



# The Mountain Memo

Volume 13 Number 2

Summer Issue

August 1997

## 4th Debuts New Flowered Gate Sign

### Rough Living

Being on the Mountain means staying alert for a number of reasons but not to the extent that you can't enjoy your time and relax.

Be careful when walking or working near rocks, leaves, or fallen trees they are habitat for snakes. While pulling weeds in her garden, Sandra Wilson, encountered rattlers at three separate times. They gave no warning when they visited her garden. She just heard a slight rustling before she spotted the snake. Yes, she shot all three of them. One was a fat as her wrist but only about three feet long.

Moth Balls or a Decoy Owl are said to help keep them away.

Deer on the mountain are a beautiful sight to watch on your property;

however, they eat up all the flowers and shrubs. It has been suggested to use bits of soap, moth balls, human hair or chicken wire to thwart them but it may not work if they are really hungry.

Karen and Zecky Day had an encounter with a bear one evening, but they got the better of the creature since he turned tail and ran.

### Our Place

We proudly announce that our community now has an updated, first class sign. It was designed and hand crafted by our own Tom Thompson. Thanks Tom for such a beautiful sight at our front gate. Excellent job!

### Help Needed

I'm sure you'll notice the sign at the front gate, and the flowers which

now adorn the area around the gate and the sign. Since there is no water available at the gate, it must be hauled there, it would be greatly appreciated if you could find it in your heart to give them a little water as you enter or leave through the gate. Also, if you have an abundance of flowers and would care to donate them along with large rocks, landscaping timbers or what have you, to improve the beautification of *Cacapon Highlands*, please do so by contacting Sandra Wilson @ 410-768-9256

Our road signs are starting to look weather beaten, maybe all it would take is some sandpaper, a brush and a coat of Spar Varnish. Also, if you notice that the grass and weeds are getting out of hand and if you're adept with a

## *Cacapon Highlands Property Owners Assoc.*

### Chairperson

Sandra Wilson (99)  
410-768-9256

### Treasurer/ Property Manger

Barry Stahl (00)  
202-832-1525

### Secretary

Phylliss Manimbo (99)  
304-754-9598

### Trustee (Security)

Zecky Day (00)  
304-258-3857

### 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

weed-eater , try your skills at the gates (the sign) and wherever it would make an improvement, ( the Bulletin Board area)

Our Community reflects on the type of persons we are, so be proud and pitch in and increase your investment in the community.

## Property Taxes

Yes it's that time of year and by now you should have received your tax bill from the sheriff of Morgan county. If you haven't there is a mix up somewhere, you may have moved and failed to provide a forwarding address or the bills were missed sent; either way you should get in contact with the sheriff's office to straighten out the mess, it could cost you your land.

## Resident Notes

The mountain community is as beautiful as ever and getting better. The weather is a bit warmer then last year and the

Deer population is exploding. However, the Turkeys are not being seen as much. John Ornyas (C-19) is our latest permanent resident. John still has a lot to do with his house but now he has the time to do it. We *welcome* John. Also, Steve Ryan has started a new house on A-6 which he will place on the market when completed. Steve also built on A-17 if you want to see his work.

With our neighbor, Zecky, now a member of the Board we are hoping that our inputs will be taken as knowing comments. There are presently six owners residing as permanent residents. I hope that influences our security, especially night lighting, for those of you who do not enter the gate after dark you're unaware of the possible scenarios that could occur at the gate after dark. The adding of the land - scaped sign has made us real proud of our *Cacapon Highlands*.

CACAPON HIGHLANDS PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE ANNUAL MEETING  
6 APRIL 1997

The Annual Meeting of the property owners of Cacapon Highlands was called to order by Board Chair, Sandra Wilson, at 2:05 p.m. on 6 April 1997 in the Thoreau Room at Coolfont Resort, Berkeley Springs, West Virginia.

#### FINANCIAL REPORT

In Barry Stahl's absence, Elaine Young presented the financial report through 29 March 1997. She reported income of \$6,904.53 from annual fees and Certificate of Deposit interest, and expenses for the year totaling \$5,455.25. The Association's assets are \$9,751.10 in the checking account and \$5,363.26 in a CD for a combined balance of \$15,114.36. Elaine then presented the proposed 1997-98 budget which was approved by the members present.

Ken Kisling reported that the gypsy moth problem appears to have disappeared. The state of West Virginia declared that gypsy moths are no longer in the vicinity in any large numbers and spraying will be discontinued.

#### ROAD REPORT

David Klaas reported that last October his employer donated a length of pipe that was installed by Bernie Hook. Due to the mild winter, it was necessary to plow only once last year. In March there was a wash out on Valley Drive and Bernie Hook brought in two loads of stone to keep the road open. In April, the roads were dressed with crusher run. David noticed that water sheets across the road at the main gate - Bernie will build up the area and open the ditch to control this problem.

