



# THE MOUNTAIN MEMO

VOL. 1, NO. 2

JUNE 1985

## MOUNTAIN MEETING FIRMED UP - JUNE 8TH RAIN OR SHINE

Unless there is a natural disaster, the annual meeting will be held on June 8th at 1 pm. No arrangements were made for the meeting site as of publication time. However, so you may have a place to gather, the tentative site will be at the intersection of Hill & Ridge Sts. Please respect the property of other members and park either on the road right-of-way or on your own lot and walk to the meeting site. In the event of inclement conditions, the Board will find a way to hold the meeting so don't stay away because of a few showers. This decision was made mainly because of the inconvenience of trying to reschedule appointments.

The meeting will begin at 1 pm with the reading of last years meeting minutes. A copy of the meeting agenda may be found elsewhere in the newsletter. As was the case last year the Board will make every attempt to keep the meeting to a reasonable length of time and cover those areas of concern to both the Board and membership.

The Board's decision to meet on the mountain rather than in town was to have a social atmosphere where Robert's Rules of Order were not as formidable as in a businesslike forum. A picnic similar to the one of three years ago was the thought in mind. However, through the lack of time and personnel, the plans were never carried to their normal conclusion. That being the case our meeting "picnic" will be as great and as festive as you make it. So that we will have a couple of guidelines to work from let me set up a few points for those who are planning on participating in this impromptu social. To begin with, everyone should provide

their own main dish and beverages and know in advance just how any cooking will be accomplished. The following division is suggested for the guidance of those participating: Those whose last names begin with A thru M should consider providing some kind of a dessert with the thought of serving two additional persons. Those with names beginning with the letters N thru Z should consider some form of a salad with the same thought of serving two additional persons. At this point I want to emphasize that this will not be a contest and that the purpose is to have a social gathering with the idea of getting to know each other, exchanging thoughts and ideas, etc.

There will be some sports equipment available but if you plan on any group games then it would be best to provide your own gear. Yes, horseshoes will be on the social agenda. For those who plan on spending the night and want to plan for later in the evening please get the ball rolling early in the day and if a suitable area can be found maybe a bonfire could be arranged.

## SMOKEY BEAR SAYS

Officially the Spring Fire Danger season is over but please remember that a careless match or an unattended fire can get out of hand at any time of year. On the mountain, because of the trees and the under brush, any fire that gets out of control could wipe out many neighbors before help could arrive. When you start a fire out of doors KNOW THEN how you will extinguish it.



## BOARD AND COMMITTEE ACTIVITIES

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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.

The Board is in need of a few good people to volunteer to do committee work. What kind of committee work you ask? Well the Board cannot define exactly the work to be done in a title. So it is requesting those members who have a specialty and feel that their specialty can be put to use on a committee in some way come forward with suggestions. Some ideas that may help those that do not know what we may be looking for are: Road and culvert construction and maintenance; Landscaping and beautification; Social Activities; Fiscal Planning etc., if you feel you want to contribute please come forward. However we already have plenty of those who want to complain and do not have their own proposals for remedying the situation. The more complaints we get without solutions means the more time the Board must take of it's own time to provide a solutions. Help us help you.

A number of the membership have decided to sell their property and they have informed the Board of their decision. At first your Editor wanted to list these properties in a classified section of the Newsletter but he was convinced by his peers that the listings of properties would only reach those who already were property owners and therefore would serve no purpose but to take up space. So as an alternative those of you who are interested in properties that may be for sale on the mountain may call any of the Board members for information. You will be given the name and phone number of the person selling property. The Board does not have any information as to cost or liens on any of these properties.

It seems that during our regular spring road maintenance, it was found that some lot owners had made drives into their lots without first providing a culvert. There are two reasons to install these culverts: one, the covenants mandate it; second, when a culvert is not used at a driveway that means that the drainage system is blocked and during heavy rains the water is diverted. In most cases the diversion of the water creates ruts in the roads and in the worst case may even wash a road away. Please, before you decide that the rules were meant to be broken, remember that in most cases these rules (covenants) were placed into being because of previous experiences so don't arbitrarily assume that what you do really doesn't matter. Think about the other fellow also.

It has been awhile since the Board first waded into the matter of the unsightly branches and root-balls that everyone of us has at one time or another considered blowing up or some other such irrational solution. Well the Board has talked to people that do clean up of that sort and found that they do all kinds of clean up but they do not dispose of root balls. So after agonizing over the situation for too long, the Board is considering renting a chipper (the machine that makes mulch out of branches). The solution to the root ball problem still seems to be an individual one (short of blowing them up). More will be said on this subject at the annual meeting. If you know some way to rid the development of these root balls in some respectable way, for Pete's sake let us know.



