

The Mountain Memo

CHPOA
NEWSLETTER

Volume 9, Number 1

Spring Issue

April 1993

Annual Meeting Saturday, May 15

Cacapon State Park Site of the CHPOA Annual Meeting

This year the Annual Meeting will be held at the Cacapon State Park lodge restaurant on Saturday, May 15. The park is located about 10 miles south of Berkeley Springs on Rte 522. It is hoped that this location will bring out those who enjoy the out-of-doors beauty that the park people have strived to maintain at this exceptional location for both the cabin camper and the golfing enthusiast. The agenda for the day will be as follows:

- 11:30** Social interaction "What a winter we've had this year!"
- 12:00** Lunch is served. Entrees are Fried Chicken and Bar-B-Queed Ribs
- 1:30** Meeting- Call for reports; old business; new business (elections of one Board member and two alternates)
- 2:30 ?** Anticipated adjournment

A list of Board members and other responsible people are listed on page 2. The list includes phone numbers so you may contact the individuals when you have any concerns, problems or suggestions concerning CHPOA. Please attempt to attend the meeting this year.

Hats and T-Shirts Available

Cacapon Highlands hats and T-shirts will be on sale by the Board. Hats are \$7.00 each and the T-shirts are \$8.00 each (large and X-large sizes). They also are available anytime from Shirley DePaolis at 301-271-4000.

Gate Locks to be Re-keyed

New keys will be distributed at the meeting. As usual, there will be one (1) key issued to each property owner. Those members unable to attend will receive their keys through the mail unless otherwise requested. Additional keys should be duplicated by the property owner. Lost keys will be replaced at a cost of \$5.00 per request to cover postage and handling. Please be prudent with the internal distribution of your keys for our security sake. **LOCKS WILL BE CHANGED AND EFFECTIVE FOLLOWING THE MEETING.**

Proposed Septic Permit Policy Effective July 1, 1993

1. Septic permit becomes invalid one (1) year from date of issue.
 2. The septic permit may be validated by,
 - a) Paying a fee of \$15.00 prior to the expiration date. Provided that the documentation is currently on file.
 3. Active file of septic permits on hand today,
 - a) A phase in period of 6 months will be given to validate the permits.
 - b) The primary responsibility for validation lies with the individual that made original application;
- However**

Septic — continued on page 3

**The Cacapon Highlands
Property Owners Assoc.**

Board of Trustees



Chairperson

Howard Smith (94)
301-663-6787

Co-Chairperson

Mauricio Torres (94)
301-972-6952

Secretary

Phyllis Manimbo
3204-754-9598

Treasurer

Shirley DePaolis
301-271-4000

Trustee at Large

David Klass
410-882-4059

Alternates:

Alvin Long

Committees

Security

Bud Wyman

Environmental

Ken Kisling

Newsletter

The Mountain Memo

Publisher

Dee Smith

Editor

Tom Thompson

Treasurer's Notes

I would like to answer some of the questions I received with your payments this year. The \$5.00 increase that became effective last year was to go towards that work that was done on Hill Road last year. We have spent a total of \$4,485.00 on road improvements since last June. That includes a bill for \$350.00 for snow removal when we had nearly three feet of snow in December.

I have been asked if we could move the collection date for the annual fees. Our covenants specifically state that the fees must be collected by the 31st of January. However, if any property owner has a problem with making the payment at that time, I will be glad to make arrangements with them.

Checks should always be made out to **CHPOA**.

If anyone is offended by the late notices, please remember it is the only means we have of collecting payment. I am simply following procedures as stated in the covenants. I have no way of knowing if you intend to pay or have simply forgotten it. Our association couldn't exist without effective collection methods.

We have received several requests to list properties for sale. They are included in this Newsletter, page 5, a map to give you an idea of where they are located is enclosed.

Landfill Reprieve

A last minute reprieve granted by the State Legislature will allow the

Morgan County landfill to remain open through the end of September 1993. This is a welcome gift, of sorts, for the area residents who frequent the landfill. As can be expected, this will be the last breath of the dump. What that means is those who do not have a collection service will have to travel to the LCS landfill in Hedgesville or, as some desperate folk may opt, to just dump it anywhere they feel they can get away with it. The state has hired additional inspectors just for the purpose of catching those involved in illegal dumping. The last time the landfill closed the county provided free days for those to get rid of the built up trash piles they had accumulated. At that time there were extended lines at the dump during the business hours. However, the county has stated that there will be no freebies this time. If you have an accumulation of trash it would be wise to pack it up by the end of September.

