



THE MOUNTAIN MEMO

VOL. 2, NO. 2

JUN 1986

SHARE A MILESTONE

After spending the entire Memorial Day weekend on the mountain, I want to report that the activity was more than I have encountered in the past. This is based upon the sounds that I heard, not upon actual sightings. In between the rat-a-tats of my own hammer blows, I could make out drill motors, chain saws, other hammers and a steady flow of traffic in and out of the main gate. I could make out the work of Bernie Hook on neighboring lots. This means that there are more and more improvements going on at **Cacapon Highlands**, and not just new cabins, but those with cabins are upgrading their properties. This is a great sign and very encouraging to the whole development. As I have mentioned in past articles, I enjoy my privacy and the solitude of this little out-of-the-way place but it is ever so comforting to know that there is someone around the corner just in case a need arises. This brings me to two incidents where the need arose and the assistance was there without hesitation.

I got Al Stahl in trouble with his better half when he volunteered to help me get my truck out of my mire and Al got his car stuck for his trouble. I had to call on the work horse of the mountain, Bernie Hook to save the day. Peppy Suznevich is another of the neighbors that make the mountain a place to be proud of. Peppy doesn't have a lot to say, but he's at all the meetings and ready to help in any way he is able. I can say the same about others that I know and probably about most anyone on the mountain.

Just to get the summer off with a bang, all on the mountain on July 5th are invited to an OPEN CABIN on lot C-1, after 7:00 p.m. This event will be a little premature, but "anything for a party". Those following the "Cabin" serial will have a chance to view the present state of completion. The actual completion is set for Labor Day 1992, if I can get the water to dry out. See you on the mountain.

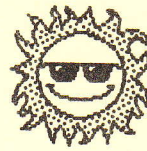
WANT TO LANDSCAPE?

Shade provides a cool spot for summer sports and relaxing, but it also creates a challenge for homeowners trying to establish a good grass cover.

Several factors combine to discourage grass growth in shady areas. Not just the amount of light is diminished but the quality of light as well. Air circulation is curtailed, humidity is raised and shade trees and grass must compete for nutrients.

The specialists list the following suggestions for those faced with this common landscaping problem:

- Select the most shade-tolerant turfgrass.
- Thin the crowns on the trees, or remove trees if practical.
- Remove the bottom branches to improve air circulation and light conditions.
- Water only in the morning.
- Fertilize trees deeply. Fertilize the grass 1-1/2 to 2 times the normal rate, but do not over fertilize with nitrogen.
- Maintain the proper pH in soil.
- Raise the cutting height of the turf 25 to 50 %.
- Control insects and diseases.



BOARD AND COMMITTEE ACTIVITIES

Chairperson

Shirley DePaolis(87)
101 Woodside Avenue
Thurmont, Md 21788
271-4000/301

Co-Chairman

Ken Kisling(86)
80 Beacrane Road
Pasadena, Md 21122
437-4096/301

Secretary

K Roach(88)
3711 May Street
Wheaton, Md 21784
942-3629/301

Treasurer

Tom Wright(86)
2132 Glencourse Lane
Reston, Va 22090
476-5006/703

Trustee

Tom Thompson(87)
1407 Gladstone Drive
Rockville, Md 20851
424-8791/301

Committees

Roads Committee

Ted DePaolis

Security Committee

Ken Kisling

Events Committee

K. Roach

Audit Committee

Patricia Blubaugh

Bud Wyman

Jim Clayton

By-Law Study Committee

Carol Thompson

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.

MINUTES

Chairman DePaolis called the meeting to order on May 10, 1986 at 1:40 p.m.

K. Roach read the minutes for the Annual Meeting which took place on June 8, 1985. The minutes were accepted as read.

S. DePaolis gave recognition to K. Roach for the arrangements made with the Quality Inn.

S. DePaolis announced that T. Wright was not able to attend and that K. Kisling would be reporting for T. Wright.

K. Kisling reported Cacapon Highland's Fiscal 1986 budget.

Discussion was raised on exactly what time period was considered to be a fiscal year.

T. DePaolis discussed road maintenance stating that Bernie Hook had been contracted for approximately \$1000 which included cleaning ditches, filling ditches and grading common ground with shale.

An amount of \$2500 has been budgeted for preventive maintenance to include areas that had been exceptionally hit by the excessive amount of rain last fall.

No monies were spent on snow removal. S. DePaolis reminded owners that if they wanted to go up to their property during inclement weather, to notify her and she would inform them of the road conditions.

