



# The Howler



## NEWSLETTER

Your Erratically Published Window on the World of Wolf Creek Subdivision

Spring 2003

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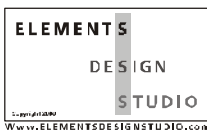
Have questions, concerns, comments or anything to add to The Howler?

Contact your Secretary

Published by the Wolf Creek Property Owner's Association

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

Designed By



and



CONSULTTECH  
Creative Computer Solutions

Well folks, it's that time again!

It's time for us all to get together and see each

other road related issues that need to be addressed, as well as insurance coverage, the status of the boat ramp at the lake, and the possibility of changing the annual assessment to pay for all of the required repairs and maintenance. In addition, we will also need to vote on the new 2003 Board Members. Please read the President's Letter starting on page 2 for details.

## The 2003 Annual Homeowners Meeting is Saturday, May 17

other's smiling faces at the Annual Wolf Creek Property Owners Association Meeting! The meeting will be held on Saturday, May 17th at the Canada Volunteer Fire Department on Charley's Creek Road. You can see a map at the bottom of this page and read driving directions in the President's Letter starting on page 2. We have several important issues to discuss and a few to vote on, so it's very important that everyone come who can attend.



For instance, take a look at this picture. This is what it looks like when a section of Rainbow Trout Drive starts caving in. There is another section on Native Trout Drive that is also caving in, though it is far less severe. In

We are very hopeful that everyone will attend who can. These issues, by their very nature, affect all of us to one degree or another.

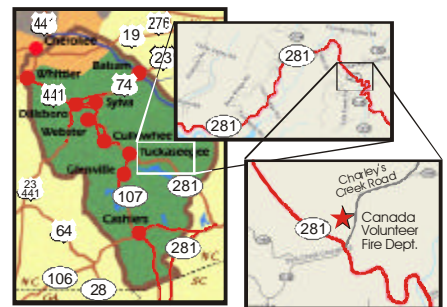
If you have another topic you would like addressed at the annual meeting, please contact David Glenn onsite at 828-293-0348, or any of your board members.

May in the North Carolina Mountains is

always spectacular, with clear skies, clean, brisk air and average temperatures ranging from highs around 75 to lows around 51. The Wolf Creek properties will be positively teeming with brilliant flowers and abundant wildlife. Any way you slice it - you need to be in the mountains in May! We look forward to seeing you there!

### Some Topics for the 2003 Agenda Include:

- Discussion about a change in the annual assessment or approval of a special assessment
- Liability insurance coverage
- Major road washouts on Rainbow Trout Drive and Native Trout Drive
- Possible partial road paving
- Election of 2003 Board Members



# Wolf Creek

Property Owners Association

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The Howler

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This has been a rather uneventful year in Wolf Creek since our last annual meeting. No new homes were built or started in the past year so there are still only eight homes in Wolf Creek. I have heard that construction will begin on several more homes this spring, however.

## The President's Letter



Our annual meeting will be held on Saturday, May 17<sup>th</sup> this year, beginning at 2:00 P.M. Light refreshments will be served, and the meeting will be held at the Canada Volunteer Fire Dept. just like last year. For those of the directions. Take NC Hwy. #107 South turn left on to NC Hwy. #281 at the Tuckasegee Post Charleys Creek Rd. (R.R. 1756). Go 1/10<sup>th</sup> mile on

you that might not know where it is located, here are out of Sylva, NC (towards Cashiers) for 12 miles and Office. Go 8.4 miles on Hwy. 281 and turn left on to Charleys Creek Rd. and the fire dept. is on your left. I hope that each of you will make plans to attend this year's meeting. It should be an interesting meeting with a lot of business to talk about based on feedback from some of our board members. We will have some very important matters to talk about, particularly concerning a change in the annual assessment amount or approval of a special assessment.