There was a question about Fire Tower Road - David explained that we take care of plowing the road but do not otherwise maintain it.

#### SECURITY REPORT

Phyliss Manimbo, reported no major incidents or break-ins this year, but the main gate is still left open on a regular basis. Earl Whisner's reports identified there were several unsafe decks or porches and those property owners will be notified. The locks which had been on the gate were stolen and a new lock was welded on. Earl Whisner indicated he would be available to patrol again next year. There was a discussion about whether Mr. Whisner was hired as a separate contractor for insurance purposes. A motion was made to present him with a contract next year which indicated that the Association would not be responsible if he injured himself while on patrol. The motion was seconded and carried.

There also was discussion about whether to issue new keys. The membership felt that with the gate being left unlocked greater than 50% of the time, there was no reason to issue new keys. There was considerable dissatisfaction with the problem with the gate being left open. Phyliss

informed the membership that if people reported it in writing to the Board, identifying who was doing it and the date, the board would take legal action in the future.

#### ELECTION OF BOARD MEMBERS

Sandra Wilson read the duties of the Board pointing out that the Board represents the voice of the membership. Several times during the past year Sandra received complaints involving members disputes between themselves. These are NOT issues for Board resolution.

Sandra then presented the slate of candidates which included Zeky Day and Barry Stahl as regular Board members, and Laura Dyer as an alternate. Zeky Day and Barry Stahl were both elected as regular Board members. There were proxy nominations for Laura Dyer and Vernon Fleece. Nominations for a second alternate were requested from the floor and both John McKeon and Mitch Hanks were nominated and accepted as nominees. Elaine called the question and the members present elected John McKeon and Mitch Hanks.

#### OTHER BUSINESS

Shirley DePaolis brought an issue to the floor concerning the desirability of the Association purchasing a piece of property which was in default. There was considerable discussion about whether the Association should own community property, whether it was a good investment, what was the potential liability, etc. The general discussion was negative with members present indicating they thought it was not a good idea.

Zeky Day presented information on investments other than the Certificate of Deposit currently held. He indicated that a Money Market Fund would be just as safe and produce somewhat higher interest. Discussion was generally favorable with questions about limits on number or amount of checks written.

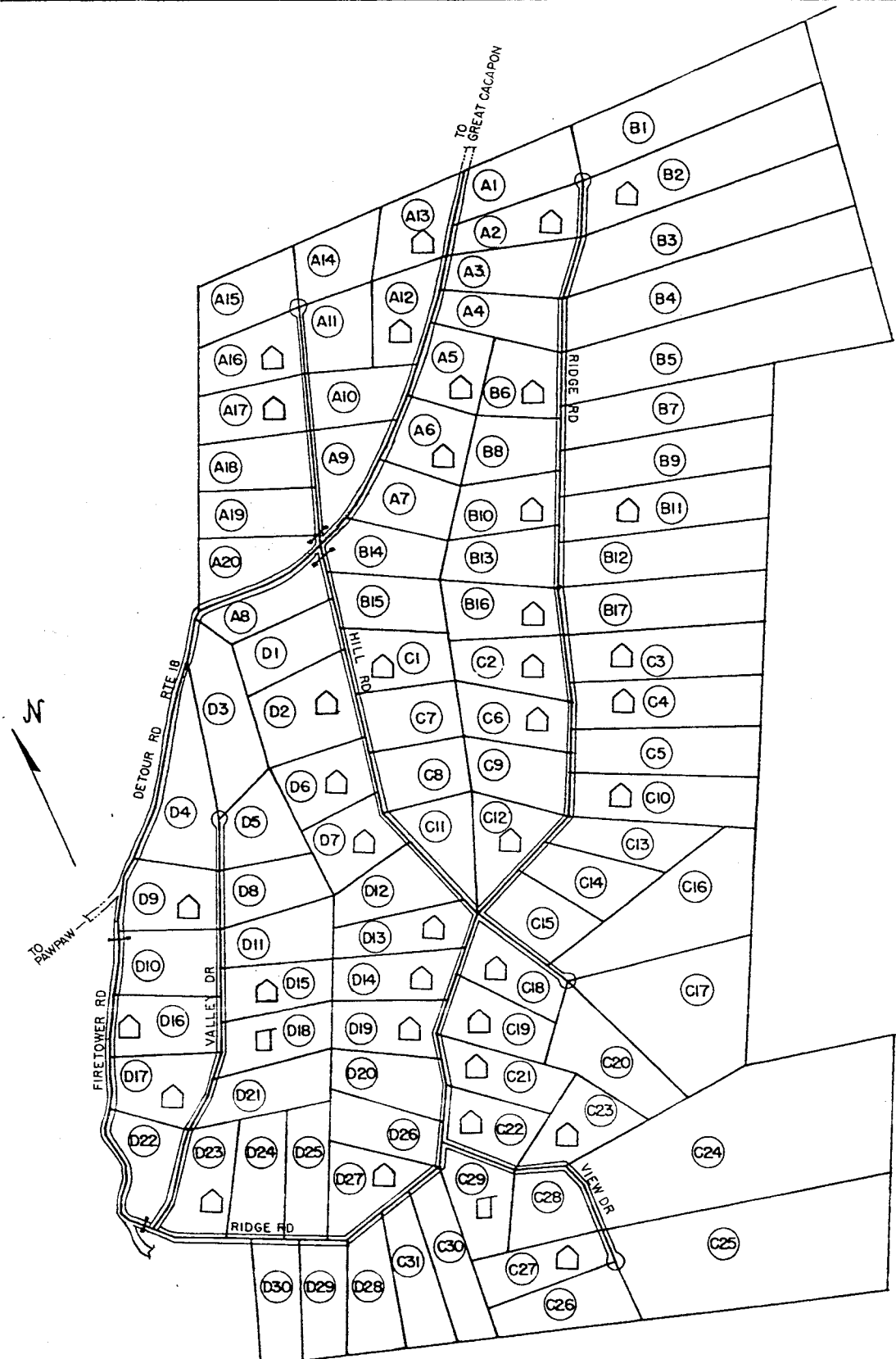
Shirley suggested that the Association should probably have the accounts audited since it hadn't been done for some time. Shirley will lead a committee to audit with John Almacy and Steven Gibson. Barry will contact them to set up a date.