The amount of \$1600 was spent for gates.

S. DePaolis reported that \$100 a year would protect the bonding process for each member.

S. DePaolis reported that an attorney was contacted in reference to Firetower Rd. The agreement will be prepared for both Chairman DePaolis and the Chairperson of the adjoining property.

Contributions were made to Paw Paw and Great Cacapon Fire Departments.

S. DePaolis opened discussion for owners to express thoughts and concerns.

Discussion was raised on the continuance of the annual meeting.

Stump removal was discussed.

A committee was established which consists of Bud Wyman, James Clayton and Patricia Blubaugh. These owners will review and/or audit all records for our annual meeting or when there is a need to change Board members.

K. Kisling reported on security. He thanked owners who contributed towards the security fund. Ken reminded owners that they have someone to contact when they are having problems.

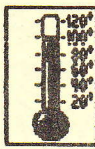
K. Kisling asked for volunteers to donate their time when on the mountain to check sections around their property for extra protection.

This past season two (2) trees have fallen on power lines. The power company was notified and security notified the affected property owners of the problems.

S. DePaolis reported that Mr. Wittacre had done an exceptional job of securing our land.

T Thompson stated that he is running out of material for our newsletter and asked that owners send or call in articles.

CONTINUED ON PG.6



FROM THE TOP

We were disappointed that there were so few property owners in attendance at the annual meeting on May 10. Nevertheless, it was a good meeting and a lot of good suggestions and ideas were brought up as you can see from the minutes. The Board will take all of these into consideration at our next Board meeting in June. I am happy to say that Ken Kisling has been re-elected to the Board. Mike Sullivan was also elected to the Board and will fill Tom Wright's vacancy in November. Mike will assume the duties of Treasurer and there is none more qualified. Mike is a Banker by profession and we are fortunate to have him on the Board.

Mrs. Blubaugh, Mr. Jim Clayton and Mr. Bud Wyman have agreed to serve on our newly formed Audit Committee. They will have the responsibility of auditing the books when they are transferred in November to our new Treasurer. They will also audit the books prior to our next annual meeting.

Mrs. Carol Thompson has consented to go over our by-laws and make recommendations for changes where necessary. If there are any of you willing to assist Carol in this undertaking it would be much appreciated.

Now that the warm weather is here, activity on the mountain will increase. Ted has contacted Bernie Hook and improvements in the roads will take place in the next two weeks. The old gate at the rear will be removed at that time. Bernie will also cut the grass on the shoulders where the growth is crowding the road in some areas.

Spare locks are available if the need should arise. They are located on Lot D-6 (Al Stahl), Lot C-1 (Tom Thompson) and Lot D-23 (Shirley DePaolis). We are trying to decide how to attach a spare lock to the main gate and you will be advised when this has been accomplished.

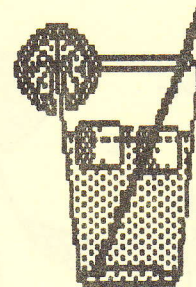
I have asked Steve Biegel to research the new permit requirements for septic systems, perk tests and buildings that Morgan county has recently enacted. We should be able to include that in our next newsletter.

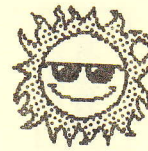
It is encouraging to know that there will be two more cabins constructed this year. In talking with the property owners there are strong indications that there will be even more cabins constructed in the next couple of years.

As our association grows it is becoming more and more evident that the responsibilities are also increasing. There are taxes on our funds-on-hand to consider, legal matters, (such as the dispute over the small section of Firetower Rd.), plans for telephone service to be available in the future and most important of all security due to break-ins and acts of nature. I have learned a lot since becoming Chairman of the Board. It cannot be done without the cooperation of the other Board members. I personally would like to thank Tom Wright for the many hours he has devoted to compiling a good working system for our financial records. He has been especially helpful to me by sharing his expertise in many association problems that have come up. Ken Kisling has done an excellent job of handling our security program in addition to many fine solutions to other problems. Kay Roach handled all of the arrangements for our annual meeting with very little assistance and did an outstanding job. Tommy Thompson is to be commended for all the time and effort he has spent on our newsletter making it available to us on a regular basis. My thanks and appreciation to each of them for making our association the success it is!

Again, let me say that your comments are always welcomed. I hope that you all have a very enjoyable summer.