Area Growth Seen

Morgan Square now boasts two fast food franchises, *McDonald's* and *Subway's*. Hancock eat your heart out.

How Are We Doing?

It's been eight years since *The Mountain Memo* was first published. The past couple have been erratic but now we're on track. Over this period of time there has been only spotty feed back about the operation, the news benefit, the quality, the quantity or even if this Newsletter should be published at all. Please let us know when you send in the Meeting Flyer.

Septic— continued from page 1

- c) The County Health Department will make every effort to notify those individuals who have a permit in the current file.
- 4. Those invalid permits currently on file that **DO NOT HAVE REQUIRED DOCUMENTATION** will be required to make application for a new permit at a fee of \$100.00
- 5. Any permit not validated within the 6 month phase in period would revert to a dead file:
 - a) A new permit would be required with a \$100.00 fee.

Documentation: Complete application including accurate location sketch.

This article appeared in *The Morgan Messenger* January 27, 1993.

Spring Water Still Chlorinated

The water that tourists and residents pump directly from the spring in Berkeley Springs State Park is still being chlorinated to comply with the State Health Department's monitoring of the water.

Last summer the water was found to be contaminated with fecal coliform on a couple of occasions. The pumps were shut off while health inspectors tried to determine where the contamination was coming from. Although it was never pinpointed, the source had to come from very close to the surface near the springs, and apparently not from the deep springs.

The Health Department ordered that the water be chlorinated to protect public health and water samples had to be taken every few days.

Since then, water samples have shown no contamination, according to the regional health department. The water continues to be chlorinated to remove the potential liability of providing raw water to the public, says the Health Department.

Since summer, a number of people have complained that they don't like the taste of chlorine in the water.

Bob Ebert, park superintendent, says the park has looked into installing a charcoal filter to remove the chlorine after the water has been treated. This will eliminate the chlorine taste.

The filtering system will cost about \$2000 and the state park's budget is very tight, making it unaffordable, he says. Ebert has asked his supervisors for the filter, but they haven't made a decision yet.

Ebert says the park also plans to petition the State Health Department to allow one of the two public pumps to have unchlorinated water for people who prefer to drink raw water.

This article appeared in *The Morgan Messenger*

On Friday March 26, 1993 the park installed the charcoal filter system to the pumps

Gypsy Moth still a Threat

On February 9, 1993, we (Ted & I) attended a meeting at the Cacapon State Park to learn more about the treatment of gypsy moth. The representatives of the Department of Natural Resources explained that the spraying will be an ongoing thing. They anticipate we will have to spray every 2 to 3 years.

This year we had a choice Dimilin Treatment (\$5.13 an acre) or Bt Treatment (\$8.55 an acre). We have a total of 680 acres to spray so the logical choice was Dimilin. Total cost will be **\$3,488.40**. Each time we spray the costs have increased and we have no reason to believe that anything will change in the next couple of years. It is imperative we continue to spray as the moths are attracted to the chestnut oak trees which is the predominate in our development.

Gypsy— continued on page 4

Gypsy -- continued from page 3

Your Board of Trustees is trying to look to the future and be prepared to pay for future sprayings without having to impose a special assessment. Therefore, the Board of Trustees has approved a \$5.00 increase in our road maintenance fees for the next four years ('94, '95, '96 & '97) until we reach a total of \$75.00. Even then, there are no guarantees that we will not have to levy a special assessment at a later date. For the 5 (5) properties that are billed 1/2 rate, the increase will be \$2.50 a year until a total of \$37.50 is reached.

It is the Board's feeling that we will be able to handle the costs as long as the State of West Virginia subsidizes the sprayings. Private spraying contractors are receiving an average of \$15.00 to \$20.00 an acre today. So you can understand our concern.

If you have any doubts as to what can happen to wooded property that is not sprayed, take a ride and look at the Sleepy Creek area. We were told that the area is desolate with dead trees.

