



The

Mountain Memo

Volume 10, Number 2

Year End Announcements

November 1994

NEXT YEAR CHPOA WILL TURN FIFTEEN

ROADS

This year we opened up some drainage to prevent washouts and used 9 loads of crusher run to get the roads shaped up. The ditch on View Drive appears to be picking up more water and keeping erosion down. We are currently looking at Valley Drive to see what can be done there.

We would like to thank Tom Thompson (Lots B15, C-1) for donating his time and woodworking skills in making the new road signs and billboard, and for helping to install them. We need a piece of Plexiglas (47" by 47") for the billboard - if anyone knows of where we can get one, please call David Klaas. The Board would like to permanently post the map of lot locations and if anyone has any notices of property sales, lost dogs, or other general interest items, please put them on the board.

Some lots will need pipes for their driveways to keep water off the roads. These property owners have been notified. We are also asking all property owners to post their lot numbers on a small sign which can be seen from the road. In a case we need to get in touch with them and as an aid to navigation to people who are unfamiliar with the development.

Finally, we would like to thank Bernie Hook for his effort on the stone pillar at the main gate.

It's a good match to the original one. If you have any suggestions, ideas, or questions about roads, please call David Klaas.

SECURITY

There was one report of a cabin break-in this summer. Apparently some electronic equipment was stolen. Also, the lock at the front gate was broken off by vandals (though not on the same date as the break-in).

The highest number of complaints this summer concerned the front gate being left unlocked -- this is the first year we have experienced this problem to this extent. I want to emphasize the importance **TO ALL PROPERTY OWNERS OF KEEPING THE GATE LOCKED AT ALL TIMES.** Leaving the gate unlocked invites unauthorized use of the roads by vandals, litterers, noisy vehicles (4-wheelers), thieves, and unwanted visitors. Also, the locked gate adds to the attractiveness of the development -- an important point if you are selling your property.

Finally, beginning in December, Mr. Earl Whisner will do periodic security checks of the properties. In the past, security checks have made it possible to alert property owners of cabin and road damage caused by storms or break-ins. He will drive through and check properties several times a week through the Spring.

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

ENVIRONMENT

An application was filed with the West Virginia Department of Agriculture to have our development surveyed to determine if we need Gypsy Moth Spraying in 1995. This is determined by counting egg masses at various sites on the mountain and projecting the number per acre. Currently, we are waiting for their recommendation and will let you know the results in the next **Newsletter**

It's the time of year when many cabin owners are winterizing their cabins (yes, it's already that time of year). Please help to protect the environment of the mountain by using antifreeze products that are non-toxic and specifically recommended for use in cabins,

**The Cacapon
Highlands Property
Owners Assoc.**

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Environmental

Ken Kisling

Roads

Dave Klass

RVs, etc. **DO NOT USE
AUTOMOBILE ANTIFREEZE.**

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

BOARD NOTES

Since the Annual Meeting, the Board has met twice. Some of the items discussed were:

- o Use of Cacapon Highlands roads by people who don't own property. The Board sent a letter to area Realtors explaining that they should not give out keys to people who are not property owners. The Board also wrote to one nonresident requesting return of the key they had received from a Realtor. A follow-up phone call resulted in return of the key.

- o Trash removal - The Board contacted the local trash removal company as requested at the Annual Meeting and found it is not possible to arrange for garbage pick up inside the development. They could pick up trash if it were placed outside the main gate on certain days but the cost is very high.

- o Main gate - The stone pillar at the main gate was removed last summer by a new property owner (Dyer, Lot C-6) to bring in a modular house. The pillar has since been replaced and reimbursement to the Association for the cost is being sought.

- 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

Please be sure to notify both the County and the Association if your

home address changes so that you will receive your tax bill and any Association mailings. Also, 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.

ANNUAL MEETING -

The Annual Meeting will be held sometime in May. Elaine Young is looking into local restaurants, including Tari's in Berkeley Springs. If anyone has any ideas or suggestions about the meeting, please call Elaine.

**ANNUAL ROAD MAINTENANCE
FEES -**

A reminder that the **annual fees will be \$65 for 1995**. Bills will be sent out on January 1 and payment is due by January 31. Property owners are welcome to send payments early to **Shirley DePaolis, 101 Woodside Avenue, Thurmont, MD 21788 (301) 271-4000**

Happenings On Top

This has been an unusual year on the mountain. The winter months were cold and icy with snow cover from December 21 through March. The summer was slightly cooler than usual but very enjoyable. So far the fall months have been outstanding, the foliage was beautiful and the temperatures were above normal for the most part.

There was an unfortunate accident which should put all of us on the alert when working on your cabin /lot. Phillip Page, D 17 was doing some maintenance on his cabin when he missed his ladder and fell fracturing his pelvis plus a number of other

bones. He is recuperating slowly and will be at least two more months before he is back to some semblance of his old self. I'm sure we all pray for his speedy recovery. The Pelvis is a pretty big bone, so healing may take even longer than predicted by his Physicians.

