

2010 TROJAN HORSE ANNUAL NEWSLETTER AND DUES NOTIFICATION

Happy New Year and best wishes to you and your family for 2010!

We have had another busy year in Trojan Horse. Welcome to all of our new residents! For the benefit of our newcomers, our POA was established with the single purpose of maintaining our roads. Our dues are used solely for road maintenance. Trojan Horse is a private community, and therefore our roads are not maintained by the state or county. Dues monies and property owners' contributions are the only source we have to maintain and repair our roads. If our roads are not well maintained, all Trojan Horse property values will be negatively affected.

Our POA officers and volunteers do not receive any monies for the work they do. Nor does our POA have any say or involvement in issues extending beyond the maintenance of our roads. Don't let the idea of a POA keep you from becoming involved. We need involvement in our community!

Trojan Horse currently has 91 property owners. Thirty-two (32) property owners are registered, permanent POA members. In 2009, fifty-seven (57) property owners paid dues / made contributions. A list of property owners who contributed is included at the end of the newsletter. You do not need to be a registered member to contribute, and contributing will not make you a member. Please refer to the enclosed 2010 Dues Schedule and make your 2010 contribution as soon as possible.

SAFETY ISSUES

***** Please help keep our community safe! *****

1. Speeding has become an issue in Trojan Horse. 15mph speed limit signs have been posted throughout the development for a reason. Many of our residents walk or run every day. We have young mothers walking their children daily, and we have a number of pets (both cats and unleashed dogs). This past year, we have had a number of reported near-miss incidents where people, pets, 4-wheelers, and cars have nearly been hit by speeding vehicles. In addition, there have been other incidents reported of vehicles not slowing, stopping, or yielding a right-of-way to other vehicles on the road. There are many areas on our roads where exceeding 15mph will not allow the time or opportunity to brake and avoid an accident.

In addition to safety, maintaining a lower speed limit is simple consideration for others. During the spring, summer, and early fall, gravel roads can be extremely dry and dusty. Speeding vehicles blow large amounts of road dust into homes with open windows. Many homes in Trojan Horse don't have air-conditioning and rely on open windows and doors to ventilate their homes.

Let's all make sure we watch our speed as we are driving through our development. If you are building a new home in Trojan Horse, please ask your construction crews to respect the 15mph speed limit as well.

2. Please continue to use Bryan's Cove and Mountain Ridge Run as an EXIT only. If you must enter Trojan Horse via Bryans Cove, you should do so using 4-wheel-drive to limit damage to the road **and** you should be aware of the danger of meeting exiting traffic on a narrow road. It is understood that those residents who live on the Bryans Cove or on Mountain Ridge Run may need to use the road as both an entrance and an exit. All other residents are asked to use Trojan Horse Circle to enter the community.

ADVERSE WEATHER

Late December and early January weather has reminded all of us of the emergency items we need to keep on hand and precautions we need to take regarding winter weather. Temperatures were below freezing for the most part of several weeks, with much of that time spent in the teens and single digits. December 21 brought us 17" of snow followed by a severe Christmas Day ice storm. We have not heard of serious damage to any homes in the neighborhood as a result of the ice storm. However, many large trees and many, many more branches were broken, split and downed. Power was out for a full 4 days. Our sincerest thanks to David Hill and Gary Weaver who were out as early as Christmas night - and for days afterward - cutting downed trees and limbs from blocking the roads and moving debris and ice aside with their tractors. Had it not been for their efforts, our roads would have been completely impassable and power crews would not have had easy access to our development to restore power after the 4-day outage.

Debris from the storm will take some time to clean up from our yards and from the roads. We anticipate the need to schedule many neighborhood volunteer work days throughout 2010. If you would like to volunteer your time to help with the clean up, please contact one of the POA Officers. We can plan to email all volunteers as plans for clean up progress and dates are set.

NEW BUILDING

If you plan to build a home in Trojan Horse, please find out what the rules are for development, not only for Ashe County, but specifically for Trojan Horse. Our subdivision is an older subdivision with a 30' right of way, which limits development. You can call the Ashe planning office at 336-846-5528 for information on developing property in Trojan Horse. There have been a number of instances where this information would have been helpful to property owners.

The heavy construction trucks involved in new construction and development - logging trucks, well-drilling trucks, concrete and lumber trucks - do a lot of damage to our gravel roads. It is very important that lot owners who are building new homes pay the one-time \$500 building fee which includes one year's POA dues. This helps defray some of the costs of repairing damage to the roads as a result of new construction. Please contact Scott Harris to pay a building fee.

