



# THE MOUNTAIN MEMO

VOL. 2, NO. 4

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## MAY THE SPIRIT OF THE SEASON LAST A FULL YEAR

There's more building going on and more different people are appearing on the mountain. I don't challenge everyone so I am assuming those that I have run into are within the gates either with the permission of a land owner or land owners I just don't recognize. With more cabins going up and more talk about considering a cabin, this little mountain of ours is going to be a cosy and secure retreat for more than a third of our land owners.

As a Board member I have access to additional locks for our gates. This was foresight by the Board. On Friday after Thanksgiving I arrived at the Hill Road gate at approximately 1 pm. The gate was wide open with no lock in sight. I furnished the gate with a new lock and then attempted to locate the old lock or the reason the old lock was missing. I accomplished neither. I do want to state that when hired help is needed on the mountain it means either you letting them in and out which is a pain or giving them a key that they may use on their own, in which case you would not have any control of their activity when not under your direction. Please use discretion about those who are given keys. Also, when you do give out a key be sure you have given the right key. This same weekend found me letting a couple out because the key they had would not work. They got in by waiting for someone to open the gate for them. If this had been someone from a great distance away and they couldn't get through the gate you may be in for some harsh retorts.

## KEEP YOUR CREDIT

There is a particular need to be careful with your credit cards during the holiday season. Regardless of how rushed you are, regardless of how rushed the store clerk may be take time to safeguard your credit cards. Make sure the clerk hands you your own card and sales slip after each purchase. Return your card to your wallet or case after each use. Only carry those cards you plan to use. Report any credit card loss promptly



## CLEAN UP THE MOUNTAIN

There will be a clean-up campaign this spring and if you have trash about your lot it just may cost you! The Board has received a number of complaints about lots with trash laying about to the extent that it becomes an eyesore. The Board will place the matter on its spring agenda. This means that offending parties will be notified and if no response is forthcoming the Board will hire a clean-up crew to do the job at your expense. (Article IV item 6 of the Cacapon Highlands Covenants)





## BOARD AND COMMITTEE ACTIVITIES

### SECURITY PROGRAM

### FROM THE TOP

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Security Committee  
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Audit Committee  
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Jim Clayton

By-Law Study Committee  
Carol Thompson

**THE MOUNTAIN MEMO** is published four times a year (March, June, Sept and Dec) and is the **Cacapon Highlands Property Owners** official newsletter. All material for publication must be submitted by the 15th of the month prior to publication.

We have hired Mr Shannon Whitacre as our security guard for this winter season. Mr Whitacre did a good job for us last year and there is no doubt that he will do a good job this year. He will start December 1 and go through March 31.

In addition to the services that Mr Whitacre performs, each property owner should take an active and responsible role in making the mountain as secure as possible. As you know, this is the time of year when we begin to experience the problems of break-ins and vandalism. To reduce the number of incidents, the following points should be considered:

**DO NOT** leave valuables (e.g. tools, stereos, TV's, etc.) in your cabin. If you do keep them in your cabin, at least keep them out of sight or locked away.

**DO NOT** keep alcoholic beverages in your cabin.

**DO NOT** store flammable liquids or matches in your cabin.

**DO NOT** leave firearms in your cabin.

Also, each time you visit the mountain, take time to check out your neighbors' properties and promptly report anything that is not proper. It takes a little time but could prove to be a worthwhile effort.

Finally, it is important that all security features be considered. Currently, I am the only member on the Security Committee. In the interest of all the property owners, additional input into the security area is needed. If you are interested in serving on the Security Committee or have ideas that you would like to present, please call me on **301-437-4096**.

Ken Kisling  
Security Chairman

As another year comes to a close we have some changes taking place in our association. We have some good news and some bad news, so to speak. The good news is we have another new cabin under roof. Congraduations to the Pages on a nice looking cabin; Ted and I want to welcome you to the "neighborhood". We were surprised to see how much had been accomplished in just two short weeks. There is a lot of activity in our "neck of the woods". Kay Roach recently had electricity installed, Zeke and Karen Day are making arrangements to have their cabin built next year. As long as the building continues in Cacapon Highlands we will all realize the fruits of the nice community envisioned when we first purchased our properties. First they are dreams and then it's reality. Progress is great, isn't it?