An updated Association Map is reproduced on page 4 for your information. Please retain a copy at your cabin in case of emergency when you must direct rescue or fire vehicles to your lot.

This time of year is always a little unnerving here on the mountain, it's **Hunting Season**. There is enough gun fire around here the rest of the year but, now, it can come from anywhere at anytime. The rest of the year, even though it may sound like a war, the shots are aimed at some kind of target, hopefully. If we're lucky the hunter will count the number of legs before firing at what they believe to be a nice piece of meat or a prized trophy. After four years of living on the mountain, I'm not as fearful as in the past, but the thought is still there.



RANDOM RAVINGS

By Gretchen Wyman

TEMPTED TO TOSS THE TRASH AT THE BOTTOM OF DETOUR ROAD /RTE 18? DON'T DO IT

According to an article in a Spring issue of the Morgan Messenger, a State Environmental Inspector hid in the woods one day and pounced on litterers. Several people were fined for dumping trash at the intersection.

Your Board attempted to arrange for community trash removal, but it is not possible. So, what do we do with our trash?

It's an easy answer for the week-enders - take it home. Recycle what you can, use waste paper as fire starters, and carry a bag of garbage home every week-end. Full time residents may want to contact Morgan County Refuse to make arrangements for pick-up.

FOR YEARS WE HAVE TAKEN OUR HUMMINGBIRD FEEDER DOWN BY LABOR DAY.

Well, no more. According to the West Virginia Department of Natural Resources, feeders should be left up until at least the end of September.

It seems that some of the beautiful little birds stay around until then and need all the food they can get before the long trek South for the winter. In addition, there are Hummingbirds flying through from further North throughout the month of September. So next fall, fill those feeders and enjoy the birds for another full month.

SNAKES, SNAKES, AND MORE SNAKES!

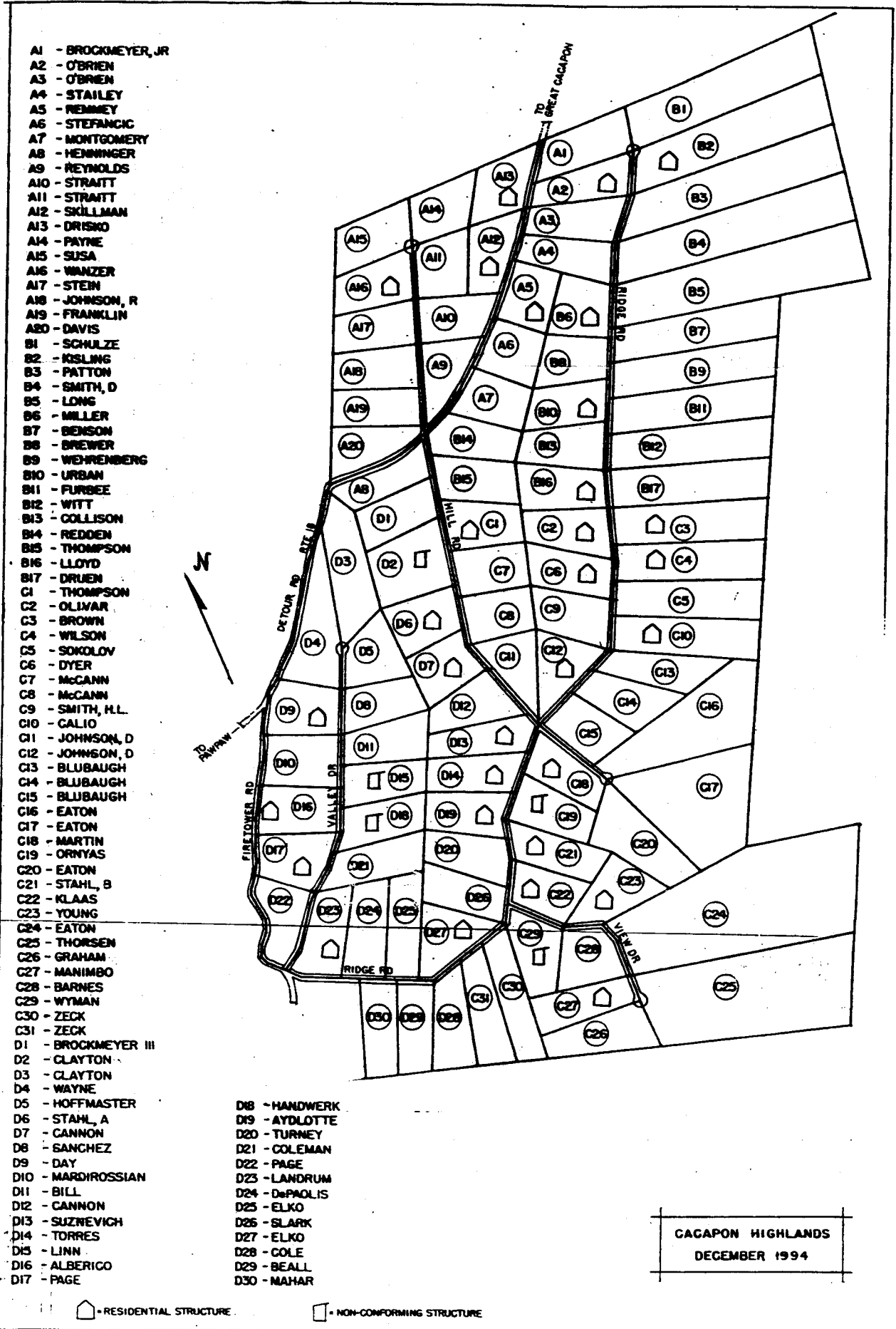
It seems every year we spot a few timber rattlers near or on our

