



BROOK HOLLOW ESTATES  
PROPERTY OWNERS ASSOCIATION  
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## Mountain Musings – April 2021

It is April and our mountain community is in the midst of “greening,” with bulbs, early wildflowers, and dogwoods blooming; grass beginning to grow; leaves emerging on the wide variety of trees; and warmer days. We also still expect a few more mornings at or just below freezing, but those are nearly gone.

In this issue of Mountain Musings, I will provide a brief update on some items from the Spring Homeowners Association, what is next as we move forward with the assessment to address failed and failing road sections in Brook Hollow Estates and paving for some sections never completed to the level of other roads.

First, I am saddened to report the loss of a new member of our community, Charlotte Dougherty, who passed earlier this year. Charlotte will be missed by John, their children and extended family, and many friends and I am sure that John would be happy to hear from his mountain neighbors.

I emailed the results of the road assessment to all property owners last week and advised that Board Treasurer Roger Casey will be working with Secretary Tana Baker to develop invoices and promissory notes, for those who plan to use the three-year pavement method as soon as possible. The 2021 payment will be due by July 31, 2021, regardless of whether you plan to pay the full amount of \$6,000 or the first increment of \$2,500 per lot. It will be critical that we all make every effort to meet the due dates, since these will drive available funds and ability to obtain bids for urgently needed work. (Remaining increments will be \$2,000 due by March 1, 2022 and \$1,500 due by March 1, 2023.)

The Board has set-up a separate checking account into which assessment payments will be deposited and drawn from for the work that is planned. This will allow the Board to prevent co-mingling of assessment funds and carefully manage this valuable resource.

Tony Maida will be working with Steve and Christine Price, who volunteered their expertise, to get the bid package together, identify and request bids from multiple firms, then work with the Board to select the firm that best meets expectations, timeline, and price. It will be important to maintain the timeline laid out, in order to have any chance of getting repairs completed, or mostly completed, for failing road sections this year. Any questions about the bid process, what work is planned, and why certain surfaces have been chosen (and validated by an independent engineering firm) can be addressed to Tony Maida at [tonymaida2@outlook.com](mailto:tonymaida2@outlook.com). Bottom line, there will be many more communications via email to all lot

owners as the process proceeds. It is the Board's goal to keep everyone informed through a transparent process.

As mentioned in the last "Mountain Musings," one or more sections of the Covenants & Restrictions (C&Rs) will be focused on at each Board meeting, during the Spring and Fall Association meetings, and in the Mountain Musings. In this issue of "Mountain Musings" the Board wants to ensure that all owners, guests, contractors, and renters understand that we have a community speed limit established by the C&Rs. Article V, Restrictions, Section 7 states "The speed limit for all motor vehicles operated within said development shall not exceed twenty-five (25) miles per hour. Motor vehicles in use in said development shall not be operated in such a manner as to create excessive noise or other nuisance to the Lot owners."

There have been several recent "near misses" around blind curves, particularly due to residents, visitors, and renters traveling far too fast in vehicles or walking in the middle of the road. In the past month or so, warm weather has brought out more runners and walkers on the mountain and it may be tempting to see how fast some vehicles can take the hills and curves. There were also few reports this past winter of children sledding down driveways on hills out onto the street. Residents are not used to watching for sledders.... So, both drivers, walkers, and, yes, sledders (there will be a reminder next winter) need to travel slowly and watch for each other.

As a reminder, the general C&Rs can be found at <http://brookhollowestates.com/index.php/local-resources>. Remember that there are additional C&R provisions that vary based on the Section of the mountain where your Lot is located. These are also posted on the website.

#### **Other updates from the Spring Association Meeting:**

Brook Hollow Estates by the numbers: The community has changed markedly since 2017. In just four years, Brook Hollow Estates has grown from 18 homes to 24 and two more homes are in progress, with another 3-4 in planning stages for completion sometime between now and 2023. If we counted correctly, four lots and nine existing homes also turned over to new owners since 2017. There are 10 full-time residents on the mountain, right now, with another 5-6 planning on being full-time by 2023.

Tony Maida has assumed responsibility for managing gate codes, remotes, and mailbox keys. Contact him if you need assistance with any of these items. The Board is considering some ways to reduce the number of gate codes currently in existence, to include some approaches used by other communities in Western NC. There will be more information about this as soon as it is available.

With more new residents and guests, including renters, on the mountain, it is important to remind everyone that we DO have periods throughout the year with extremely low humidity and wind. When conditions are extreme, local fire departments and state/federal forestry officials work with others to determine whether warnings are issued that may include a ban on all open fires, including residential fire pits. It is important, when we have weather conditions that may prompt burn warnings, that any bonfires in yards be totally out before you call it a night, or that a fire is not started if there is a complete burn ban. Information is forecast on WLOS-TV, the Asheville ABC affiliate or through Accu-Weather and other weather apps on phones. Keep in mind that a fire can spread quickly through all of the leaf litter on the forest floor and we have limited access and egress for the community.

At the end of each winter, there are a number of fallen trees and branches at the sides of our roads and some that threaten to drop. If there is a landslide or downed tree on your property that encroaches into the drainage ditch alongside the road or into the road, Lot owners are responsible for clean-up. (C&Rs, Article V, Section 11 and Article VII, all Sections). The Board understands that a number of owners without homes are not on the mountain on a regular basis. Members of the Board and other volunteers will attempt to clear some immediate hazards; however, if professional tree removal or other service is needed, the Board will contact the owner, let them know about the issue, and ask that they address it as quickly as possible.

Many of you have asked about beautification – at the gate and in general. While we have some funds for this purpose - all donated by generous neighbors - we do have some resources to put toward community improvement. And there is usually a group of volunteers who take care of holiday decorating and or planting in identified beds. By this time in the spring, there has usually been a work group, or one planned, to clean up around the gate, the bench, and waterfall at the second curve. This includes plantings that will appear in succession through the spring, summer, and fall. This has not happened, yet, as there is the possibility that there will need to be some digging and tree removal around the gate entrance in order for Haywood Electric to run power underground from the gate to the home under construction on Lot 32. Once that work is completed and we have a better idea about the status of our entrance appearance, Tanya Padgett has agreed to help coordinate a group to work on beautification.

Bears are coming out of their winter sleep and will be actively seeking their regular diet, as well as anything tasty left out by residents and guests. Goodies that are not a natural part of bear diets include the contents of bird feeders and food in trash that has not been kept properly secured until you have enough to take to the free trash and recycling centers around the county. Fed bears can also become aggressive, hang out where they think there are goodies, and can be hard to eliminate without professional intervention.

The Association Board continues to work on its use of social media, texting, and the Internet to communicate with everyone. There is a new Facebook page that is private for Lot owners (look for it on Facebook to request access or contact Tanya Padgett). The public-facing website with a portal for information needed by private residents is very nearly updated and will be maintained (contact Roger Casey for more information). Finally, a text group is being built that will be used to quickly get information out about weather and road conditions and other urgent information. On this note, I would also like to thank many of you for updating your official contact information as we prepared for the assessment vote. We discovered that a number of owners had moved their primary residences and had not provided this information to the Secretary. We think we have correct email and snail mail addresses now for everyone but may still have some phone contact information to correct.

This will definitely be a busy year on the mountain. The Board will continue to hold its meetings, as well as future Association meetings by ZOOM until we are able to once more hold in-person gatherings. As shared owners of the Association and LLC, I encourage each of you to be active in discussions and to approach Board members with any questions you have. To this end, I announced at the Spring Association Meeting that the Board is seeking a Brook Hollow Estates Association member in good standing to be a Director on the Board. If you are interested in participating at this level, please give me a call at 850-933-3906 or email me at [bethemaida@outlook.com](mailto:bethemaida@outlook.com).

Best regards,

*Beth Maida*