I would like to ask each property owner in Wolf Creek to provide me or any board member with their current e-mail address, their current phone number, and their current mailing address. Your e-mail address is extremely important, in that, it will allow us to canvass the membership on important matters that come up without having to resort to mail outs. The last mail out, which was a vote card for changes to the restrictive covenants, etc., was particularly cumbersome and time consuming. If we could do it by e-mail and only use the U. S. Postal Service to mail to those that do not have e-mail, it could be done much more quickly and efficiently. The e-mail address of each officer and board member of the WCPOA is listed in this newsletter. Please respond!

Once again, we are getting ready to do more spraying of the roadsides in Wolf Creek to kill off the undesirable vegetation that is growing there. We did a lot of good with our spraying last year and should probably finish with it this year. This should allow us to do only spot spraying in the following years to keep the weeds and brush under control.

In today's legal environment it probably would be wise for the WCPOA, Inc. to have liability insurance coverage. We had gotten one quote last year and now I am in the process of getting additional quotes. Why do we need insurance coverage? If an accident occurred down at Wolf Lake in the common area we could have a lawsuit on our hands. If a dead tree by the roadside fell on someone or someone's vehicle and did extensive damage to it or the person or persons inside, we could have a lawsuit. I would estimate that we have at least 15, if not more, dead trees by the roadside in Wolf Creek that could fall across the roadways. By the way, someone at last year's meeting volunteered to check with their attorney in Sylva to see if they thought that we needed insurance coverage, but we put down the wrong person's name that was responsible for following up on this. If you are the right person, please do so at your earliest convenience and either respond to a board member or bring the information with you to this year's meeting. This will be one item that we will need to discuss further and vote on at our annual meeting.

I was asked recently by one of our board members about what the status was for a boat ramp down at Wolf Lake. I have checked with Duke Energy's lake management person by phone and he advises me that we cannot install any kind of boat ramp at the lake. The reason given was, for a lake this size the two public boat ramps presently in existence are adequate to serve the needs of the people. They would not allow an additional boat ramp, particularly a private boat ramp.

The road system in Wolf Creek is in pretty good shape but is beginning to deteriorate somewhat due to the spring rains that are setting in. We had planned to do some general maintenance on the roads much like we did last year which involved cleaning out the culverts and ditches, scraping the roads, and applying additional crusher run. The money that we planned to use had already been approved at last year's meeting. Now, however, we have a new problem to deal with that is close to being an emergency. Approximately 500 ft. down Rainbow Trout Drive off of Leatherbreeches Drive on the left hand side, the embankment is caving away partly due to how steep it is but primarily due to underground springs slowly seeping through the soil and undermining the base of the embankment. The estimate that we have to repair it is \$16,340. We have \$28,559.97 in our bank account so there is no problem with having the money to repair it. This will only leave \$12,219.97 in our account to try and get some general maintenance done on the roads. I would think that we would not want to spend more than \$10,000 of the remainder to maintain a reasonable balance in our account to take care of general expenses or any small unexpected expenses. I don't think \$10,000 will do totally what needs to be done on the roads but it would help.



The engineering firm that we hired a couple of years ago to study our road system and make recommendations, recommended that we have at least a 3 to 4 inch thickness of crusher run on the roads. Contractors and others I have talked to have confirmed this recommendation, so I am in total agreement with it. We probably only have an inch or perhaps two inches in most places and in some spots, none at all. In addition, we have two places on our road system that are too steep for two-wheel drive vehicles to get up without getting a running start. The only reasonable solution that has been advanced so far, and which is probably the least expensive, would be to pave the portions of roadway that are too steep. We don't have estimated paving costs for them yet but my guess would be that it would be at least \$20,000 for each location. We should not ignore these problems just because they may not affect us personally. Problems with any part of our road system are everyone's problem and we need to address them accordingly. Finally, we have one more location where the embankment is caving away near the end of Native Trout Drive on the right hand side. It is not nearly as bad as the one mentioned above but it can only get worse over time. This embankment is not nearly as high and would be much easier to repair than the one on Rainbow Trout Drive. I would estimate the repair cost on it to be about \$3,500 but certainly not more than \$5,000. There are no apparent underground springs causing the problem at this location.