property in August and September. Now, I'm as much a Conservationist as any of you, and I strongly object to killing snakes. But, poisonous snakes near where we live is more than I'm willing to stand for.

Last August, Bud killed two within an hour of each other, and within yards of one another- both near our picnic table. When he called the West Virginia Natural Resources Department, he was told that late summer is mating season for Rattle Snakes, and that snakes have paths that they have followed for generations (you've seen the movie Elephant Walk haven't you? well how about Snake Slither). So, the rule must be: Be careful always, but especially in late Summer! The uniform of the day should include at least socks and shoes, and certainly long trousers! Always look before you put your foot down, especially if you are surroundings, and prevent a tragedy up on the mountain.

A WORD ABOUT THE MORGAN MESSENGER.

This is not an advertisement, but do you know that you can have the weekly paper mailed to your home? It's only \$15.90 a year if you live in Morgan County, \$16.96 in other areas of West Virginia, or \$19.00 a year if you live in Pennsylvania Virginia, or Maryland. All other states cost \$21 a year. Quite a bargain for a neat little paper from which you can get all of the local Berkeley Springs and surrounding area news. Write to P.O. Box 567, Berkeley Springs, WV 25411 to subscribe.



- A1 - BROCKMEYER, JR
- A2 - O'BRIEN
- A3 - O'BRIEN
- A4 - STAILEY
- A5 - REMMEY
- A6 - STEFANIC
- A7 - MONTGOMERY
- A8 - HENNINGER
- A9 - REYNOLDS
- A10 - STRAITT
- A11 - STRAITT
- A12 - SKILLMAN
- A13 - DRISKO
- A14 - PAYNE
- A15 - SUSA
- A16 - WANZER
- A17 - STEIN
- A18 - JOHNSON, R
- A19 - FRANKLIN
- A20 - DAVIS
- B1 - SCHULZE
- B2 - KSLING
- B3 - PATTON
- B4 - SMITH, D
- B5 - LONG
- B6 - MILLER
- B7 - BENSON
- B8 - BREWER
- B9 - WEHREBERG
- B10 - URBAN
- B11 - FURBEE
- B12 - WITT
- B13 - COLLISON
- B14 - REDDEN
- B15 - THOMPSON
- B16 - LLOYD
- B17 - DRUEN
- C1 - THOMPSON
- C2 - OLIVAR
- C3 - BROWN
- C4 - WILSON
- C5 - SOKOLOV
- C6 - DYER
- C7 - McCANN
- C8 - McCANN
- C9 - SMITH, H.L.
- C10 - CALIO
- C11 - JOHNSON, D
- C12 - JOHNSON, D
- C13 - BLUBAUGH
- C14 - BLUBAUGH
- C15 - BLUBAUGH
- C16 - EATON
- C17 - EATON
- C18 - MARTIN
- C19 - ORNYAS
- C20 - EATON
- C21 - STAHL, B
- C22 - KLAAS
- C23 - YOUNG
- C24 - EATON
- C25 - THORSEN
- C26 - GRAHAM
- C27 - MANIMBO
- C28 - BARNES
- C29 - WYMAN
- C30 - ZECK
- C31 - ZECK
- D1 - BROCKMEYER III
- D2 - CLAYTON
- D3 - CLAYTON
- D4 - WAYNE
- D5 - HOFFMASTER
- D6 - STAHL, A
- D7 - CANNON
- D8 - SANCHEZ
- D9 - DAY
- D10 - MARDIROSSIAN
- D11 - BILL
- D12 - CANNON
- D13 - SUZNEVICH
- D14 - TORRES
- D15 - LINN
- D16 - ALBERICO
- D17 - PAGE
- D18 - HANDWERK
- D19 - AYDLOTTE
- D20 - TURNEY
- D21 - COLEMAN
- D22 - PAGE
- D23 - LANDRUM
- D24 - DePAOLIS
- D25 - ELKO
- D26 - SLARK
- D27 - ELKO
- D28 - COLE
- D29 - BEALL
- D30 - MAHAR

RESIDENTIAL STRUCTURE
 NON-CONFORMING STRUCTURE

CAGAPON HIGHLANDS
 DECEMBER 1994