Sandra suggested we try to get a new sign for the main gate. Sandra will ask Tom Thompson how much he would charge to do it.

Vernon Fleece requested the membership consider his offer to do security for the Association. He indicated he would do it year round for \$100/mo. There was discussion about the value of 12 month security but there was also concern about the cost. Most members didn't want to spend more but agreed that 12 month security would be desirable. A motion for Phyliss to look into 12 month security was made, seconded, and passed.

The meeting was adjourned at 4: p.m.

- A1 - BROCKMEYER, JR
- A2 - O'BRIEN
- A3 - O'BRIEN
- A4 - STAILEY
- A5 - REMMEY
- A6 - RYAN
- A7 - PETERSON
- A8 - HENNINGER
- A9 - SMITH, S.F.
- A10 - STRAITT
- A11 - STRAITT
- A12 - SKILLMAN
- A13 - DRISKO
- A14 - PAYNE
- A15 - SUSA
- A16 - WANZER
- A17 - CESSNA
- A18 - JOHNSON, R
- A19 - ELLIOTT
- A20 -
- B1 - SCHULZE
- B2 - KISLING
- B3 - WIENKE
- B4 - SMITH, D
- B5 - LONG
- B6 - FLEECE
- B7 - BENSON
- B8 - BREWER
- B9 - WEHRENBURG
- B10 - URBAN
- B11 - STALLINGS
- B12 - WITT
- B13 - COLLISON
- B14 - REDDEN
- B15 - THOMPSON
- B16 - LLOYD
- B17 - DRUEN
- C1 - THOMPSON
- C2 - OLIVAR
- C3 - BROWN
- C4 - WILSON
- C5 - SOKOLOV
- C6 - DYER
- C7 - McCANN
- C8 - McCANN
- C9 - SMITH, H.L.
- C10 - CALIO
- C11 - JOHNSON, L
- C12 - JOHNSON, L
- C13 - BLUBAUGH
- C14 - BLUBAUGH
- C15 - BLUBAUGH
- C16 - McKEON
- C17 - ALMACY
- C18 -
- C19 - ORNYAS
- C20 - ALMACY
- C21 - STAHL, B
- C22 - KLAAS
- C23 - YOUNG
- C24 - TORRES
- C25 - THORSEN
- C26 - GRAHAM
- C27 - MANIMBO
- C28 - BARNES
- C29 - WYMAN
- C30 - ZECK
- C31 - ZECK
- D1 - BROCKMEYER III
- D2 - CLAYTON
- D3 - CLAYTON
- D4 - WAYNE
- D5 - HOFFMASTER
- D6 - TALLEY
- D7 - CANNON
- D8 - SANCHEZ
- D9 - DAY
- D10 - MARDIROSSIAN
- D11 - BILL
- D12 - CANNON
- D13 - SUZNEVICH
- D14 - TORRES
- D15 - LINN
- D16 - HANKS
- D17 - PAGE
- D18 - RUSSELL
- D19 - AYDLOTTE
- D20 - TURNEY
- D21 - COLEMAN
- D22 - PAGE
- D23 - LANDRUM
- D24 - DePAOLIS
- D25 - ELKO
- D26 - SLARK
- D27 - ELKO
- D28 - COLE
- D29 - BEALL
- D30 - MAHAR



CACAPON HIGHLANDS  
AUGUST 1997

- RESIDENTIAL STRUCTURE

- NON-CONFORMING STRUCTURE



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

**Forwarding & Address Correction Requested**

