



# The Mountain Memo

Volume XIV Number 1

Spring Issue

March/1998

## Annual Meeting At Panorama Steak House

### From The Top

Well we made it through another Winter with no great problems, except a lot of snow up on the mountain. Hook's boys were there for us, thanks to Bernie. there was an instance of someone cutting the chain at the main gate, same old, same old; so when will these people stop it and grow up? Thanks to Zeky Day, our Security person, the problem was fixed immediately; he had John Ornyas weld it again. Again, I ask that if you refuse to lock the gate, please at least close it after yourself. There were some complaints of petty theft, which is thought to be someone living inside the gate, entering homes and helping themselves to whatever there is available.

Tom Thompson had surgery in December and still managed to do our last Newsletter. I was up to see Tom a few weeks ago and he is back to his old self, because he was complaining about this and that, so I knew for sure that he was well enough to do our Newsletter again. I'm glad you're back with us again Tom because I like your talent and help.

Well, I hope everyone noticed that the water problem at the main gate was taken care of thanks to Dave Klass, our road manger good job Dave

Also, thanks to Pete Wilson, who donated three locks for the gates. That's what I like about the people who own property on the mountain, they are always more than willing to help out.

Our security guard Smiley Wisner, did his usual good job checking on our properties. This year he started his rounds the week of hunting because we had several

hunters walking up the roads with guns. If you allow hunters to use your property, please tell them to only hunt on your property because we have this problem from the same hunters most every season. It's not fair to the people who reside on the mountain all year round.

If I forgot to mention your name for anything you have helped us with, please don't take offense, it's hard remember everyone. I sure do appreciate the Board too. At our last meeting, all were present ready to plan for our annual meeting on April 5, at the Panorama Steak House. I sure hope to see all property owners there since you have to pass the restaurant on your way to your property. Besides, you can pick up your new gate keys; if you're not there the keys will be mailed to you. See you at the meeting and try the dessert.

### CHPOA Web Page

This item is written with tongue-in-cheek, However, if there are any Web browsers out there and if the climate is right we could put the Association on the Web. And if everything went right it could be updated frequently for all members to identify with and learn of goings-on between meetings. I go on the Web mainly to keep my peripheral drivers updated but there are any number of reasons to visit this ethereal highway. If anyone wants to discuss this send me an e-mail some time, at 'Caponhi@aol.com' (Tom Thompson) please identify yourself in the subject or I might Delete your mail without reading it.

*Cacapon Highlands  
Property Owners  
Assoc.*

Chairperson

Sandra Wilson (99)  
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Treasurer/ Property  
Manger

Barry Stahl (00)  
202-852-1525

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Phylliss Manimbo (99)  
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Trustee (Security)

Zecky Day (00)  
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Trustee (Roads)

Dave Klass (98)  
410-882-4059

Alternate

Warren (Mitch) Hanks  
202-483-2392

Alternate

John McKeon  
( )

Newsletter

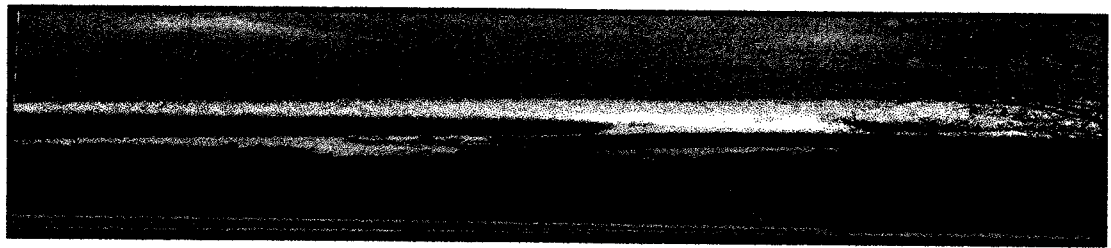
Articles or Ads  
304-258-4985  
or  
FAX 304-258-5964

## Resident Report

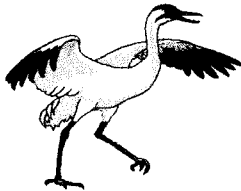
Should Bernie Plow?, Should the gate be abandoned?, Should there be a light installed at the main gate?, Will the world come to an end while the power is out? These are the things that the Board has to struggle with, but should they? The residents are by definition here on the mountain and are more affected with these problems than are the Board members, accept for our buddy Zeky. However, it seems that the decisions that are left to the Board are not necessarily items that need to have a five member board act upon, e.g. the residents are perfectly capable of asking Bernie to plow the roads when it becomes a hardship for them or they are more concerned as to the end of the World during a power outage, because they are here and can call the shots with more astuteness. Then again, when it cost the Association money that is not budgeted and concerns road maintenance or security it should be a board decision. So why is the Board passing the buck to the members at the annual meeting about an item of security that they are in agreement about. That is, the installation of a security light at the main gate (It would cost less than \$8.00/mo). How can a group (those who regularly show up at the annual meeting), whose numbers are not