Finally, we would like to have some volunteers to form an "Environmental Committee". We need to have some commitment from committee members to follow-up and keep us informed on changes that take place from year to year. If you are interested in working on such a committee, please contact any of the Board members closest to your area. Telephone numbers are listed in this newsletter.

This is important, and we can use everyone's help and cooperation.

Shirley DePaolis

Resident Ramblings

This the third winter for the residence of the mountain and Mother Nature has caught up with us. It's not as if we were lulled into a false sense of security, we've spent too many winters in this area and to the north to believe that winters have become mild.

Although the fall was slightly colder than the past couple of years, the storm that began on 10 December opened our eyes and shut down our activities for over three days. The snow began Thursday afternoon and continued through Friday. Our power and phones went out Thursday evening and by Saturday we were still out of power and phone service plus almost three feet of nice "Snowman" making precipitation. On Saturday our phones came on for a brief period but returned to the dormant state a little later. Late Saturday, the county, with the help of Hook's Excavating, was able to get to our entrance. It wasn't until Sunday that Bernie was able to get the roads passable in the development. Still no power, but phone service had been restored. On Monday morning it was the greatest feeling to hear the refrigerator start humming again. However, the freezer foods could not keep in the snow and you can only eat so much chili and spaghetti in three days. As inconvenient as this situation was on the residents of the mountain, there were no misgivings about our decisions to live on the mountain. It could possibly be the beauty of the newly fallen snow completely covering ground, trees, bushes and anything that remained stationary for just a moment.

Probably the biggest cause of the outages was related to the tremendous weight the snow exerted on the tall pines. They just bent over and snapped. The results can be seen over the whole area. In particular, the top portion of Valley Drive by the back gate was hit with real severe winds toppling many large trees which fortunately, fell away from the cabins in the vicinity. This area was also hit by gypsy moths in the past due to its location and now has lost some tree cover.

The remainder of December and January did not stress us out of the ordinary. However, the days were colder than normal. This in no way deterred Tom and Peppy from keeping busy. We teamed up to complete Tom's shop and begin a screened-in porch behind Peppy's cabin

Resident-- continued on page 6

Listing of Properties for Sale - March 1993

Lot No.	Property Owner	Acres	Price	Phone Numbers
A-3	David Frazee	5.4		301-253-6113day 301-253-5607eve
A-4	Homestead Realty ¹	5.05		304-258-4604
A-8	Robert Henninger	5.09	\$9,500	410-893-2663 410-256-4749
A-15	George Susa	5.48	\$12,000	215-484-2014
A-18	Russell Johnson ²	5.37	\$11,000	301-608-3472
A-19	Jerry Franklin ²	5.07	\$11,000	703-281-5709
A-20	Ted Neidert	5.11		410-255-8267
B-10	Bradbury H. Urban ³	5.06	\$21,500	202-393-3484
C-2	George Pruitt ⁴	5.3	\$23,000	703-768-7555
C-6	Mary Easton	5.25	\$11,000	301-724-5848(H) 301-722-4232(W)
C-25	Lynn Lockwood	25.53		410-343-2208
D-6	Al Stahl ⁵	5.44	\$38,000	304-263-6071
D-8	Holley Sanchez	5.09		203-790-8308(H) 203-791-0748(W)
D-20	Francis Board ⁶	5.17		304-258-9088
¹	Estate of Wm Robinette			
²	Listed with Town & Country Realty- June Collins 304-258-9100			
³	Lot has cabin, price is firm			
⁴	20x28 cabin, elect.,Furn., Kit. Eqmt., perks for water			
⁵	Two bedroom cabin, listed, call for more details			
⁶	Listed property call owner for details			

See enclosed map for ready reference to lot locations

Spring Fire Season thru May

Two fire seasons each year provide a means of alerting people to the dangers of grass and tree fires. Some simple rules for safe burning are:

1. Clear area around material to be burned of all inflammable materials
2. Don't burn during windy weather.
3. Have help, tools, and water available at site of burning.

4. Check to see if a permit is necessary.

During these seasons it is illegal to burn between the hours of 10 AM and 5 PM with the exception of those fires necessary for cooking and heating. Please don't allow open fires to burn unattended. Also, the Great Cacapon Volunteer Fire Department has started their annual fund drive if you have an extra buck send it to them.