Why am I mentioning all of these problems that will cost money in the President's Letter? Because we made a mail-out request for approval of some things that were needed in Wolf Creek a year or so ago, and we got a number of responses

*continued on page 4*

**Notice  
to all  
Wolf Creek  
Property Owners!**

You are invited to the  
**Annual Meeting**  
of the  
Wolf Creek  
Property Owners  
Association  
**on Saturday, May 17th**  
at the  
**Canada Volunteer Fire  
Department  
meeting room**

The meeting will be held  
beginning at 2:00 pm

Light refreshments  
will be provided

If you have any ques-  
tions, 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

**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.

There are at least 42 million people in the United States who obtain their drinking water from private wells. Generally, the groundwater retrieved from wells is safe. However, poor construction or lack of maintenance of water wells can lead to water contamination resulting in severe health problems. Who is responsible for monitoring private water wells? In NC, governmental agencies do not monitor private water wells, it is the responsibility of the owner or user of the private water supply. All costs associated with testing are the full responsibility of the owner or user of the private water well.

## Helpful Things 'n Stuff



water well to monitor and take every precaution in protecting their water supply.

All costs associated with testing are the full responsibility of the owner or user of the private water well.

### What You Should Know About Getting Your Water Tested

#### How do I protect my private well water supply?

In order to properly protect your household water, the activities near the water source must be managed. This includes:

- Keeping all contaminants such as gasoline, pesticides, paint, solvents, and chemicals away from the well
- Inspecting the well frequently for damage and discussing what you find with your water well driller
- Sloping the area around the well to drain rainfall and surface water away from the well
- Ensuring that the well is at least 50 feet away from sewage systems
- Preventing backflow or cross-connections. To do this, maintain an air gap between the end of a water hose and standing water in the garden or in a household sink. A sudden loss of power or pressure can cause contaminated water to back-siphon into the well. Use check valves or anti-siphon valves where an air gap is not feasible.

#### When do I test my water?

It is important to remember that taste and color are not an indication of safe water. Testing your water every year for total coliform bacteria and nitrates provides a good indication of the water's safety. However, there are other situations that warrant water testing. These include: contaminants found in a neighbor's water; a change in the odor, color, or taste of the water; a chemical spill near the well; a pregnant woman in the home; or unexplained illnesses in the household.

#### How do I test my water?

There are many resources available with information on getting your well water tested or whether testing is necessary. For a list of private certified water testing labs, you can contact your local Health Department. You can also contact other private water testing laboratories. They can be found in the yellow pages under "Environmental Services" or "Laboratories".

#### What contaminants should I test for?

Certain types of contaminants should be tested for on a regular basis. These include:

- **Total Coliform Bacteria** originate in soil, vegetation or the intestinal tract of animals. Although these bacteria may not be harmful themselves, high levels may indicate the presence of other bacterial, viral, or parasitic pathogens.
- **Lead content** should be examined if household plumbing has lead pipe fittings, soldered joints, and/or brass fixtures. Excessive lead consumption can affect vital organs and is especially harmful to young children under seven years of age.
- **Nitrates** can cause health problems in infants less than 6 months of age. Thus, testing for nitrates is important if infants or expectant mothers consume the water. Research is being conducted to determine whether nitrate exposure is linked to chronic illnesses in adults. Nitrates are plant nutrients and could come from fertilizer, livestock, poultry, or septic tanks.
- **Volatile Organic Chemicals (VOC)** are found in fuels, paints, and solvents and can cause organ damage. If the water smells like gasoline or fuel, if the well is near an abandoned gas or fuel storage tank, or if a chemical spill has occurred, the well should definitely be tested for the presence of VOCs.
- **Pesticides** can cause skin and eye irritations, respiratory problems and other serious health conditions; therefore, a pesticide spill warrants a test of your water.

