

## TROJAN HORSE POA NEWSLETTER

Spring Edition, 2010

Spring has finally sprung here in Trojan Horse after a fairly long and nasty Winter. A record 60+ inches of snow fell here in the Deep Gap/Fleetwood area and we endured a prolonged, deep ground freeze followed by a quick and messy thaw. And who could forget the Christmas Day ice storm?

The Trojan Horse Community is left with greater than normal road damage and greater than normal expenses as a result of winter weather. Deep mud during the thaw created several impassable areas throughout the development, ditches and culverts are full of debris, and piles of limbs from the ice storm still litter our community.

Faced with road repair expenses beyond our available funds, POA officers and members of the Road Committee held an emergency meeting on March 30, 2010 to discuss problems and possible solutions. The Trojan Horse Property Owners' Dues Schedule was established many years ago and has only increased a few times during that period. Officers agreed that establishing a revised and higher dues schedule should be a last resort solution, although it was noted that the current dues schedule is much lower than other area communities with comparably priced homes.

Rather than adopt a new dues schedule, we are going to begin by asking property owners who have not yet paid 2010 dues to do so at their earliest convenience. Also, if you are able and would like to make an additional contribution (beyond the yearly dues), you can know that your generosity will be put to very good use and will be greatly appreciated. Several year-round residents and some part-timers have already made sizable contributions this Spring. We are very grateful to all who have provided both volunteer time and dollars to maintaining our community roads.

During the March 30 meeting, officers agreed that the Road Committee should assess the needs of our community roads and draft a "Road Plan" to be provided to all property owners. This has been completed. The enclosed Road Plan describes areas of need and estimates costs of materials and labor for the described repairs and maintenance. From this point forward, the Road Plan will be reevaluated, revised and distributed to property owners on an annual basis. This year's initial Plan is included with this newsletter.

To give you an idea of Winter 2009 and Spring 2010 expenses incurred to-date (December 2009 – present):

Snow Removal	\$ 1,700.00 <i>(numbers are rounded)</i>
Gravel	\$ 6,900.00
Labor	\$ 1,500.00
TOTAL EXPENSES	\$ 10,100.00

One load of gravel costs \$300.00 (plus approx. \$60 labor) and covers approximately 100 feet of road bed. One hundred feet is the approximate road frontage for most 1/3 acre lots in our community. We began January, 2010 with a checking account balance of \$ 1,875.00. Since January 1, the POA has received \$ 8,280.00 in yearly dues and extra contributions. Bank account savings the POA had accumulated over past years have now been depleted. Several property owners recently made sizeable contributions in addition to their yearly dues. Our current account balance is \$2,120.00.

In an effort to ease the pain of snow removal during another snowy winter, we will ask all Homeowners to make a contribution of \$100.00 toward snow removal along with their yearly dues next year. Snow removal contributions will be held in a separate line item from our regular road maintenance and will not be used for any other purpose. We will remind you of this in next January's newsletter. If we cannot raise enough money to cover the cost of snow removal separate from regular road maintenance dues, we may have to consider other options, which could include limiting areas that are plowed and/or not plowing until snowfall reaches a set depth (example: snow might not be plowed until we have at least 6" on the ground).

Under normal circumstances, tree branches left by the occasional ice storm would be cleared from the road and ditches by community volunteers during Community Work Days. This year, the debris piles are too large and unmanageable for the few volunteers we manage to recruit on Work Days. We received a quote from one contractor for \$200.00/hour for removal and it was estimated that 2 days work would be needed (a total of \$3200.00). The cost is not unreasonable comparatively. Contractors are able to charge a premium as the need for their services is great throughout both Ashe and Watauga Counties. Regardless, the POA does not and will not have funds to have the debris removed. While the debris is an eyesore, we will have to rely on individual property owners to clear debris from the roadside of their own lots as debris removal is in no way related to road repair and maintenance.

Community Work Dates have been set, along with rain dates. We will be working on clearing tree limbs and brush from the ditches, cleaning leaves and debris from ditches and culverts, and picking up trash. Please bring a chain saw if you have one and any other hand tools you might need.

Work Day #1: Saturday May 1 from 10am - 12:30pm (Rain date Saturday May 15 from 10am - 12:30pm)

Work Day #2: Sunday May 16 from 1pm - 3:30pm (Rain date Sunday May 23 from 1pm - 3:30pm)

We may need to schedule another day in June, depending on how much we can accomplish in May.

We recently established a web presence and email addresses for the Trojan Horse POA. The email address for POA Officers is: **officers@thpoa.org**. The email address for the Road Committee members is: **roads@thpoa.org**. We will set up a website as volunteer time allows (<http://www.thpoa.org>) and where we will plan to post announcements, newsletters and other information. Please add the email address for Officers to your address book so you can be sure to receive future email updates from the POA.

That wraps up this Spring Newsletter update.

A yearly dues schedule, a return addressed envelope and the 2010 Road Plan are enclosed.

#### **REMINDERS:**

Our Annual POA Meeting will be held on Saturday, July 10, 2010 at 7pm at Jack Stevens home (1262 Trojan Horse Circle). While we don't have an agenda at this time, we know we will be discussing 1) raising building fees for new construction; 2) raising dues by 10% - \$22.00 maximum increase; 3) snow removal contributions; 4) overall cost increases to maintaining and repairing our roads. Everyone's input and ideas are needed to make good decisions.

Our Annual Community Picnic will be on Saturday, August 7, 2010 at 5:30 at Ann Nash's home (500 Our Little Circle). Hot dogs and hamburgers will be provided. Please plan to bring your favorite side dish or dessert / drinks and your own chairs.

**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: \_\_\_\_\_