

# Cacapon Highlands

# The Mountain Memo

Fall 2004

Volume 20, Issue 2

## From the Chair



Well, three (3) hurricanes and all is well...sort of anyway. Those of you who have been to the mountain lately have had the benefit of driving on our recently repaired roads. We still have some problems with wash-outs, but considering the amount of rainfall over such a small time period things have held up OK. Russell will be looking at making even more repairs when possible.

There have been even more movement of real estate in the community lately. More properties and homes are being listed for sale. It looks as if long-time residents Peppy and Gerri Suznevich are relocating to the Carolinas to be closer to their family. We wish them well.

We have been getting complaints about ATV's speeding along our roads, doing doughnuts and scattering dust and gravel. Please slow down. We are spending a lot of money to make our roads decent for all property owners.

If we continue to receive complaints we are going to be forced to introduce an addendum to our covenants, restricting the use of ATV's on the community right-of-ways.

### CHPOA Board of Trustees

Chairperson - Dennis F. Talley  
Co-Chairperson - James O'Brien  
Secretary - Janet Wehrenberg  
Treasurer - Donna Lauren  
Roads - Russell Day  
Alternate - Joseph Gallagher

If two-thirds of the property owners with voting rights (paid fees, etc.) adopt these restrictions as required by the Morgan County Commissioners then enforcement will commence via the WV State Police and Morgan County Sheriffs Department.

Speaking of paid and unpaid fees, we still have a small number of property owners who are delinquent with their maintenance fees. If you are in this small minority please bring your fees up to date. I believe at last tabulation there is approximately \$2,000 in unpaid fees. There is a list of delinquent property owners in the Treasurer's Report. If you are on this list please make arrangements to pay your fees. We would hope that those of you who have not kept up with your maintenance fees do not make it necessary for the Board of Trustees to raise the amount of the annual maintenance fees for the rest of the property owners just to make up the difference in your not paying in a timely manner.

From the Chair (Cont)

Tom Thompson continues to maintain our web page at [www.caponhi.com/chpoa](http://www.caponhi.com/chpoa). We appreciate his diligence. At this web page you will find several links, including one for our covenants. Those of you who do not have a copy of our covenants are certainly welcome to download a copy.

If you have any concerns, comments or for that matter, suggestions, please contact the Board of Trustees via email at our web page or with a signed letter to our physical address at PO Box 457 Great Cacapon, WV 25422



**The Roads**

ROAD REPORT:

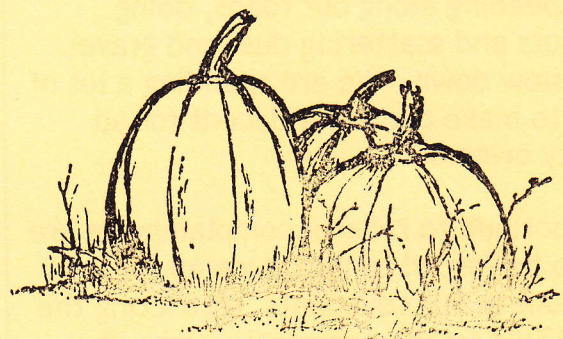
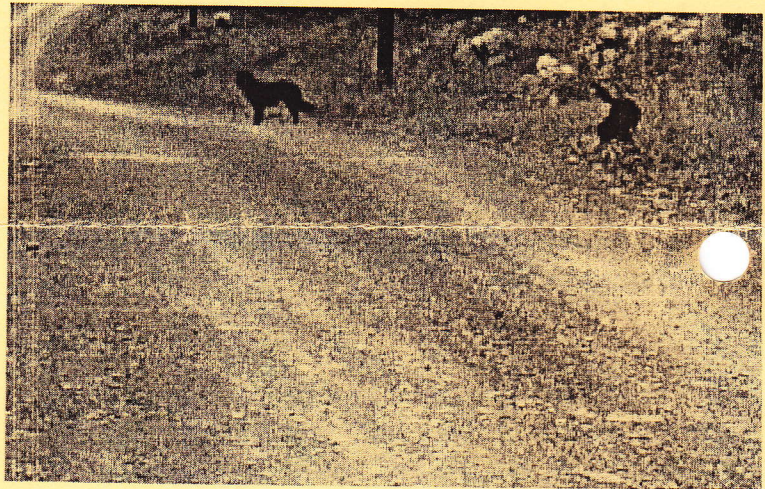
We had quite a bit of road work done last month before the heavy rains hit. We still need to do some touch-up, but overall things have held together pretty well. The excavator ran into some huge rock up on Justin. We may need to plan on bringing in more material to crown the road more to create our own ditch if we cannot cut one out with a backhoe.

We trimmed out the brush along the right-of-way so that the excavator could get his equipment in close enough to do his work. We had to remove a couple under-sized culverts as well. All they were doing was clogging up and pushing the water into the road.

Road Report (Cont)

We had the grass along the right-of-way cut down for the first time in years. Hopefully, next year we can have it cut a little earlier

If anyone has any questions please email Russell Day via our web page: [www.caponhi.com/chpoa](http://www.caponhi.com/chpoa)



## From the Co-Chair

The Morgan County Commission adopted rules and procedures for ATV owners at their July 9<sup>th</sup> meeting. The new ordinance took effect August 3 and prohibits ATV use on any public road or highway within Morgan County.

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The Morgan County E-911 office is now working on the final phase of the countywide addressing project.