Shirley DePaolis
Chairman

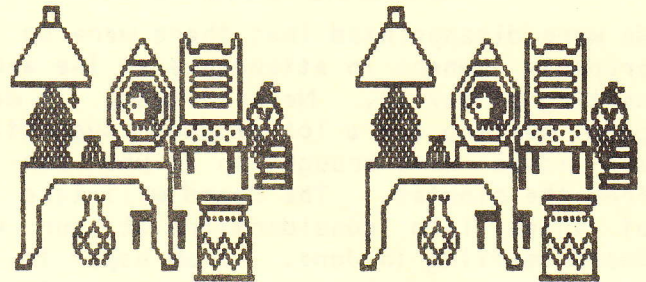
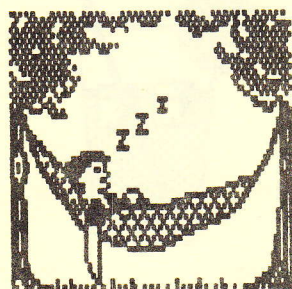
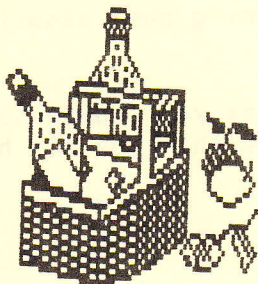




SECURITY PROGRAM

A new security program has been started to provide a year round checking of all cabins on the mountain. Each section within **Cacapon Highlands** will have a volunteer who will check all cabins within his/her designated section each time that person is visiting the mountain. The volunteers will report any incidents involving a breach of security directly to the security chairman. However, it is still hoped that each property owner will continue to checkout his/her neighbor's property and report any problems. This is especially important since we have experienced both minor break-ins and fires in the past few months.

Unfortunately, at this point, we only have volunteers from sections "C" and "D". To provide maximum success, we definitely need volunteers from sections "A" and "B". Honestly speaking, it is time for everyone to take an active part in activities affecting the mountain. This security detail will take little time, but will provide a much needed service for everyone in the development. To volunteer, simply call Ken Kisling (Security Chairman) at 301-437-4096. We would like to thank those individuals that have already volunteered.

