this is done, we will wait until spring when new growth starts to shoot out and then spray the brush with a broadleaf herbicide that will not harm the grass. This should kill the brush (mostly locusts) and prevent us from having to do any mowing for a few years. Of course it will kill the weeds also which is a mixed blessing, since a lot of different species of wild flowers grow along the roadway almost continuously during the spring, summer, and fall.

Since I mentioned the restrictive covenants above, I will go ahead and let you know that you will definitely need to make plans to attend the annual spring meeting this year. We will not only be voting on the expenditure of funds for road work, we will also be voting on making a number of changes to the restrictive covenants. Some suggested changes to the covenants will be to merely change the wording to clarify the meaning. Others will deal with problems or complaints that have arisen during the past year. I am going to list a few below for your review. There may be others that arise during the meeting.

Restrictive Covenant Changes to be discussed:

- Doing away with or placing more severe restrictions on the discharging of firearms for any reason within the boundaries of Wolf Creek Subdivision (this would eliminate hunting within the subdivision).
- Eliminating or placing restrictions on the use of all-terrain vehicles (ATVs) on the roadways, common area, and private property of Wolf Creek Subdivision.
- Specifying what actions are to be taken and when upon learning of violations of any of the restrictive covenants. This may require that a special assessment be approved to cover any legal expenses that are required.
- Clarification of the minimum square footage requirement of 1200 square feet (does not cover unheated spaces such as garages, utility rooms, storage rooms, etc.)

If any property owner has a suggestion or recommendation for improving the restrictive covenants, please let me or any member of the board know in writing as soon as possible.

Finally, we would like to have your feedback on a regular location for the annual meeting. We were not particularly encouraged by the turnout at the last meeting and don't know why it was so poorly attended. As I recall, there were only 23 of 75 lot owners present at the last meeting in Brevard, N.C. This year we will be meeting at the Canada Volunteer Fire Dept. meeting room facility located just one-tenth mile off of N.C. Hwy. 281 (Canada Road) on Charley's Creek Road. One of our lot owners has volunteered to have a social gathering, hors d'oeuvres and refreshments, for all of the attendees after the meeting at his recently completed log home in Wolf Creek.

I hope that each of you will plan to attend the upcoming meeting and I look forward to seeing you there.

David L. Glenn, President
Wolf Creek Property Owners Association

The Howler

WINTER 2002

Wolf Creek Property Owners Association

Notice to all Wolf Creek Property Owners!

You are invited to the
Annual Meeting
of the
**Wolf Creek
Property Owners
Association**
on Saturday, April 13
at the
Canada Volunteer Fire
Department
meeting room.

The meeting will be held
from 2:00 to 5:00 pm.

Refreshments will be
provided.

One of our lot owners has
volunteered to have a social
gathering, hors d'oeuvres
and refreshments, for all of
the attendees after the
meeting at his recently
completed log home in
Wolf Creek.

**If you have any questions,
or if you have a topic
for the agenda,
please contact
David Glenn
at (828) 293-0348.**

The Canada Volunteer Fire
Department is located just
one-tenth of a mile off of
N.C. Hwy. 281
(Canada Road) on
Charley's Creek Road.

The **Howler**

WINTER

2002

For all Wolf Creek property owners, the following is some important information regarding hiring a contractor to drill your drinking water well on your property. Your Treasurer, Wendy Floyd, is a licensed geologist in North Carolina, and will be happy to help answer your questions regarding the drilling of your well.

Helpful Things 'n Stuff

"Your ownership of a private water system gives you direct access to Mother Nature. You must be responsible, both for protecting this valuable resource, as well as protecting your family's health. These are the responsibilities you carry as an owner of a private water system. We think its well worth it!"

How to Hire a Water Well Contractor What You Need to Know Provided by the National Ground Water Association

Prior to selecting a water well contractor for a job, it is a good idea to obtain information about several contractors in the area before making a choice. Here are some considerations:

- Is the contractor licensed by the state? (Not all states required licensing.)
- Is the contractor certified through the National Groundwater Association? The highest level a contractor can achieve is MGWC (Master Ground Water Contractor), passing all specialty NGWA certification exams and a general exam.
- Does the contractor submit well logs?
- Does the contractor have adequate equipment in good condition to do the job?
- Does the contractor have adequate liability and worker's compensation insurance to protect you?
- Is the contractor familiar with applicable health and safety codes?
- What is the contractor's reputation with previous customers?
- Will the contractor furnish a written contract specifying the terms and conditions of the job?
- Is the contractor a member of the National Ground Water Association? Does he have a current NGWA sticker on his truck? NGWA members support the industry, have access to new technology and improved approaches, are dedicated to quality of workmanship, and promote and protect the ground water resource. They know their stuff and will work with you to get the job done right. You can contact the NGWA Customer Service Department at 1-800-551-7379 or visit www.wellowner.org/contractorlookup.htm for a list of member contractors in your area.