Morgan County residents who have not received their new permanent address should call the office at 258-0326.

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As fall hunting season approaches, the West Virginia Division of Natural Resources (DNR) reminds sportsmen and women to secure permission from landowners before hunting on private property and to respect the property of these landowners while afield.

Hunters should remember that it is illegal to hunt upon the fenced, enclosed or posted land of another person without written permission from that landowner. In addition, hunters are required to carry written permission while hunting on Sunday in Counties where Sunday hunting is permitted.

Landowners can legally post their land and deny access to all people—or only to trespassers. Developed lands for agriculture and all fenced land are automatically posted.

## Co-Chair (Cont.)

Other land can be posted by using signs containing the words “NO TRESPASSING” in 2-inch-high letters. Signs are located along property boundaries at no more than 50-foot intervals and at all corners. These signs should include the name and address or phone number of the landowner or lessee.

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## Secretary's Report

The Board of Directors had a meeting on August 21, 2004 at 9:00 AM at the O'Brien Cabin. All Board members were present as well as a few property owners.

The new officers of the Cacapon Highland Property Owners Association are as follows:

Dennis F. Talley, Chairperson  
James O'Brien, Co-Chairperson  
Donna Lauren, Treasurer  
Janet Wehrenberg, Secretary  
Russell Day, Roads  
Joe Gallagher, Alternate

### Highlights from the Meeting

A new light will be installed at the main entrance to Cacapon Highlands in the next few weeks.

The Board did not receive a report from the gate committee that was appointed at the annual meeting in May.

If you have an article that you would like to have published in this newsletter, please contact Janet at [www.caponhi.com/chpoa](http://www.caponhi.com/chpoa).

The next Board meeting will be on Sunday, **November 7, 2004 at 10:00 AM** at Jim O'Brien's Cabin on Justin Lane. Hope to see you there.



## Web Sites

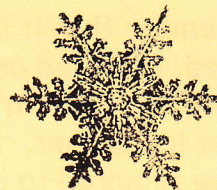
If you have any questions, concerns, comments or suggestions for the Board of Trustees please email them to our web page [www.caponhi.com/chpoa](http://www.caponhi.com/chpoa) or mail a signed letter to our address at P.O. Box 457, Great Cacapon, WV 25422.

### Web sites of Interest:

The Morgan County Messenger's web address is: [www.morganmessenger.com](http://www.morganmessenger.com)

For up-to- date weather for Great Cacapon [www.weather.com](http://www.weather.com)

Information on what is happening in Berkeley Springs West Virginia: [www.berkeleysprings.com](http://www.berkeleysprings.com)



Treasury Report

As was indicated in the "Road Report", S & S Excavating completed a lot of roadwork in August. The cost of that work was \$6,200.

The Association also purchased gravel in the amount of \$1,470.46.

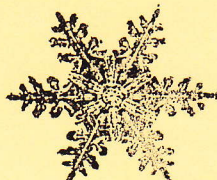
In July, the Association paid out \$616.00 for cutting trees, brush, and grass.

This leaves a balance of \$2,075.24 in the bank.

The following is a list of properties with outstanding Road Taxes:

- A-6 - 2004
- A-7 - 2004
- A-20 - 2004
- B-5 - 2003 & 2004
- B-6 - 2002-2003 & 2004
- B8 - 2002-2003-2004
- B-12 - 2004
- C-16 - 2002-2003 & 2004
- C-18 - 2004
- C-26 - 2004
- C-30 - 2004
- C-31 - 2004
- D-9 - 2004
- D-10 - 2004
- D-11 - 2004
- D-16 - 2004
- D-20 - 2004
- D21- 2002-2003 & 2004

Please contact CHPOA if you have any questions or issues regarding this list.



A TV Star on the Mountain

The home of Ken and Donna on Justin Lane is soon to be the subject of a TV show called "Around the House". The house will have its siding replaced on the TV show. Not sure of the airdate, however look for the after pictures in our next newsletter.

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Ken Gulden Writes:

It hardly seems like a year since Donna and I purchased our place in Cacapon Highlands. From the start, we knew it would be at least a year of projects to make the place 'livable'. It has been a great year and finally the cabin is comfortable.

We worked on the roof for what seemed like forever. Now, the new roof is finished. We added a screened-in porch to protect us from those horse flies, hornets, and mosquitoes. We reworked the back deck that faces the valley. As of this writing, we are coordinating with the producer of the television show "Around the House" to get the siding replaced. This should be the last major project of the season, just in time for us to settle in, here, for another winter.

Ken Writes (cont)

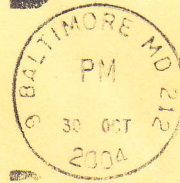
Donna and I have enjoyed the cabin each season this year. There are different things we love about winter, spring, summer, and fall. Donna loves winter because she can walk around without fear of coming across a rattlesnake. She also looks forward to spring and summer when she plants and nurtures her flowers and herbs. I love the fall and spring. Both seasons have cool enough temperatures to keep the crawling creatures slow moving or sleeping and yet warm enough for concrete to dry properly. These times of year are when I can work on stonework. I have some great plans for water features, stairways, walls, and fireplaces.

It has been a busy year and well worth the work. We really understand how wonderful our place in Cacapon Highlands is when we step back and take in the nature and the quiet it offers us. We are still so thankful that we have a little peace of heaven on the mountaintop.

*Ken and Donna*



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Great Cacapon, WV 25422



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