

## **2011 TROJAN HORSE ANNUAL NEWSLETTER AND DUES NOTIFICATION**

Happy New Year and best wishes to you and your family for 2011!

Welcome to 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 and repair. 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 of funds we have to maintain and repair our roads. If our roads are not well maintained, all Trojan Horse property values will be negatively affected.

Although the POA's authority does not extend beyond the maintenance and repair of our roads, we try to keep everyone aware of any additional issues or problems that may arise by including information through newsletters and informational flyers.

Our POA officers and volunteers do not receive any monies for the work they do.

Trojan Horse currently has 91 property owners. Thirty-five (35) property owners are registered, permanent POA members.

### **POA MEMBERSHIP DRIVE**

The POA Membership is growing, but we need even more involvement in our community from both members and non-members! If you are not already a Member, please consider joining.

#### *What are the benefits of becoming a registered POA Member?*

- While both Members' and non-Members' opinions and voices are valued, only registered POA Members are allowed to vote on issues and decisions impacting our community.
- Only Members can hold office
- Membership is a "value-add" to the sale of your home. Banks require proof of POA Road Maintenance agreements/contributions during the financial approval process.
- Once two-thirds of property owners become permanent members, the POA can then require all property owners to contribute yearly road maintenance dues.

#### *How do you become a registered POA Member?*

- Contact any of the POA Officers to be sent a Membership Form for adoption of Bylaws. You will need to have signatures notarized before returning the Form to one of the Officers. Scott Harris, POA Treasurer will then file the signed document with the Register of Deeds.
- 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](http://www.ashencrod.org). A copy may also be downloaded from the Trojan Horse Property Owners' Association website at <http://thpoa.org>. You may also request a printed copy be mailed to you.

### **2011 DUES NOTIFICATION**

In 2010, 68 of 91 property owners paid yearly dues / contributions. Our current General Fund/Yearly Dues balance is \$1120.00. A list of property owners who contributed is included at the end of this newsletter. You do not need to be a registered POA Member to contribute, and contributing does not make you a Member. Please refer to the enclosed 2011 Dues Schedule and please return your 2011 contribution as soon as possible.

## **SAFETY ISSUES**

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

1. Speeding was less of an issue in Trojan Horse during 2010. No incidents or complaints have been reported. For those of you who are new to 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). In the past we had a number of reported near-miss incidents where people, pets, 4-wheelers, and cars had nearly been hit by speeding vehicles.

Two Stop signs were donated by Margaret Allen in 2010 to help alleviate a problem of drivers failing to yield right-of-way to others and a Safety Bulletin was distributed. Gary Weaver volunteered to set the two new signs as well as additional speed limit signs. The awareness of the problem and the reminder of the signs seems to have helped.

If you are building a new home in Trojan Horse, please ask your construction crews to respect the 15mph speed limit and to be aware of the narrow roads.

2. During 2010 we had a few instances of tractor trailers coming in to Trojan Horse to make deliveries and getting stuck. A sign has been placed at the Trojan Horse entrance to let drivers of large trucks know if they enter Trojan Horse they are likely to have difficulties getting out. If you are arranging deliveries or are moving, please be aware and let your delivery company or moving company know the limitations of our roads. It would be wise for a driver to assess the roads and determine whether or not their vehicle can get to their destination and then exit without incident.

3. 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. Most of Mountain Ridge Run is particularly narrow and two vehicles cannot pass each other, nor can they pull over to allow the other car to pass. In many cases, one vehicle has to back up until they can allow the other to go by. It is understood that those residents who live on 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.

## **SNOW REMOVAL FUND**

So far, this winter has not been as detrimental to our roads nor to our bank account as last year. Although we have had plenty of snow, Gary Weaver and David Hill have been able to manage plowing with their tractors. Gary and David volunteer their time to clear snow from the roads when the accumulation is manageable. This winter, Robert Joyce has also been pitching in to help plow the roads. Thank You to Gary, David and Robert!

Our call for donations to the newly established Snow Removal Fund was very successful. A list of those persons who donated to the Snow Removal Fund is included. We currently have \$1812.00 in the Fund. This balance will continue to be dedicated specifically to snow removal, allowing the yearly POA dues to be used for road maintenance and repairs.

## **NEW BUILDING**

If you plan to build a home in Trojan Horse, please take the time to 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, POA Treasurer, to pay a building fee.

## **HIGHLIGHTS FROM THE 2010 ANNUAL POA MEETING**

Meeting minutes from the July 10, 2010 POA Meeting are included in this newsletter as a separate sheet. Also included are lists of 1) registered POA members; 2) property owners who made POA yearly dues contributions in 2010; 3) those who made additional contributions in early 2010 to make up for the shortfall of repair funds; and 4) those who made additional contributions to the new Snow Removal Fund.

Highlights from the meeting include:

- 1.** The Road Committee (Cameron Akers, David Hill and Gary Weaver) continues to be proactive in making minor improvements as regular maintenance is done to lessen inevitable future repair costs. Road maintenance expenses exceeded 2010 dues income for the third year in a row. The harsh winter and high cost of snow removal resulted in a shortage of funds in the spring when needed repairs were greater than in past years.
- 2.** A vote was passed to establish a new Snow Removal Fund as a line item addition to the general yearly dues fund. Donations will be sought to fund snow removal separately from the general road maintenance/repair fund.
- 3.** Due to the shortage of available funds following 2009-10's severe winter, a motion was made and a vote was passed to increase the yearly dues by 10% for 2011.
- 4.** POA Members will attempt to encourage non-member neighbors to join the POA. 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](http://www.ashencrod.org).
- 5.** The 2011 POA Meeting will be held at Jack Stevens' home (1262 Trojan Horse Circle) on July 9, 2011 at 7pm. Please make every effort to attend, as this is the only gathering where we formally discuss issues related to Trojan Horse.  
The 2011 Trojan Horse Picnic (potluck/covered dish) will be held at the Weavers' home (1578 Trojan Horse Circle) on August 6, 2011 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 2011 Schedule of Dues and detailed minutes from the 2010 POA Meeting.



*Heartfelt condolences go to the families of Jean Aycock and Bob Harris.*



**2011 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](mailto: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](mailto:roads@thpoa.org)

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

The Trojan Horse community depends on POA membership dues as well as other property owners' yearly dues to keep existing roads in Trojan Horse in good repair. 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):	\$151.25	Property Only:	1 lot:	\$30.25
	3 or 4 lots:	\$181.50		2 or 3 lots:	\$60.50
	5 or 6 lots:	\$211.75		4 or 5 lots:	\$121.00
	7 or more lots:	\$242.00		6 lots:	\$151.25
				7 or more lots:	\$181.50

Lot owners of more than 1 acre with no house, please use \$30.25 per acre with a maximum owed of \$242.00

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 contribution as soon as possible.

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**2011 TROJAN HORSE POA DUES**

Name \_\_\_\_\_

Address \_\_\_\_\_

Home Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

E-mail address \_\_\_\_\_

Lot # / #'s \_\_\_\_\_

Yearly Dues Amount: \_\_\_\_\_ Snow Removal/Other Contribution Amount: \_\_\_\_\_