Resident - continued from page 4

The porch had to be put on hold due to weather and only resumed the latter part of March. Presently, it is covered and shingled. The remaining construction is basically trim and screening

February and March were extremes in weather, temperature and precipitation. Even the Board meeting on 13 February was not spared when the sky dumped 5 inches of snow on the mountain. There were additional quantities of snowfall that remained due to the temperature. I recorded temperatures of 0 to 6 degrees-below many times.

With all this accumulation we really didn't need the "Blizzard of '93" which dumped an additional two feet of dry drifting snow that would not go away. The drifting snow really drifted on the North end of Ridge Road where the O'Brien's were snowed in until the following Tuesday. Along with the O'Brien's was Phyliss Manimbo. Neither party seemed to be perturbed by the inconvenience. The silver lining in the February storms was that there

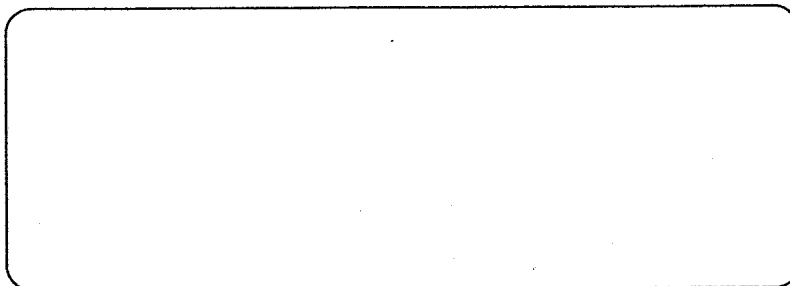
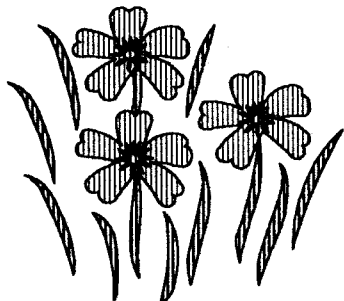
were no extensive power outages, one for about 4 hours and a couple momentary, but even those momentary outages mean resetting all the digital clocks and counting the TV, I have nine of those buggers to reset each time.

I have to admit that this is the first time in my life that I looked forward to spring weather. Being a northerner by birth, I enjoy the cold and snow. However, if I may back off a little, let me state that the main cause of my change of heart is the fact that I was not able to freely move around. My vehicle does not have four wheel drive capabilities, and this inability to maneuver creates a stress in these Old bones. When I must leave the mountain, it means putting on chains to get to the gate and then removing them to travel the roads and of course, the reverse procedure when I return.

Now as I'm writing this item the temperature is above freezing but it's raining and foggy, but it's home, the snow is gone, and hopes are high that the last of the extreme weather is behind us.

