

**CACAPON HIGHLANDS
PROPERTY OWNERS ASSOCIATION**

The 1982 annual meetings of the Cacapon Highlands Property Owners Association was held on Sunday, May 2, 1982, at the Country Inn in Berkeley Springs, West Virginia. The number of members attending the meeting was impressive and the membership is to be congratulated. The Board wishes to thank Chairman Gruhn for his efforts in organizing the meetings.

A number of significant matters were covered at the meetings. The following paragraphs summarize the major areas discussed:

- 1) Mr. Ralph Shambaugh, the assessor of Morgan County, gave a presentation on property taxes for the county. Unimproved lots were taxed at the rate of \$2.61 per \$100 valuation in 1981; improved lots, at \$1.31 per \$100 valuation. He estimated that the 1982 rate for improved lots will be approximately \$1.27 per \$100 valuation and very close to last year's rate for unimproved property. The tax bills will be mailed on July 15. If you have not received your tax bill by August 1, 1982, he strongly suggested that you phone or stop by the Morgan County Sheriff's Office (304-258-1187), which maintains the property ownership records. If the property taxes have not been paid by the end of the tax year, the property can be auctioned.
- 2) Deputy Sheriff Earl Whisner discussed security problems. Because of the limited manpower of the Morgan County law enforcement agencies, the support offered to the Cacapon Highlands property owners is minimal.
- 3) The co-chairmen of the Security Committee, John Martin and Pat Alberico, made a brief presentation of their activities. The entrances to our subdivision will be posted as private property. It was emphasized that security in our rather remote area is primarily up to us. Our front-line of protection is the security gates which have been erected. While it is currently possible to drive around the bar gates, boulders will be placed to either side of the gates to make this impossible in the future. The cable gate is an entirely different problem. The following point cannot be presented too strongly:

DO NOT LEAVE THE CABLE GATE UNLOCKED!

In the months since the cable gate was installed, it has continually been left unlocked or, even worse, been cut; and in most known cases, the violator has been a property owner. You have all been given keys -- if you have not received a key, or have lost your key, contact a member of the Board of Trustees or the Security Committee to receive a replacement. The gates are not there to protect only those with cabins; we all have something to protect. Forest fires can destroy both improved and unimproved lots and in the spring just past, there were a number of, thankfully, small forest fires. Some were arson -- if the arsonist can't gain access, he can't set a fire within our

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