Written Contracts

It is important to obtain a written contract when preparing to have a well constructed. Unless you know what each contractor will do for his specified price, you cannot compare offers and decide which one to hire. NGWA makes available standard contract forms to its members. For a drilled well, the contract might include:

- Liability insurance coverage held by both the owner and the contractor
- A statement that all work is to comply with local and state regulations and codes
- The diameter and well thickness of the casing to be used
- The type of well development and yield evaluation procedures to be used
- The type of screen to be installed, where needed
- The type of well cap or seal to be provided
- The disinfection procedure
- The cleanup after drilling, which includes all

In the next newsletter, we will provide information on water testing. The following is a quote from the web site of the National Well Owner's Association, and is a good summary of why it is so important to properly install and maintain your well:

material abandoned without authorization at a drill site except drill cuttings and wastewater

- An anticipated date for the start of drilling
- A guarantee of materials and workmanship. The contract should specify that the contractor will return to do or correct the initial work, if necessary.

Costs

An itemized list of charges is better than a lump sum. The list should include:

- Cost of drilling per foot
- Cost of casing per foot
- Cost of other materials, such as drive shoe, grout, and well cap
- Cost of other operations, such as grouting developing (if longer than 1 hour, as in screened wells), test pumping, and disinfection
- Cost of drilling deeper and/or second well, if required to ensure an adequate water supply
- Cost of well abandonment should it prove necessary (for instance, if initial well is inadequate and another site is selected. The state requires that all unused wells be properly abandoned to prevent groundwater contamination, and the property owner is responsible for making sure the well is abandoned properly).
- What costs are not included in the specifications

Finished Well Checklist

After the well has been constructed and before the contractor removes his equipment from the site, you should inspect the well. Here is a list of items to check:

- Well Depth. This is easily done by tying a weight on a measuring tape. Verify the measurement against the well construction report made out by the contractor.
- Well Yield. Ask the contractor at how many gallons per minute (gpm) the well tested, what distance the water level dropped during the test, and how quickly the water level recovered after the test.
- Well Cap. Ensure that the well is capped and secure and that the cap is at least 6 inches above ground level.
- Disinfection. Ask the contractor if the well was disinfected.
- Well Construction Record. Make certain that you receive your copy of the well record. The contractor is required to deliver copies of the record to the owner. It would be advisable to keep your well record with your house deed so that the information is passed on to future owners. (continued on page 4)

Wolf Creek Property Owners Association

Really Local News

Our Newest Pup!

You might think that being the Secretary of the Wolf Creek Property Owner's Association would mean that I was above shamelessly bragging about my brand new baby girl.

You'd be wrong. Wendy and I are ecstatically proud to announce that our baby girl, Kira Miranda Pardue, was born on November 11, 2001.



She is now only 4 months old and already she is beautiful and a genius (she must get that from her mother.) In fact, she helped make this newsletter! She does tend to drool a lot on the keyboard but her typing skills are really improving!

If you have some great news in your family that you would like to share - a new baby, a wedding, a new house, anything that uplifts your spirit - we would love to include it in future newsletters! Just contact your Secretary or any of your board members.

January and February 2002

A letter was sent out on February 16, 2001 to the property owners who have not yet paid their dues, requesting that the dues be paid promptly. We

received dues from one property owner. By the end of February, we have now received dues for a total of 66 lots, leaving only 9 lots not yet paid. The expenses incurred this period were: \$147.96 for the property taxes for the Common Area, \$50.00 in attorney fees for interpretation of the covenants, and \$2,500.00 paid to Vaughn and Melton for engineering services for the report on the conditions of the roads.

Incoming Money for the period: \$200.00
(dues for 1 lot)

Total Expenses for the period: \$2,697.96

March 2002

This month we received dues from three property owners. We have now received dues for a total of 69 lots, leaving only 6 lots not yet paid. We will continue to pursue the delinquent dues. The expenses incurred this month were \$60.32 for the annual renewal of the Association business license.

Incoming Money for the period: \$600.00
(dues for 3 lots)

Total Expenses for the period: \$60.32

Balance in Treasury
as of 3/27/02: \$27,368.80

Wendy A. Floyd
Treasurer

How to Hire a Water Well Contractor
continued

Keep in Mind

- Trust the contractor's judgement in solving unforeseen difficulties that may come up, and discuss unforeseen costs.
- If original construction plans must be changed, discuss the options with the contractor.
- Don't expect the contractor to work for free if the well does not fulfill expectations.

For more information on this topic and other topics of interest to private well owners, visit the National Well Owners Association web site at www.wellowner.org.

Don't Forget!!!

The Annual Meeting of the
Wolf Creek Property Owners Association
will be held from 2:00 to 5:00 pm on
Saturday, April 13
at the Canada Volunteer Fire Department.

**ALL LOT OWNERS ARE STRONGLY
ENCOURAGED TO ATTEND!**

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