

THE MOUNTAIN MEMO

VOL. 1, NO. 4

DEC 1985

THE FLOOD OF '85 WONT SOON BE FORGOTTEN

AFTERMATH OF THE FLOOD

As most of you are aware the Great Flood of '85 raised havoc in most of the areas below the mountain, in particular Paw Paw. During this time some of the small communities were cut off from one another. Whether some enterprising crooks took advantage of a situation we will probably never know. However, there was a rash of break-ins immediately following the disaster. You must remember there are no permanent residents on the mountain to look after or even be aware of the goings on up there. So when you you have something like a gun, a tool of any kind, or small appliances that can be sold easily, don't leave them in the cabin. And if you feel that you don't want to tote them back and forth each time you visit at least do not leave them in plain sight of any one looking in the windows. This just makes the temptation that much greater for someone who may not otherwise consider burglary.

YOU WANT TO BUILD A CABIN

Starting in the next issue your editor will write a series of articles describing the ins and the outs of planning, hiring contractors, doing what you can to decrease the cost of a cabin and erecting the structure. This has already shown the comic and tragic sides of drama and it's not complete as of this article. So by March I may have the patients of Job or I may be locked up somewhere.

DO YOU NEED A PERMIT

The county is having public hearings on a proposed building permit ordinance. This ordinance would mean that you would need a permit to perform any new construction or any substantial renovation projects. You would have to post a permit notice on the property. No permit would be issued until the Health Department approves septic and well plans. Copies of the proposal are available at the county planner's office in the courthouse.



FIRE TOWER GATE REKEYED

For those of you who are inclined to use the Fire Tower gate you may have noticed that a new gate has been installed ahead of our gate. This was installed by our neighbor community for their security. However, it has caused us a problem inasmuch as we were unable to use our keys to get through it. Well thanks to our ever vigilant chairwomen and our handy dandy locksmith, Al Stahl, as of the 15th of December each community will be able to enter through this gate using their own keys. Yes, the lock will be capable of accepting two different keys. So each community will still be provided with the same security as before.





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THE MOUNTAIN MEMO is published four times a year (March, June, Sept and Dec) and is the **Cacapon Highlands Property Owners** official newsletter. All material for publication must be submitted by the 15th of the month prior to publication.

BOARD AND COMMITTEE ACTIVITIES

SECURITY, A NEW APPROACH

To continue our security program over the winter months, we have hired Mr. Shannon Whitacre as our new security guard. We have already sent out the security letter providing more details and requesting contributions to fund the program. Please make every effort to contribute. This is especially important based on the rash of break-ins during early November.

Also, to increase the amount of surveillance over the mountain on a year 'round basis, we will be starting a new security program. This program will entail designating a cabin owner from each section of the mountain to check each cabin in his/her section each time they are on the mountain. This will be done on a voluntary and rotating basis. We hope that this will at least improve the reporting of problems in the event of break-ins or other events requiring notification of the property owner. Of course, all property owners are encouraged to keep an eye on their neighbors' property. As Security Chairman, I will be contacting the first group of property owners in the near future to designate a cabin owner in each section. Your cooperation will be greatly appreciated.

Ken Kisling
Security Chairman

SNOW REMOVAL ON THE MOUNTAIN

The past two years there have been no monies spent on snow removal mainly because there was no call for the snow removal. Either there was no snow or the snow that did fall did not pose a problem and disappeared shortly. However, the Board feels that there should be an avenue of communication when a land owner decides to visit the mountain

and there is a significant snowfall by the time they arrive. It has therefore been suggested that during the snow season, anyone anticipating visiting the mountain should get in touch with Shirley DePaolis (301-271-4000) on or before the Wednesday prior to your visit. Shirley will then inform the person or persons responsible for snow removal to ensure that in the case of significant snow fall during the weekend they will have Hill Road and Ridge Road passable. You must be aware that if the county does not see fit to clear Route 18 (Detour Rd) then our roads will not be cleared either.



DOES YOUR KEY FIT THE NEW LOCK

In the last issue of the **Mountain Memo** there was a brief note about locks and gates. This article made note of a change in the locks and that the property owners would be receiving new keys prior to the change over. On October 1, 1985, our treasurer Tom Wright mailed out the new keys to each property owner based on his present address list. Since none of the mailing was returned he assumed that everyone of record had received their new keys. The locks were changed as indicated on 2 November 1985. On november 9 two individuals arrived at the gate without the new keys and expressing surprise that their keys would not work. These people may have been friends of property owners and were unaware of the change. This change is for the protection of the property owners and if it is going to be a viable alternative then every property owner must monitor the use of those keys he hands out and make those who have keys aware of any changes that are instituted on the mountain to protect our property and safeguard the development.