## FROM THE TOP

For those interested in applying for telephone service, here is a list of rates and the number to call depending on which section you live in.

### C & P TELEPHONE COMPANY

CALL 301-797-2200 COLLECT

Line connection charge- \$40.00  
Jack installation charge- 24.25 first 15 minutes & 14.40 each additional 15 minutes.

Monthly charges \$13.73 Economy  
(all private lines) 17.78 Limited  
24.94 Unlimited

### GENERAL TELEPHONE COMPANY

Call 606 223-9422 COLLECT

Line connection charge-\$45.25 (includes 1 jack) 15.25 each additional jack

Monthly charges \$9.78 4 party line  
12.78 2 party line  
16.77 private line

General Telephone Co., requires an advance payment including the line connection fee plus one months local service charge. Once an order is placed they will determine if any construction charges are applicable.

As of this writing the Public Service Commission has not made any decision about the boundary dispute. This will be discussed in more detail at the annual meeting.

### Electricity

Electric lines are being extended in another section of the development. After the work is complete this will leave only parts of Section A without lines. Anyone owning a lot in that area and wishes to have power extended to them should call Potomac Edison while they are working in the other area. You can contact Mr. Art Johnson 304-263-3393 ext 233 for more information.

Shirley DePaolis, Chairperson

## SPRAYING COMPLETED

Due to the warm weather that was plentiful around the first of May, the spraying of the Gypsy Moth larva was put ahead a week. The spraying began the week of 5th of May instead of the scheduled week of the 12th of May. I have seen what the caterpillars can do to a tree during some travels into New England and I certainly hope that a means of permanent control is found. Those little critters can really make a forest look like Agent Orange has been used and my observations occurred in the early part of the month of June.

## IT'S THE LAW

For those of us who possess a fire arm, for whatever reason I am including a copy of the West Virginia law pertaining to fire arms

61-7-10. Brandishing or exposing weapons; threatening or causing breach of the peace; Penalty

It shall be unlawful for any person armed with a pistol, gun or other dangerous or deadly weapon, whether licensed to carry the same or not, to carry, expose, brandish, or use such weapon in a way or manner to cause, or threaten, a breach of the peace. Any person violating this section shall be guilty of a misdemeanor, and, upon conviction, shall be fined not less than fifty nor more than three hundred dollars, or imprisoned in the county jail not less than thirty nor more than ninety days, or both fined and imprisoned, in the discretion of the court.

## NOMINATING COMMITTEE

A nominating committee of Tom Wright and Steve Biegel are prowling around looking for two interested parties for this years elections. It was only supposed to be for one person but our secretary Gretchen Wyman has asked to be replaced because of a build up of work commitments. If you have the desire and the time talk to one of the committee. All the experience you need is the desire to serve.



## TREASURER'S BUDGET PROJECTION FOR 1986

The following represents the Board of Trustees budget for June 1985 to May 1986. Please review it carefully and if you have any questions, comments or suggestions, please bring them up at the annual meeting on June 8th so the Board may consider your ideas in the final budget approval. If you will not be able to attend the meeting, we would appreciate hearing from you on any ideas you may have concerning the budget. We do, of course, hope to see you at the meeting.

ITEM	PLANNED BUDGET
Dues income	\$4500.00
Interest income (projected)	900.00
Roads: Maintenance	1200.00
snow removal	350.00
Security: Gates & Keys	2500.00
Signs	600.00
Communications: Newsletter	280.00
Postage	80.00
Board	250.00
Legal:	250.00
Security	2000.00
Bonding Insurance:	500.00
 Total Budget Projected for 1986:	 \$8,010.00
 Total Revenue forecast for 1986:	 5,400.00
 Projected deficit for 1986:	 2,610.00

The Board unanimously agrees that the budget for 1986 is a good one and will provide the property owners with good value received. It is to be noted that gates, keys and signs is an estimated figure since we do not have firm bids at this time. The \$350.00 for snow removal is a contingency fund, as last year no funds were expended for snow removal. The increase in the Newsletter expenses, we hope, will be beneficial to both the Board and the members by keeping everyone up-to-date. Your comments will be greatly appreciated on this subject. Three of the five Board members have cabins in different stages of completion and they would welcome any and all to drop by, sit and chat or let us know your plans or your ideas about our community.