HIGHLIGHTS FROM THE 2009 ANNUAL POA MEETING

Minutes from the July 11, 2009 POA Meeting are included in this newsletter as a separate sheet. You will also find a list of registered POA members and those making POA dues contributions in 2009. Highlights from the meeting include:

- 1.** The Road Committee (Cameron Akers, David Hill and Gary Weaver) made recommendations and oversaw improvements to the roads that included installing new culverts, laying new gravel, and cleaning ditches. These improvements have greatly reduced road damage normally caused by excessive rainfall. Road improvements made during the year were necessary in addressing obvious future problems. Being proactive in making improvements will cost less than repairing damage after it occurs. Our road maintenance expenses exceeded our 2009 dues income for the second year in a row. Our dues reserves are low. We need all property owners to contribute to maintaining our roads.
- 2.** Several of the purchased road signs have been set during resident volunteer work days. Remaining signs will need to be set during additional work days. Volunteers are needed.
- 3.** We would like to see more property owners become registered POA Members. 32 property owners are POA Members, while 57 of 91 property owners paid dues in 2009. Becoming a POA Member will add value to your property and allow you a say and a vote on decisions made regarding our roads. If you would like to become a member of the POA, you will need to complete a membership form and give it to one of the POA officers. The form will be registered in the Ashe County Courthouse. You may get a permanent POA membership form by contacting one of our officers. The Trojan Horse POA Bylaws are published in the Ashe County Register of Deeds, Book 340, Pages 272-280. The website is www.ashencrod.org.
- 4.** Gary Weaver was elected President of the POA. We extend our gratitude to Andy Douglass for her 13 years of dedication and service to our community.
- 5.** The 2010 POA Meeting will be held at Jack Stevens' home (1262 Trojan Horse Circle) on July 10, 2010 at 7pm. Please make every effort to attend, as this is the only gathering where we formally discuss issues related to Trojan Horse. The 2010 Trojan Horse Picnic (potluck/covered dish) will be held at Ann Nash's home (500 Our Little Circle) on August 7, 2010 at 5:30pm. Hot dogs and hamburgers will be provided. Please plan to bring your favorite side dish or dessert and your own chairs.

**THANK YOU to all who made dues contributions and/or volunteered their time
to our Trojan Horse Community last year!**

Please see the enclosed 2010 Schedule of Dues and detailed minutes from the 2009 POA Meeting.

**2010 TROJAN HORSE POA
SCHEDULE OF DUES and PAYMENT SLIP**

Our (unpaid) POA Officers are:

President:	Gary Weaver	(336) 877-3427	gary.weaver@thpoa.org
Vice President:	Charles Vitale	(954) 436-5319	charlie.vitale@thpoa.org
Secretary:	Margaret Allen	(336) 877-8724	margaret.allen@thpoa.org
Treasurer:	Scott Harris	(336) 846-1204	scott.harris@thpoa.org

Send email to ALL Officers to officers@thpoa.org

Our (unpaid) Road Committee Members are:

Cameron Akers	(336) 877-1721	cameron.akers@thpoa.org
David Hill	(336) 877-9194	david.hill@thpoa.org
Gary Weaver	(336) 877-3427	gary.weaver@thpoa.org

Send email to ALL Road Committee Members to roads@thpoa.org

Duane Trivette is available for snow plowing and grading & graveling driveways. His phone # is: 336-877-5048.

We depend on POA membership dues and other property owners' yearly dues to keep existing roads in Trojan Horse in good repair. Well maintained roads are a major factor in home and property values. It is a responsibility we all share as property owners. Please contribute.

The following Members' Schedule of Dues may be used as a guide for yearly dues contributions:

Home and:	1 or 2 lot(s):	\$137.50	Property Only:	1 lot:	\$27.50
	3 or 4 lots:	\$165.00		2 or 3 lots:	\$55.00
	5 or 6 lots:	\$192.50		4 or 5 lots:	\$110.00
	7 or more lots:	\$220.00		6 lots:	\$137.50
				7 or more lots:	\$165.00

Lot owners of more than 1 acre, please use \$27.50 per acre with a maximum owed of \$220.00

Please make checks payable to: **Trojan Horse POA** and mail to:

Scott Harris
PO Box 11
Deep Gap, NC 28618

Please return the following payment slip along with your check at your earliest convenience.

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2010 TROJAN HORSE POA DUES

Name _____

Address _____

Home Phone # _____ Cell Phone # _____

E-mail address _____

Lot # / #'s _____

Yearly Dues Amount: _____ Additional Contribution Amount: _____