

Cacapon Highlands

The Mountain Memo

Winter 2004

Volume 20 Issue 1

From the Chair:

Snow & Ice:

Oh, what a wonderful winter this has been! I can't remember a more enjoyable time since I had that root canal work done by my dentist. Snow & Ice. First it would snow. Then turn to ice. Just when I couldn't make up my mind which one caused me the most irritation Mother Nature blessed us with both at the same time. The combination of Snow & Ice is the clear winner!

The trees are now covered with ice and are drooping to the ground as if they're trying to maintain their balance. A beautiful site...unless the thoughts of tearing down power lines and going without electricity comes to mind. The 10" of snow we got earlier in the week is now water logged and seems to weigh about a million pounds per shovel-load.

C.H.P.O.A. Status:

Even with the all of the snow days we've endured this winter, our roads have been plowed and kept fairly clear. Kudos to both Russell Day and Joe Gallagher for plowing the roads in such a timely fashion. Joe has even taken it upon himself to plowing Detour Road from the "Barn House" to our gates. It seems the county relegates this section of Detour Road far down the list of plowing priorities. Thanks again, Joe.

Unfortunately, the community road surfaces have repeatedly turned to ice due to melting snow. Many thanks to Russell Day, Marshall Dyer and Pearl (who the devil is Pear?) for tossing gravel on the icy roads so that all could pass. Gravel has been delivered to the main gate for all to use to spread on the roads when icy. We appreciate all the volunteer

help we can get - including pick-ups! Please help out.

- We have received a letter from a local settlement attorney who feels that their client (a recent purchaser of property in the community) is not responsible for unpaid dues from the seller. A partial copy of our covenants was forwarded to said attorney with specific emphasis to the section of our covenants that states that the grantee (buyer) and successor in title (also the buyer) is responsible for unpaid assessments. Developing. We will keep you informed.
- Roads were repaired this past Fall and looked pretty good at the time. Costs were slightly higher than originally planned due to additional damages caused by Hurricane Isabel after receipt of estimate.
- Disabled association plow truck, extra parts truck and all other remnants of this 2001 Board of Trustees purchase are now a distant memory. They have been sold for \$200 and removed from the community.
- Association signs were vandalized at Detour Road/Trevor Dr/North Trevor Drive intersection. Tom Thompson re-installed one of the signs and will make remaining repairs this Spring.
- We encourage all to visit our Web Page - www.caponhi.com/chpoa Tom Thompson has done a great job, and recently added a new feature by posting a photo of the gate area each Friday. We welcome your input.

- We prefer questions for the board (or complaints) be directed via email to the web page or be written and snail mailed to CHPOA P.O. Box 457 Great Cacapon, WV 25422.
- There will be several openings on the Board of Trustees this Spring. Please consider serving on the board.
- We would like comments from everyone, regarding a location for this year's annual property owner's meeting. The association cannot afford to buy meals like it has done in the past. We feel that money is best spent maintaining our roads as required by our covenants.

In the spirit of property owner's involvement we would like to have the meeting conducted within the community – weather permitting (an alternate location would be provided). A cook-out following the meeting would be a fun thing. Everyone would be asked to bring a dish or help in some other way. If there is genuine interest this is something we will seriously consider.

**WE NEED YOUR FEEDBACK.
PLEASE CONTACT US VIA
COMMENTS SECTION ON OUR WEB
PAGE OR SEND US A LETTER ASAP.
TIME IS OF THE UTMOST
IMPORTANCE.**

From the Co-Chair:

Winter – Beauty or Beast

Winter for some folks may bring the beauty of freshly fallen snow. For others however, the lack of foliage reveals more than most would want to see.

Over the years the board has consistently requested that homeowners follow the rules as stated in the covenants regarding the accumulation of trash, litter, junked and dismantled machinery or scrap materials. All abandoned vehicles are strictly prohibited by

our covenants as well as trailers for more than four months.

There are also Morgan County and state ordinances regarding the accumulation of salvage scrap as well as state regulations regarding unlicensed vehicles per location.

Our covenants are extremely explicit on the requirements regarding the screening of yard equipment, trash receptacles, fuel tanks, etc. Let's work together to be good neighbors and move promptly to clean up our lots.

If you have any thoughts on this issue please post comments at our web page (www.caponhi.com/chpoa) or write us at CHPOA P.O. Box 457 Great Cacapon, WV 25422.