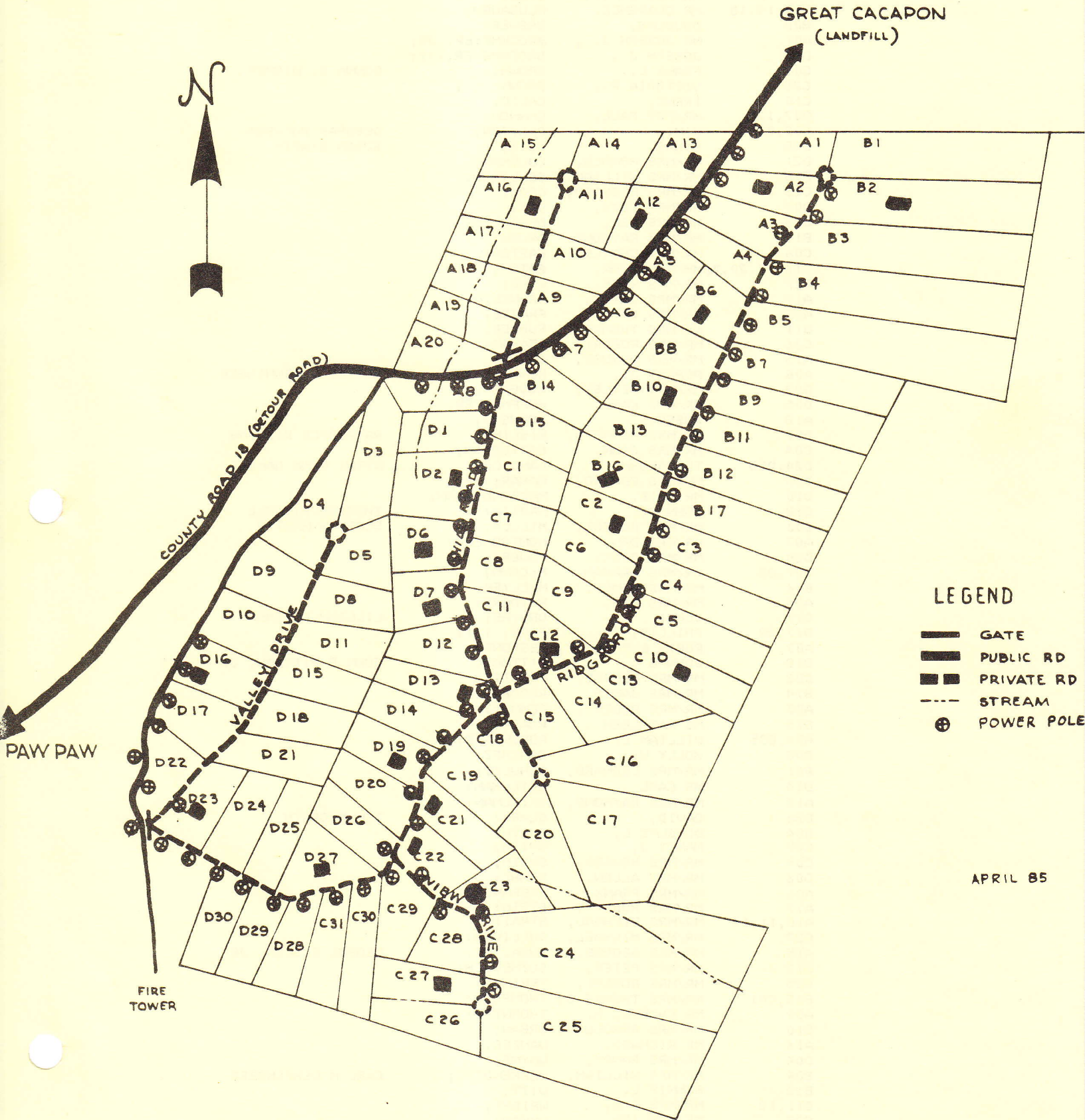


IT'S CLASSIFIED

I've brought up the subject of a classified column in previous issues but at that time I was not in the market to either buy or sell anything. Since there is the possibility of furnishing a cabin in the immediate future I will resurrect the idea. The thought was that I don't really want to furnish a vacation retreat with new pieces. Therefore, why not shop around at yard sales, look in want ads or have a classified column in the newsletter. The column would cater to those of us that are aware of the situation either because we already have a furnished cabin with extras to get rid of, or we are in need of items to complete a sparsely equipped kitchen, bath or living room.

Now that I have made a point is there enough previously new items at reasonable prices to take care of a column. The answer is yes; if only one of you has an item to sell or if you are in need of a specific item please let me know by August 15.