#### Sanitarian Services

Sanitarian Services within the Health Department may be available to test your private well water for total coliform bacteria for a fee of approximately \$75.00. A sanitarian will collect a water sample from your home and deliver it to a state laboratory where the sample will be analyzed for total coliform bacteria. The results will be forwarded to you. In the event of a positive test, the sanitarian will contact you with suggestions for correcting the problem. After corrections are made, the well will be resampled and tested again. In addition, Sanitarian Services offers preventive information on how to keep well water safe. This informational service is available free of charge. For information about these services contact your local Health Department.

#### For additional information on private wells:

National Groundwater Information Center:

1-800-551-7379

<http://www.groundwatersystems.com/bioprimer.html>

#### How do I clean and disinfect my well after a flood?

After a flood, it is important to take every precaution to insure the safety of your well water. First, it is necessary to inspect and clean the well and pump before using them. You may want to have your water well driller or contractor check out the well before using it.

- Do not turn on the pump until an electrician or well contractor has checked the wiring. There is a risk of electrical shock! After the proper inspections have taken place, run the pump and discard the water until the well water runs clear.
- Most importantly, after a flood, you should disinfect the well. This can be accomplished by following the procedures outlined below; however, it is advisable to hire a well contractor to disinfect the well for you.

continued on page 4

# Wolf Creek Property Owners Association

## 'President's Letter' continued from page 2

back saying that they did not have enough information to intelligently vote on the items. I hope that the above information will explain why a special assessment or an increase in the annual assessment is needed to take care of the road maintenance problems. If any of you feel that you still need additional information regarding these matters, please don't hesitate to write me, call me or e-mail me at any time.

For those of you that do not plan to attend or can't attend the annual meeting due to a conflict, please feel free to inform the board of anything that you would like to have discussed at the meeting. You may also express your opinion to the board about matters covered above before the meeting if you would like. For all others, I look forward to seeing you at the meeting.

David L. Glenn, Sr.,  
President  
Wolf Creek  
Property Owners Association



## 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.

# The Howler

SPRING

2003

## Fourth Quarter 2002

This quarter we received dues from 5 additional property owners. We have now received dues checks for a total of 66 lots, leaving 9 lots not yet paid. We will continue to pursue

## Treasurer's Report



the delinquent dues. No expenses were paid this quarter.

Incoming Money for the period: \$900.00  
(dues from 4 lots and partial payment for one lot)

Total Expenses for the period: \$0.00

### First Quarter 2003

This quarter we received dues from 6 additional property owners. We have now received dues checks for a total of 69 lots, leaving 6 lots not yet paid. We have two owners who have not paid dues for either 2001 or 2002. We have finally tracked down current addresses for these owners, and will continue to pursue the delinquent dues. No expenses were paid this quarter.

Incoming Money for the period: \$1,105.00  
(dues from 5 lots and partial payment for one lot)

Total Expenses for the period: \$0.00

**Balance in Treasury  
as of 3/31/2003: \$28,559.97**

Wendy A. Floyd  
Treasurer

## Note to all Property Owners:

Please remember to notify the Association if you are moving or have recently sold your property, so that we can keep our records current.

Thank you!



## 'Water Testing' continued from page 3

- Pump the well for several hours to reduce the cloudiness and contaminant levels in the water.
- Pour 4 gallons of a chlorine bleach solution into the well. Chlorine bleach solution consists of 1 gallon of bleach with 3 gallons of clean water. Open every faucet and pump the water until the water coming out of the faucet smells like chlorine, and then turn off each faucet. If you do not smell chlorine at the faucet, add a little more chlorine solution until the smell is detected.
- Let the system sit for 24 hours.
- Open the faucets and run the water until the chlorine smell disappears.
- Have the water sampled and tested. The water IS NOT safe for drinking until lab results show no indication of total coliform bacteria. You can discuss the final lab results with the lab or local Health Department. It is important to remember that disinfection will not remove chemicals, which may have contaminated your well during a flood.

### References:

EPA: Office of Water: *Guidance for What to Do After a Flood*  
EPA: Office of Water: *Private Drinking Water Wells*  
National Well Owners Association: *Protecting Your Own Water Supply*

## Wolf Creek Property Owners Association

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