Our bad news is that Tom Wright, having completed his term as Treasurer, will not be able to continue serving on the Board. Tom and Patti have been extremely busy this past year, and we really appreciate the extra time they spent on association business. Tom has been a real asset to our board of trustees. He has organized our information and put it into a computer, which took many hours. He invested our money in good interest bearing accounts so that we could realize a return on our investment. Tom, we would all like to say thank you for all your good work. We would also extend special thanks to Patti, she makes a great silent partner. We hope to see you on the mountain more often next year.

Our money was transferred to Mike Sullivan last month. I would like to take this opportunity to tell you that the annual maintenance fees will be due on January 31. We decided to extend the due date because of the Holidays.

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# IS THERE A CABIN IN YOUR FUTURE?

If you remember, I had almost finished laying the sub-flooring for the main floor and had delayed my return until the following Sunday.

On Sunday with my engineer friend and my younger son we were able to finish the flooring, erect the exterior walls, the interior walls and install bracing against the wind before we left for the day. Being the holiday season I gave them the week off.

On Friday (27 Dec) I picked up a portable generator and two of my young helpers. The generator was needed to run a skill saw for cutting the plywood for the roofing and some other cutting that was necessary. We were able to complete the loft joists and flooring and install the upper rear exterior wall sections. The guys didn't mind the evening that much - they were treated to a warm motel room and a meal at the Appalachian Resturant in Berkeley Springs.

The following day (Saturday the 28th) there was a total of six people working on the cabin. Things went well: we were able to complete the rafters and sheathing with the exception of four small sections that are part of the overhang. This essentially covered the cabin; only the roofing would make it more complete. On New Years Day I took my wife to see the progress. This was the first time she had been to the site since the construction had begun in November. While we were there we covered the roof and the windows of the cabin with plastic in hope that this precaution would help keep the inside as dry as possible during the inclement weather of January and February .

On the tenth of January I visited the cabin manufacturer to ask a few questions I had come up with and to request the delivery of the rest of the cabin, the windows, doors and the deck parts not previously delivered. When the delivery arrived I found that they had back ordered one window and two small window panes of the front window wall; also they had not delivered two 4x4 posts which were not even on the original load list. Further, they sent a window which did not fit and I had to return it. Therefore, I had to wait for two windows.

The delivery day was colder than any of the previous cold days that I have spent trying to get this dream put together. The main reason for the coldness of the day can be attributed to the sharp wind that was blowing. On previous cold days there was no wind to speak of so the cold could be dealt with by working. Today our work was mostly stationary on a ladder putting in the window panes or standing at an open window trying to get jamb in place (when it didn't fit). The normal windows were only tacked in place so that they could be primed, plumbed and set when all were available at one time.

It wasn't until April 20 that I really began again to complete the cabin (the weather was just too unpredictable). I was able to pick up the back ordered items, and with the help of my son, we installed the eave rafters and the fascia boards. The remaining work on the cabin deals mainly with completing small details, trying to get electricity and water and accommodating Carol when she wants to do interior decorating before we have an interior to decorate. I did get the electricity installed on June 6 and had a well dug the first part of August. However, the water was not available until the end of September. We have accumulated some small utensils and a cache of canned goods. This does make the DREAM CABIN almost a reality. With a few more odds and ends, a little insulation, more vacation time and it will be as close to the dreamed of cabin as anyone could hope for.

Would I do it again? Definitely! However, I would choose a different time of year and know in advance where I could get dependable assistance for those jobs that needed more than two hands. Any questions? Stop by when you're on the mountain.

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Please mail all payments directly to:

Mike Sullivan  
7104 Sea Cliff Rd.  
McLean, VA 22101

Finally, I would like to again thank all of the Board members for their help this past year. Special thanks to our Audit Committee for their fine cooperation during our recent audit. Their results will be published in our next Newsletter. Merry Christmas and Happy New Year!

## CLASSIFIED

Custom built cabin for sale Lot 2A, 5+ acres; cedar siding, wrap-around deck, 2 bedrooms, loft, bath w/show-er, skylights, 9ft slider, hardwood floors; electric baseboard heat plus wood stove in center of a large living area w/cathedral ceiling and exposed beams; water, telephone and septic. \$45,000. Contact: Phil Pestone (301) 262-8712





FIRST CLASS



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