~ CACAPON HIGHLANDS ~

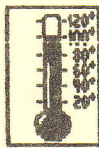


LEGEND

- GATE
- PUBLIC RD
- PRIVATE RD
- STREAM
- POWER POLE

APRIL 85

D16	MR/MRS PAT	ALBERICO;	
D19	MRS ELEANOR,	AYDLOTTE;	MARY LANTZ
C28	MR/MRS DAVID,	BARNES;	
D29	MR/MRS CHARLES,	BEALL;	JERRY WILLIAMSON
B07	MR DAVID C,	BENSON;	
C23	MR STEVEN,	BIEGEL;	
D11	MR/MRS CRAIG,	BILL;	
C13,14,15	MR CLARENCE,	BLUBAUGH;	
B08	DOUGLAS,	BREWER;	
A01	MR JOSEPH J. ,	BROCKMEYER, JR;	
D01	JOSEPH J.,	BROCKMEYER, III;	
C03	FRANK L.,	BROWN;	DONNA K. WISMER
C21	VICTORIA R.,	BROWN ;	
C10	IRENE,	CALIO;	
D07,12	MR/MRS PAUL,	CANNON;	
D02,03	JIM,	CLAYTON;	DEBORAH HUCKEBA
D28	SILAS,	COLE;	SUSAN GIARTH
D21	MR/MRS RONALD,	COLEMAN;	
B13	MR/MRS WILLIAM,	COLLISON;	
C22	MR/MRS RICHARD,	COOK;	
D09	MR/MRS ZEKY,	DAY;	
D23	MR/MRS TED,	DEPAOLIS;	
B17	MR/MRS RAYMOND,	DRUEN;	
C06	MR/MRS CHARLES,	EASTON;	
C16,17,20,24	MR/MRS JOHN,	EATON;	
D27	MR/MRS NICK,	ELKO;	
A19	MR/MRS JERRY,	FRANKLIN;	
A03	MR/MRS DAVID,	FRAZEE;	
B11	MR/MRS THOMAS,	FURBEE;	
C26	MR/MRS ROBERT,	GRAHAM;	
A13	MR/MRS AUGUST,	GRUHN;	
A08	ROBERT J. ,	HENNINGER, SR;	ROBERT J HENNINGER
B03	MR/MRS WESLEY,	HODGKIN;	
D05	MR/MRS KARL,	HOFFMASTER;	
A18	RUSSEL,	JOHNSON;	
B02	MR/MRS KENNETH,	KISLING;	RAY/JOYCE KISLING
C04	MR/MRS JOHN,	KITTERMAN;	
D24,D25	TUSCARORA	LAND CO	; ATTN: GINA GAMBLE
D30	MR/MRS EDWARD,	MAHAR;	
D10	MR ARIS,	MARDINOSSIAN;	
C18	JOHN S,	MARTIN;	THERESE PICKELL
B06	MR/MRS ROBERT,	MILLER;	SCOTT W MARTIN
A07	MR/MRS DAN,	MONTGOMERY;	
D20	MR/MRS RICKY,	MOWERY;	
C07,08	MR/MRS GRAHAM,	McCANN;	
B16	MR/MRS JAMES,	McELYEA;	
A20	MR/MRS TED,	NEIDERT;	
C19	JOHN,	ORNYAS;	LILLIAN KITTMAN
D17,22	PHILLIP,	PAGE, III;	
A02	ROBIN & PHILLIP,	PESTONE;	
D18	JOHN B ,	PITTMAN;	JOHN B PITTMAN, JR
C02	MR/MRS GEORGE,	PRUITT;	
B14	MR/MRS JAMES,	REDDEN;	
A05	MR/MRS ROBERT,	REMMY;	
D15	MS KATHLEEN ,	ROACH;	
A04,B05	WILLIAM C,	ROBINETTE;	
D08	HOLLY V,	SANCHEZ;	
B01	MR/MRS LEONARD,	SCHULZE;	
D14	MR CARL ,	SKILLMAN;	
A12	MR/MRS RAYMOND,	SKILLMAN;	
D26	DAVID,	SLARK;	TIM McGRATH
B04	DOUGLAS L,	SMITH;	
C05	NANCY J,	SMITH;	
C09	MR/MRS HOWARD,	SMITH;	
D06	MR/MRS ALLEN,	STAHL;	
A06	MR/MRS FRANK,	STEFANCIC;	
A17	MR/MRS ROBERT,	STEIN;	
A10,11,14	MR/MRS RICHARD,	STRAITT;	
C27	MR/MRS MICHAEL,	SULLIVAN;	
A15	MR/MRS GEORGE,	SUSA, SR;	GEORGE E SUSA, JR
D13	MR/MRS PETER,	SUZNEVICH;	
C25	MR/MRS ROBERT,	TERINGO;	
B15,C01	MR/MRS THOMAS G,	THOMPSON;	
A09	MR CHARLES H,	THORNTON;	
E10	MR/MRS BRADBURY,	URBAN;	
A16	MR RICHARD,	WANZER;	
D04	MR/MRS RANDY,	WAYNE;	
B09	MR/MRS WILLIAM,	WEHRENBERG;	CARL M WEHRENBERG
B12	BONNIE L,	WITT;	
C11,12	MR/MRS T W,	WRIGHT;	
C29	MR/MRS IRA,	WYMAN;	
C30,31	MR/MRS ERIK,	ZECK;	



IS THERE A CABIN IN YOUR FUTURE?

You will remember, from the last issue, that it was the water (The Flood Of '85) that delayed the beginning of our DREAM cabin - we continue at the point where Bernie Hook was preparing the septic fields:

Bernie had his problems from the beginning. Trying to "Perk" the site was a laugh, but finally there was a measure of success and the inspector gave us the go-ahead. The next thing was a flat tire on the front-end loader; the tire had to be replaced and this caused a half a day delay. Twice the loader got bogged down in a sandy area that caused us much concern, since all the heavy equipment that was to be used during the construction phase would have to use this particular section of drive.

After the septic fields were completed and ready for inspection it was too late to start on the footings, so they were scheduled for the next day. The next morning it was misty and threatening so we tried to jump right into the digging of the footings. Because of the positioning of the site, the backhoe could not trench in the normal manner; on two of the sides the trenching had to be accomplished by digging sideways. As it ended up, I had to get out the old pick and shovel and square off one side that had been dug on an angle. The rain was starting to come down in earnest and more mud was staying on the shovel than what was being dug, so we called it quits for the day.