much greater than the board quorum, be more informed than the Board members who have supposedly researched the motion. I suggest that the Board make a responsible decision based upon their research and the will of the residents who have to use the gate on a daily basis during day and night year 'round. The curse of the mountain is the gate. Until everyone does the right thing and locks the gate when they go through it, it will continue to be a problem. There are those who believe they are brighter than others and have removed the lock and chain while they are on the mountain for the weekend.

There is a very annoying situation that is constantly arising, what to do if you are receiving deliveries from UPS, Airborne Express or FedEx. Reason to remove the gate lock? I don't think so; presently UPS and FedEx have access, but if new drivers come up here they won't be able to enter. But the main concern is non-compliant property owners. What has to be done, may be to inform the sheriff of any and all transgressions that occur to the gate, petty thievery, rowdiness of weekenders with their vehicles and any other offenses that could bring charges against individuals. Then when we catch the offenders there will be documented occurrences which could result in



**Cacapon Highlands Property Owners Association**  
**April 5, 1998 Annual Meeting at**  
**The Panorama Steak House**  
Luncheon Starts at 12:00 p.m.



**Menu**

*Appetizer*

*Fresh Crisped Crudite Tray*  
*Shrimp/Onion Deviled Eggs*

*Entrées*

*French Dip - Slowly Roasted Prime Rib*  
*on a French Roll Au' Jus*

*Jumbo Lump Crab brochettes*

*Kamakura Teriyaki Chicken*

*Salad*

*Fresh Tossed Garden Salad*

*Dessert*

*Better Than Sex Cake*

**Be sure to return your reservations!**

**The Panorama**  
**Steak House**

3 Miles West on Route 9  
Berkeley Springs, WV 25411  
304-258-9370 - 304-258-9847

detention. Which may be the preferred arrangement for someone who wanders on to posted property and they have to dodge bullets from a disgruntled homeowner who has lost items from thieves.

One more thing, I want to extend our best wishes for a complete recovery to Karen Day.

## Annual Meeting

We will meet on the 5th of April to enjoy meeting our neighbors who we rarely see the other days of the year. The Board has agreed to pay for our lunch again this year, so get your reservations in (see attached menu). There will be voting for a full time Board member to replace Dave Klass, if he does not decide to run again, if he does decide not to go for another term we want to say he will be sorely missed, not only for the expertise he provides but also because he is one nice guy ready to do anything for anyone.

We will also be voting on the installation of a security light at the main gate (come prepared with your arguments for or against this item). This has been on the Boards table for almost two years. Now they want to leave it up to the membership. By the way, all of the residents on the mountain are in favor of the light.

Please try to attend or at least send in a Proxy for the new Board members but if you don't attend you'll not know about the dessert on the menu "Better Than Sex Cake".

We are becoming inundated with potholes which is the bane of any roadway. Dave tried to do something last year (I think it worked to some extent) but the run from the main gate to the hill is becoming profuse with these annoyances. Maybe someone has an economical solution, let us know, you could work with Dave on the roads.

Gate locks will be changed  
on Mon. April 20.1998

## Classified Ads

Lot B-16 2 bedrooms; 2 heating systems;  
warp-around deck; enclosed porch  
Immediate occupancy  
\$49,900 (304-258-3460)

Lot B-5 Ridge location with a well;  
asking \$30,000

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## Heard On The Hill

Those who do business with the Hook's should know that Bernie had an accident in November while working on a construction project that broke his left leg at the knee and it shattered his knee cap. This was a disaster for a person like him who is constantly on the move. He is healing very slowly. At this time he is able to get around on crutches while outside and can use a cane indoors. Don't worry about any jobs he may have, his two sons are quite capable of handling all of his projects. We send our sincere wishes for a complete recovery and hope to see him soon.

Linn's (D-15) are really moving right along with their house under the watchful eyes of Karen and Zeky.

John Ornyas is progressing with his home. Though he has slowed down mainly due to the weather and partly due to being comfortable with what he presently considers livable. Vernon Fleece has been an invaluable assistant to John, they work well together.

New owners of Lot C-18, Ron & Linda Shafto have been very busy renovating their cabin and we expect to see them on the mountain during the next few months.

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## 3 Biggest Life Lies.

1. - ...and they lived happily ever after.
2. - Dying is painless