November 20, 1985

Dear Property Owner:

We're truly sorry to bring you this requirement at this late date but after consultation with our attorney, he felt that this was in the best interest of your board and members. As you are all aware, we have again this year hired a private contractor to perform irregular and periodic visits to Cacapon Highlands for the purpose of providing some level of security. Through this effort we have been able to reduce property vandalism and theft. For example, during the period of 1 December through the end of March we have had only 3 instances of property break-ins per year.

We, your Board of trustees feel that the advantages are obvious. There are some legal implications, however, that need your immediate attention. Particularly those of you who have constructed a cabin or house. It would be extremely unfortunate if our contractor entered posted property, found a door or window and attempted to secure the premises without the owner's permission. Trespassing charges could be placed against this individual.

Therefore, to insure a successful winter season of no fires, no thefts or break-ins, we urge you to sign the release statement below and return this letter to us as soon as possible. If you elect to refuse permission for our contractor to trespass upon your property he will be instructed to follow your wishes. Please understand, however, that if he witnesses the commission of a crime on your property he is legally bound to notify local authorities.

Please sign and return this document at your earliest convenience with your choice appropriately marked.

Return to: Tom Wright
2132 Glencourse Lane
Reston, VA 22091

Yes, I give full permission for contract personnel to enter my property on a regular basis. I also give my permission for this individual to attempt to secure my property if doors or windows are found to be open.

Initials of owner:_____

No, the contracted surveillance person DOES NOT have my permission to enter my property boundaries for any reason.

Initials of owner:_____

Name (Printed)_____

Signature_____Date_____



FROM THE TOP

Dear Property Owners:

The summer is over and the cold weather is fast approaching which means activity will begin to slow down up on the mountain. Unfortunately, our beautiful summer ended with several break-ins during the week of the flood. The loss amounts to several thousand dollars worth of power tools, chainsaws, hand tools and various other items. In addition to that it will be costly to repair and replace doors that were pried open with crow-bars. And the worst part is not over as they left evidence of returning to get what they could not carry out the first time.

We have left the old gate at the rear entrance in place. It is now locked with another padlock for the time being. If the thieves want in they will have to work hard to break through two gates. Despite our precautions I firmly believe that we could build a fortress around the subdivision and they would still find a way of getting through. Our only other alternative is to try to outsmart them by not leaving anything of value in the campers and cabins. Most important of all **DO NOT LEAVE FIREARMS**, in your cabins. I have seen them in cabins and you are inviting trouble. I will not dwell on the subject as I know you have all received Ken Kisling's letter requesting funds for our security fund. I hope that the cooperation will be better then it has been in the past. One final note, Bernie Hook was working in the area and called us to let us know that our cabin had been broken into. The doors were left wide open and would have stayed that way for several more days until we got up there on the weekend. This is why it is so important to have someone checking the area.

For those of you who are interested in phone service, the case with the Public Service Commission has been dismissed. The area will continue to be divided between the two companies. Divestiture has complicated matters to such an extent that it would take an order from Judge Greene to change the boundaries. If you are still interested in applying for phone service you will have to request it from the company that serves your area. The numbers were published in the June newsletter.

The Board is presently working on several items. One of which will be our annual meeting in May. We will consider anything that might attract more people to attend the meeting. If you have any comments or suggestions please let us know.

Ken Kisling is trying to form a security committee, we need year round coverage. If you are interested in serving on this committee please call him on 301-437-4096.

We will provide snow removal this year for those of you who are planning to go on the mountain during the winter months.

Our next board meeting will be February 1. If you have anything you would like to bring up please contact me.

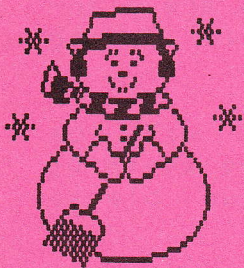
I would like to take this opportunity to thank all of the board members for their help and assistance during the past year. I would also like to thank each of you for your cooperation.

HAPPY HOLIDAYS!

Shirley DePaolis
Chairman



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FIRST CLASS