We plan to fully address this issue at this year's annual meeting and would appreciate your input.

Road Report:

I hope you had an opportunity to drive through the community after the roads were repaired. It was the best I have seen since I've owned property here. They're not perfect, but they turned out really well. We still have a ways to go, and I expect the melting snow and water drain-off will take its toll this Winter/Spring. We expect to address the road issue again before Summer. Depending on projected costs, and our ability to collect delinquent dues, our goal is to partially gravel all of the roads in the subdivision to keep down dust.

But we need your help: We need for you to drive extra slow on our roads. Speeding will scatter the material (dust) and the result will be accelerated future erosion. If you can see dust in your rearview mirror you are driving too fast. Please slow down. This goes for 4-wheelers, too. If you see someone speeding please tell them to SLOW DOWN.

Culverts: If you have not already installed a culvert under your driveway you must install one immediately. If your property is ditched up by the road (generally not ditched if you are on the low side of your road), and you do not have

a culvert installed you are creating a dam in the flow of water. The result is that the water is diverted back onto the road where erosion takes over. For over twenty (20) years our covenants have required a culvert to be installed by each owner where necessary.

Either you can install your own culvert or our contractor will install it for you. The following lots need 12" culverts installed this Spring with their projected costs:

Main Gate Entrance - 40' plus coupler totaling \$440 (association expense)
Trevor Road near gate entrance - 20' totaling \$215 (association expense)

B9 - 20' totaling \$215
C3 - 20' totaling \$215
C19 - 20' totaling \$215
D14 - two 20' totaling \$430
D19 - 40' plus coupler totaling \$440
B5 - 20' totaling \$215

Our contractor will be instructed, at property owner's expense per our covenants, to dig out any driveways that are damming up our ditches because they do not have culverts. If you have any questions please call me, Russell Day, at 304-258-1732

Treasury Report:

Where we stand:

Effective February 14, 2004 we had \$9,638.63 in our checking accounts. Account receivables total \$3,183.73 for 2002-03-04 combined. Expenditures since September 30, 2003 are the following:

S & S Excavating \$4,295 for road grading/repairs; H.B. Mellott \$1,681.11 for stone; Bank fees \$62.00; Joe Gallagher \$400.00 for plowing; Russell Day \$332.50 for plowing & road repairs; Post office \$46.43 for stamps.

\$200 Special Assessment Refund:

The special assessment refund, as approved by the Board of Trustees in August, 2003, has been implemented as planned with 2004

statements of maintenance dues. Any questions please contact me by mail at CHPOA P.O. Box 457 Great Cacapon, WV 25422, Attention: Laura Dyer.

Secretarial Report:

There are a lot of interesting things to see and do this time of year in greater Berkeley Springs:

- Drive the 80-mile Morgan County segment of the Washington Heritage Trail.
- Snow tubing at Coolfont.
- There are several really great shops where you can get the full hot water spa treatment along with a professional massage.
- Go shopping at all of the neat little shops in downtown Berkeley Springs, or just simply relax for a quiet dinner at one of our local restaurants.
- I have noticed many new faces, and construction in the community. If you are a new owner, or an existing owner who is building a new home please contact us on our web page <http://www.caponhi.com/chpoa> or our P.O. Box 457 in Great Cacapon, 254223. We'd love to include some information on what's happening in our next Mountain Memo.

There's lots to do this time of year. Sign up for weekly updates of events in Morgan County at www.berkeleysprings.com

Next C.H.P.O.A. Annual Meeting:

10 AM on Saturday, May 22, 2004 - Location to be determined. We are considering having the meeting up on the mountain with a cook-out to follow. Please post your comments at our web page, or mail us your comments and suggestions to CHPOA P.O. Box 457 Great Cacapon, WV 25422.

Construction of a Grand Manor on the Ridge



The construction is slow because of the weather but as you see it begin to take shape, it looks like it will be a magnificent abode.

I'm quite certain that there will be more grand manors in our mountain retreat in the future.

There is hope that there won't be many more days like this Icy Woods picture.



CHPOA Board of Trustees

Chairperson – Dennis F. Talley
Co-Chairperson – Jim O'Brien
Secretary – Phyllis Manimbo
Treasurer – Laura Dyer
Roads – Russell Day
Alternate – Janet Wehrenberg

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