

Mountain Memo

Year End 2006

Holiday Edition

Happy Holidays from the Board of Directors

Notes and Miscellaneous:

It has been a very long time since the last *Newsletter* arrived in your mailbox and hopefully it will not be another long expanse before the next issue. Maybe the next time there will no invoice for the road fees included.

The changes that have occurred for the past couple years have deteriorated and so we have reverted to our previous contractor. However, after a change in the faces on the Board, we have attempted to get the Association on a tract to normalcy. That is what the rest of this letter is all about, acquainting you with what has occurred and our visions as to how we will proceed in the next couple of years.

Attention Lot Owners

The sheriff has annual auctions to sell lots that have tax liens against them. Please read the following paragraph pertaining to the recent auctions.

The *Morgan Messenger* has listed those lots that have sold, these lot owners have a prescribed length of time to redeem these sales. In the list that was published, three lots of **Cacapon Highlands** were sold. Those lots are Section A, Tract 4, Section C, Tracts 30 & 31. If you are the owners of these lots it would be prudent to check the sheriffs office to find out what has to be done to recover your property.

Roads and Security:

Over the years since our unfortunate timbering trial, our finances have been inching up to the point that there will be more road improvements this coming year.

This year we were able to grade the whole development and add stone to Trevor Drive up to Justin Road. The next work will be in the Spring when we will reinforce those roads that require it. This fill was caused by the grading that widened the roads this past fall.

There will be more stone added to selected areas based upon our financial condition and those areas that are in most need.

Lock on the North gate was switched with the lock on the West gate, mainly because the North gate lock was on its last legs and lot owners were having problems opening the gate. We also purchased more keys and a new set of locks for future use.



This is a view of the widened road bed.

Financial Update:

To: CHPOA Members

I hope everyone had and safe and happy Christmas and New Year.

Since having taken the position as Treasurer of CHPOA this past May, I am happy to report that the only large expenses we have incurred have been \$236.38 for replacement locks, a lap top computer for the CHPOA board at a cost of \$962.48. Also, this past October we had Bernie Hook work on the roads, especially the two large hills. Since the work was done the roads are better, but will need further attention this spring. So far the excavation and stonework that has been completed has cost the association \$6,228.89. With the miscellaneous expenses for lights, stamps, and P.O box (\$109.62). This leaves \$5,587.64 in our treasury.

With not only the cost of more road maintenance this spring, but also having the development assessed for Gypsy Moth infestation, I would like to ask all property owner to send their annual dues by February 1, 2007.

If anyone has questions or concerns about the expenses or their dues please feel free to e-mail me at: cdandrd@pennswoods.net.

Thank you,
Charlotte Davis
CHPOA Treasurer

Coolfont Ownership Changes Hands

Coolfont, what some may consider the first "full service spa and health center" was recently sold the Carl M. Freeman Companies of Olney, Maryland.

Coolfont owner Sam Ashelman, Coolfont President announced the sale late in 2005

The sale involved 240 acres that belonged to Coolfont Recreation, Inc. and 536 acres that belonged to the Ashelman family directly. This sale does not include the 450 acres Coolfont Mountainside Association community.

Ashelman, in 90's founded Coolfont in 1965 on 1300 acres and employed over 100 people and included a conference center, pools, fitness center and restaurants.

As of now Coolfont is scheduled to close on December 31, 2006 to begin construction of the new resort and retreat community.

At a public meeting this October they announced plans to build 1,100 homes on the property.

There is some contention that although the project may provide an economic boost for the area, there are potential environmental consequences to the Sir John's Run Watershed.

On a somber final note, President and C.E.O. of Carl M. Freeman Associates, Joshua Freeman died in a helicopter crash in Delaware returning from a Holiday party at one of his firm's projects last week.

We will try to keep your informed of any further developments.



Here is what we may encounter before the winter has left for the season.