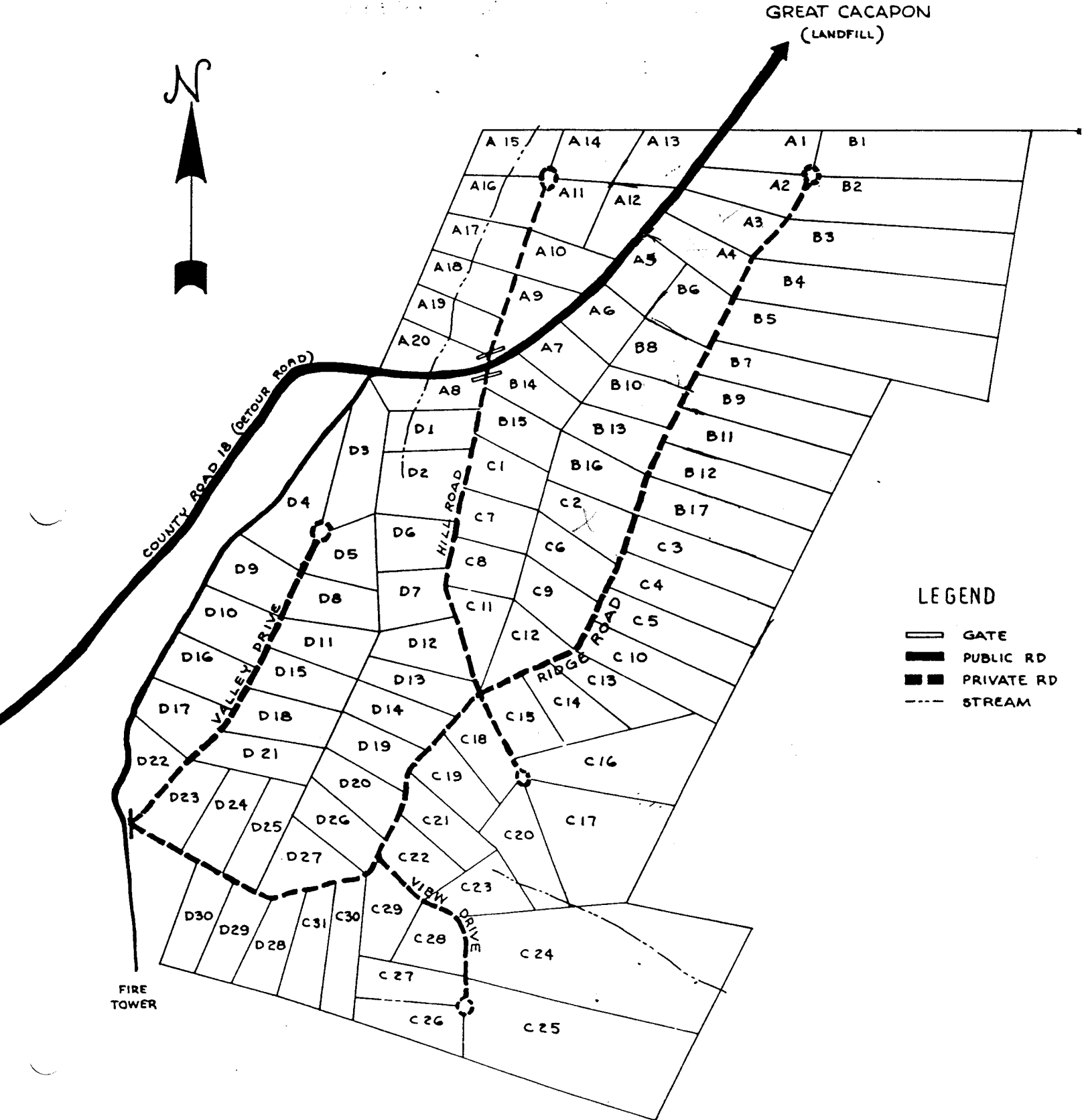
The Mountain Memo
Cacapon Highlands
HC 62 Box 120-G
Great Cacapon, WV 25422

Forwarding and Address
Correction Requested







~ CACAPON HIGHLANDS ~

GREAT CACAPON
(LANDFILL)



LEGEND

-  GATE
-  PUBLIC RD
-  PRIVATE RD
-  STREAM

Cacapon
Highlands



Property Owners' Association

ANNUAL LUNCHEON & MEMBERSHIP MEETING

SATURDAY, MAY 15, 1993

CACAPON STATE PARK LODGE RESTAURANT

SOCIAL 11:30 - 12:00
LUNCH 12:00 - 1:00
MEETING 1:30 - 2:30

A FRIED CHICKEN AND BBQ RIBS BUFFET WILL BE SERVED. EACH LOT OWNER IS ENTITLED TO TWO (2) LUNCHESES. ADDITIONAL GUESTS WILL BE CHARGED \$9.00 EACH.

AGENDA FOR MEETING -
MINUTES OF LAST YEAR'S ANNUAL MEETING
FINANCIAL REPORT AND PROPOSED BUDGET
SECURITY AND ROAD MAINTENANCE REPORT
ELECTION OF BOARD MEMBER AND ALTERNATES
GENERAL DISCUSSION

GOLF - Reservations will be made for those who would like to play golf after the meeting. Please call Howard Smith at 301 663-6787 if you would like to be included.

PLEASE COMPLETE AND RETURN THE PROVIDED RESPONSE BY MAY 1 TO:
SHIRLEY DE PAOLIS, 101 WOODSIDE AVE., THURMONT, MD 21788

NAME _____

ADDRESS _____

LOT (S) _____

TELEPHONE NUMBER _____

TOTAL ATTENDING _____ OWNERS _____ GUESTS
TOTAL ENCLOSED FOR MORE THAN 2 OWNERS PER LOT \$ _____

COMMENTS OR CONCERNS: