

**Waightstill Mountain
Property Owners
Association, Inc.**

Board of Directors

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Lisa Kirbo, Member
17 Welbourn Way
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**Members are welcome to
attend Board meetings!**

Please RSVP due to the limited
size of the meeting room.

Board meetings are held the first
Tuesday of the month at the
Avery Creek Community Center at
899 Glen Bridge Road at 6:30 PM.

Please email us if you have an
issue you would like to bring
before the Board.

Worthy Association Management
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Waightstill Mountain

Communicator

AUGUST 2014

Letter from the President

Dear Waightstill Mountain Homeowners:

There is a very big and important change coming to Waightstill Mountain POA. Irish Meadows, LLC has purchased an 18 acre tract of land that has a right-of-way through Arabella Heights. The developer has expressed interest in becoming part of WMPOA and the Arabella Heights neighborhood. This will benefit all of us as the POA would have control over what can be built on this tract of land (which will impact property value across WMPOA) and the additional homes would add revenue to the POA.

If we would like to be in the position to make this happen then ***all*** WMPOA owners must vote to submit the property to the declaration for WMPOA. We have scheduled a special meeting to vote on this matter on **Thursday, September 18, 2014 at 6:30 PM** at the Avery Creek Community Center at 899 Glen Bridge Road in Arden. We ask that you attend but just in case you are unable, please complete the enclosed proxy and return it to any Board member, put it in the proxy box on the porch of 12 Stone House Road in Legacy Cove, fax it to 828-697-6863, email it to marion@wamnc.com or mail it to 221 Duncan Hill Road, Hendersonville, NC 28792.

Enclosed with this newsletter is the notice and proxy for the Special Meeting. **Please return your proxy to ensure the quorum requirements are met, even if you will attend the meeting!** Without consent of the owners to submit the property to the WMPOA declaration, inevitable litigation problems could occur if the POA cannot control what is happening in its own neighborhood!

Speed Bumps

We appreciate homeowners' complaints, concerns, compliments and understanding related to the speed bumps installed last week. The Board has taken steps to remediate speed bumps that are too sharp and add additional speed bumps to the Stone Crest Villas. Ledbetter Farm does not have speed bumps as Yorktown Circle, Groton Way and Selina Lane are currently NC DOT maintained roads and require state approvals and allocation of funds to make changes to the roadway. Owners in Ledbetter Farm have heeded the warnings to slow down and speeders haven't been as big an issue as in other neighborhoods. The Board is working towards a safe and peaceful community all owners can enjoy! Owners support is vital to that end!

Pet Etiquette

Please be courteous and always pick up after your pets. This includes your own yard! Any pet excrement shall be properly disposed of immediately. Pets should be in owner's control at all times and not left to roam unattended.

Architectural Review Committee

Below is a list of the most frequently requested items that need approval from the ARC. Those "typical" items include fencing, deck/porches/patio installations, expansion, driveway expansions, outbuildings, fixed sporting equipment, retaining walls, satellite dish placement, and exterior changes to your dwelling. Stain color for fences also needs to be approved by the ARC, and if you have not stained your fence, be aware that it needs to be cleaned with mildew remover and pressure washed to maintain an orderly appearance. This also protects a very expensive investment and helps neighborhood home values!

When seeking approval, submit your plans to include the size, materials, color, shape, approximate location of the improvement to be placed on your lot, etc., and email that information to the ARC Chairman (Lisa Kirbo at blsmysol@gmail.com). After reviewing the plans with the other ARC members, Lisa will respond to you via email with approval and/or suggested modifications.

Typically, ARC tries to respond to requests within 48 hours. Feel free to email Lisa if you have any further questions.

Pool News

Please contact Keith Miller at 828-423-7367 or email maxim1usmc@gmail.com for pool concerns! Keith lives at 1 Maxim Court in Stone Crest Villas. The pool will be open through Sunday, September 28th, 2014. We've noticed a lot more glass bottles at the pool and there are signs clearly stating that no glass is allowed. So that you are aware, this is a NC Regulation from the Dept of Health and if any glass is broken within the pool area, we are required to empty the pool and sweep and refill, even if it occurred 20 feet away from the water. Obviously the Board is NOT going to use your POA funds for that fine, so it falls on the homeowner to pay... around \$3000 when all is said and done. Please find an alternative method to enjoy your beverages or just keep them outside the fence along with your cigarettes...No smoking in the pool area! Obeying the rules is fair for all, and sets a GOOD example for your children!

Neighborhood Standards

A wet summer has made the grass green and the flowers bloom. Neighborhood standards should be maintained by all owners. The minimal acceptable standards are a trimmed lawn without clover and weeds and proper pruning of the shrubs and plantings in your yard!

Mitch Stamey has some rather simple steps you can take to tame your turf:

A good solution to rid lawns of clover and weeds, is a 2% solution of 2,4-D with NCPP available at John Deere at 44 Buck Shoals Road (or similar but not as effective at Home Depot). You mix 2% solution with water in a 2 or 3 gallon container and spray on the clover/weeds. That is about 8 ounces for three gallons of water. Please spray close to ground to prevent spray drift as anything from the rose family will be adversely affected from this treatment. Do not spray in windy conditions.

Now is the time to aerate and overseed your lawn with the cooler and damp conditions. Make sure the core aerator penetrates the turf sufficiently by covering the area two or three times with a walk behind aerator to have a suitable hole for the grass seed. Tall fescue is one grass type recommended for our area. Work the seed into the holes by dragging a piece of carpet or fence. You can also purchase a 3 x 3" chain system at John Deere for about \$50 and it will last a lifetime!

Please wait to lime the lawn until November. Liming during the aeration and overseeding process adversely impacts the growth of the grass seed.

If you are not a DIYer we are happy to refer lawn care specialists to you!

SAFE PRACTICES

WMPOA encourages all homeowners to be wary and keep your garage doors shut when not immediately around, as well as lock your doors to your vehicles and not leave ANY valuables inside. If you see ANY suspicious activity, report it IMMEDIATELY to the Buncombe County Sheriff's Office. (828-250-6670) We have increased patrols and hope there will not be any future problems, but diligence on the homeowner's part goes a LONG way towards making it less attractive for thieves.

Neighborhood Improvements

Speed humps have been installed in Stone Crest, Stone Crest Villas and Legacy Cove to help slow vehicles in the neighborhood. We are a family friendly community and the speed humps will help owners' and visitors' awareness of children playing. We originally reported the speed humps would be similar to Biltmore Park but after viewing traffic in the area it was determined that the speed humps were not sufficient to slow the traffic at Waightstill Mountain. After much research by the Board and recommendations of the paving company it was determined that a six-inch lift was necessary to cure the speeding issue in the neighborhood. Although some will be remediated, in time the speed humps will flatten out and owners will adjust. We appreciate your understanding!

Ledbetter Farm **mailboxes** have been refurbished by the POA. The posts and paper boxes have been painted and repairs were made as necessary. Thank you for your patience during this process!