

## THE MOUNTAIN MEMO

FEBRUARY, 1995

Condolences to Tom Thompson (B-15) on the loss of his father. Tom has always formatted the Newsletter for the Association so for this month it will look a little strange.

ROADS - The mild winter so far has done minimal damage to the road. Let's keep our fingers crossed as we have February and March to go yet. We would like to thank Tom Patton, (B-3) for donating the Plexiglas for the bulletin board. Tom and his wife, Betty, own Singer's Hardware of Federal Hill at 1129-31 South Charles Street in Baltimore. Thanks also to Bud Wyman (C-29) for donating cork. The original cork didn't hold up and we're hoping that with the Plexiglas this spring we will be in business.

If you have any suggestions, ideas, or questions about roads, please call David Klaas.

SECURITY - Although this has been a mild winter so far -- if you plan to visit the mountain in the winter it's wise to carry a small shovel, a bag of sand, and some extra warm clothes and even food in your trunk for emergency use. Also snow chains are a good investment. The Association roads are under contract for plowing, but Bernie Hook can't get there until the county clears Detour Road - therefore there is the possibility of a delay. There is sand in the barrels on the steep hill (Hill Road) and if you have extra sand and wish to do so, please dump it in - we can always use more. **REMEMBER** - A red flag in front of a property means help is needed. You should be aware that vandals have attacked the gate on Hill Road. The gate is now bent and may need repair which means increased costs for the Association. Also reports indicate the gate is still being left open on a regular basis. Do not be surprised if this results in an increase in vandalism.

If you have any comments about security, please call Bud Wyman.

ENVIRONMENT - As we reported in the last newsletter, a survey of our development to determine the need for Gypsy Moth spraying was completed in December. We have received official notification from the Department of Agriculture stating "Your property has been rejected for inclusion in the 1995 Gypsy Moth Cooperative Suppression Program because of insufficient egg mass counts (less than 250 per acre)." This is good news since it suggests the problem may be under control. The results were not totally surprising because most areas on the mountain did not report Gypsy Moth damage in 1994. We will apply again for the survey later this year to see if we need to be considered for the 1996 program.

If you have any questions about environment, please call Ken Kisling.

BOARD NOTES - Since the November newsletter, the Board met once. Some of the items discussed were:

o The Board was again approached by an adjoining property owner regarding the possibility of being annexed into CHPOA. This would require a vote by the Association and the property owner is being asked to present the matter at the Annual Meeting for discussion.

o Property sales are really increasing - between October 1993 and December 1994, 11 properties were sold and 4 more were on the market. (Also see below) New maps will be available at the Annual Meeting.

o Association bylaws - The Board is examining the current bylaws of the Association which were last updated in 1990. Please look over your copy and if you have any suggestions, contact Elaine Young. Any recommendations will be discussed and voted on at the Annual Meeting.

**REMINDER** - If you place your property for sale with a realtor please provide that realtor with a copy of both the covenants and the bylaws. If you sell directly to a buyer you should provide the same. All buyers are responsible for obtaining a copy of the covenants.

**ANNUAL MEETING** - The Annual Meeting will be held on 6 May 1995 at The Coolfont Resort. Prior to the meeting, members will meet for lunch at a cost of approximately \$7 per person. More on the meeting will be in the next newsletter which is planned for late March or early April.

**ANNUAL ROAD MAINTENANCE FEES** - Bills were sent on 1 January and payment was due by 31 January. If you have not yet paid your fees, please do so now. As of 6 February, 73 payments were received. This newsletter will serve as the "late" notice for this year. Anyone who has not paid annual road maintenance fees by 1 February will be charged a \$5.00 late fee. If payments are not received by 1 March 1995, liens will be filed. THERE WILL BE NO OTHER NOTIFICATION. If there is a problem making payment by the above dates, please call or write to Shirley DePaolis at 101 Woodside Avenue, Thurmont, MD 21788, (301) 271-4000. Thanks to all who have already sent their payments.

**PROPERTIES FOR SALE** - Five lots are currently up for sale -

o Doug Brewer (B-8) is selling his 5.04-acre lot for \$11,000. Anyone interested can reach him at (410) 366-1926.

o Karl Hoffmaster is selling lot D-5 (5.01 acres) for \$11,000. Call Karl at (301) 834-9131.

o The Collisons are interested in selling their lot (B-13, 5.1 acre) and may be contacted at (410) 255-7009.

o The Stefancics are asking \$9,000 for lot A-6 (5.03 acres). (401) 865-3044.

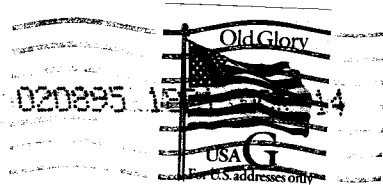
o Lot A-19 (5.07 acres) is for sale for \$9,500. Please call Jerry Franklin at (703) 281-5709.

Anyone else interested in listing their property or any other item in the newsletter, please contact Elaine Young.

AROUND TOWN - Some of the best events in The Winter Festival of the Waters in Berkeley Springs still remain in February and March. President's Day weekend honors George Washington who (as the story goes) bathed somewhere in town and visitors can take self-guided history tours of the area. The last weekend in February brings the "Toast to the Tap" water-tasting contest, including tours of local bottling plants. Finally at the end of March the town hosts "It's a Matter of Taste" which features food samples from area restaurants and some local jewelers and glass artists showing off their wares. So don't wait until summer to come out - there's plenty to do now.

OTHER - The CHPOA has t-shirts for sale. Both white and blue are available in sizes large and extra-large for \$8.00 each. There are also blue hats for sale at \$7.00 each.

ELAINE YOUNG  
2811 NORTHWIND RD.  
BALTIMORE, MD 21234



Thomas Thompson  
HCR 62 Box 120-G  
Great Cacapon WVA 25422  
Lots B-15,C-1