Again, I encourage you to attend this years annual meeting on June 8th at 1 pm so that we may hear your comments on the budget. Final Board action will be taken immediately after the meeting and your input will be considered.

Tom Wright, Treasurer

## KNOW YOUR NEIGHBOR

For those attending the annual meeting the Board will have available up to date copies of the development plot plan. The plan has been updated to include the latest construction as well as the extent of the power installation by Potomac Edison. On the reverse side there is a list of property owners (name only) and their respective lots.



## MEETING AGENDA

### ANNUAL MEETING AGENDA

Reading of the minutes

Financial Report

Progress Report

Roads and Gates

Security

Questionnaire Response

Fire Department Donation

Old Business

New Business

Nominations and Elections

(2 positions - one for three years and one for one year)



## OBSERVATIONS BY CAROL

This article was written under duress after the editor pressed me into service upon finding he needed a "filler" for the newsletter. Though I've just returned from a short trip to the mountain, I didn't know I was going to be tested on it when I returned home, or I would have paid closer attention and taken notes.

In case you've been wondering, the lovely pink and white flowers blooming throughout the mountainside this Memorial Day weekend are Mountain Laurel (*Kalmia latifolia*). As would appear obvious, they like acid soil, and are native to the mountainous areas of North America. This bush grows in much wider profusion on our mountain than does the dogwood or redbud (*Judas tree*) which could be seen in bloom several weeks ago. The author is hoping that dogwood and rosebud will appear as a second growth stage along the roads where trees have been cut down making room for the sun. If not, perhaps they'll have to be imported.

Scattered here and there along the roadside, a few blackberry or raspberry bushes were in the latest stages of bloom on Memorial Day weekend also. And growing prolifically is what appears, to this amateur's eye's as blueberries. There seem to be two varieties: one with a dark green leaf and one with a moss green leaf. The berries also appear to be slightly different looking. If anyone out there other than the birds can enlighten me, please write in care of the Mountain Memo.

I've noticed that a few property owners have salt licks in their yards and I'm wondering how often deer are seen. I haven't seen any in a couple of years, but then I'm not on the mountain very often either. The most wild-life I've spotted this year is the ordinary variety of birds, a few gnats and a frog.

How about you? Are you familiar with the flora and fauna of the mountain? We'd like to hear from you on this or any other topic having to do with the mountain.

Carol Thompson

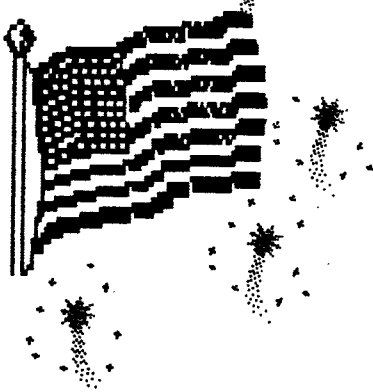
## A CABIN IN YOUR FUTURE

Cacapon Highlands presents many new and creative opportunities for property owners who have invested in the mountain. For some, the area is a retreat where hard-working men and women can enjoy nature and escape from the pressures of business life. For others, it is a permanent residence or a home away from home. Whatever the impetus for buying into an area like Cacapon, the property owners all share a common desire for privacy, peace of mind and security. Owners also intend to protect their investments and see that development takes place in a manner that will insure those investments. Good planning and progressive thinking are essential elements of a coordinated effort to maintain property values and inspire the development of safe and sanitary living conditions.

What you have just read is a portion of the introduction to a piece of work that should be mandatory reading or at the very minimum a well used reference document by every person on the mountain considering any kind of construction - if you haven't guessed by now it is the Construction Guide. Our resident architect, Steve Biegel, prepared this document, I believe single-handedly, with information that should cover practically any situation that the prospective cabin owner may possibly run into. I'd be embarrassed to ask how many of the members know where their copy is, everyone was presented a copy either at an annual meeting or through the mail, or have they ever looked through it.

In future issues of the newsletter I want to pick out different sections of the guide to highlight and, since Steve is still active and available, I will try to either update or maybe add bits of information as time goes by. I'm sure with all the construction that has gone on, we have twenty-three structures in one stage or another of completion, there must be either more questions or new ideas to add to those already documented. If there is any questions which may concern construction please don't hesitate to write, call or stop Steve or for that matter any of your trustees.

THE MOUNTAIN MEMO  
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FIRST CLASS



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