More rain slowed down the pouring of the footings by two more days. On the day the footings were to be poured the forecast was for rain again but as far as the weather went we had a change in luck. The day was mild and only slightly overcast. This did not by any means make our day go smoothly. When the truck arrived with the cement mix it promptly got stuck in my now famous area of "quicksand". All the coaxing by the bulldozer and shale spreading could not get the truck loose. It was getting late and it was well understood that nothing could be done with the truck fully loaded. So Bernie Hook to the rescue. I had a 55 gal drum on the site which we were able to use as a container to move the concrete from the truck to the footing trenches. Bernie and his boy Rick maneuvered the bulldozer from the truck to the trench and dumped it, while Bill Hook and myself were in the trenches dragging the concrete around to the other side of the footings where the bulldozer was unable to navigate. This went on 'til almost dark when we had poured five yards of concrete and the soreness was starting to overtake these sad old bones, (at fifty-five you're not supposed to do things like that). The footings were completed but there was the problem of the truck which was stuck up to its axles in mire. By this time it was dark and we were digging out in front of the tires and the driver was unloading the remainder of the sand and gravel in order to get as much

weight out of the truck as possible. Well it worked. Yes, Bill came up the mountain with a heavier chain (we had already broken two others) and the bulldozer was put to work assisting the trucks forward motion to the point that the truck just walked right out of the rut and the evening was a success. Even the stars were shining this night.

The next milestone on the way to our cabin was the laying of the block. Of course there was more rain and when next I was at the site there was eight inches of water on top of the footings. I wanted to cry. I may have shed a tear, I'm not sure. Not to let the day go to waste and besides, the blocks had not been delivered yet, I dug a trench at the low end of the footings and allowed a good bit of water to run out. It only worked half well; the water did run out, that portion that was level or higher than the trench. However, the bank on one side of the site sprung a leak and started to fill up the trenches almost as quickly as they were being drained. This was enough for one day.

The following Saturday I returned to the DREAM site with a friend only to find that surface water was still filling the trenches as fast as they were being drained. Since we were there, and even though there was a light rain, we attempted to layout the corners of the foundation. Our day was not a total loss. We did establish the corners (roughly) and with the help of a "Dumpy" level we took elevation readings of the footings. This gave us the high and low areas of the footings. For those interested there was a difference between the highest and the lowest points of 1.2 inches, but they were isolated and for the most part the footings were rather even.

The next Thursday I had the block delivered. I was a little skittish about the heavy truck not being able to get to the top of the drive and I could see myself carrying 450 block up a 450 foot drive that varies in grade between 10 and 25 percent at the worst point. My fears were unfounded. The truck was able to get the block to the top without incident. At this point I decided not to push my luck. I did not attempt to have the truck cross my "quicksand". This meant hauling the block and sand about 100 feet to the foundation but it was a fairly level 100 feet. It was too late to start anything more and the footings were still full of water, I was almost believing that I may not need a well.
(TO BE CONTINUED)



CONTINUED FROM PG.2

T. Thompson suggested that a spare lock be placed on the gate itself, in case the present lock is vandalized.

A suggestion was brought to the attention of the Board to include an updated property owner's map within a newsletter.

T. Thompson reported that there was a fire, the beginning of May, on the mountain. S. DePaolis notified owners who were affected.

S. DePaolis reported that Mr. Leese did an exceptional job on the building of the gates.

S. DePaolis reported Board elections were in order. She brought to the attention of the owners that the Board positions for Treasurer and Security were up for election.

K. Kisling volunteered to perform the duties and responsibilities for Security.

S. DePaolis contacted Mike Sullivan to be nominated for Treasurer. Mr. Sullivan has volunteered to perform the duties and responsibilities of Treasurer.

Gretchen Wyman made a motion for Mike Sullivan and Ken Kisling to be nominated to the Board. Ted DePaolis seconded the motion. Motion was carried.

S. DePaolis will research the concern of updating the By-Laws. Carol Thompson will chair the committee to update them.

Nick Elko raised concern for redirection of our funds. This will be an action item for the Board of Directors.

S. DePaolis reported six (6) people have not paid their 1986 dues. Ted DePaolis stated that he will check into the dust problem in the area inside the main gate.

Ted DePaolis expressed appreciation for the services that were performed by T. Wright as Treasurer.

Bud Wyman made a motion to adjourn. Motion was seconded.

The Annual Meeting was adjourned at 2:45 p.m.

THE MOUNTAIN MEMO

TOM THOMPSON, EDITOR
1407 GLADSTONE DRIVE
ROCKVILLE, MD 20851



FIRST CLASS

