

2012 TROJAN HORSE ANNUAL NEWSLETTER AND DUES NOTIFICATION

Happy New Year and best wishes to you and your family for 2012!

Welcome to our new property owners! 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-seven (37) property owners are registered, permanent POA members.



It is with great sadness that we share with you the loss of Trojan Horse's former POA president, Andrea Douglass. Andy passed away in December. For those of you who did not know her, she volunteered as POA President for years and dedicated many, many hours to our community. She was instrumental in establishing our POA as a legal entity. Andy was a dear friend, a kind soul, and a perfect neighbor to all of us who were blessed to know her.



POA MEMBERSHIP DRIVE (on-going)

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. 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.

2012 DUES NOTIFICATION

In 2011, 57 of 91 property owners paid yearly dues / contributions. This is 11 owners fewer than in 2010. Our current General Fund/Yearly Dues balance is \$2287.00. A list of property owners who contributed annual dues 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 2012 Dues Schedule and return your 2012 contributions as soon as possible. Note that the approved increase of 10% in dues has made for some seemingly unusual amounts due. You may round your amount due up or down to the nearest dollar or half-dollar if you prefer.

COMMUNITY WORKDAYS

Three successful community workdays were scheduled and well-attended in July and August of 2011. Both the turn out and the accomplishments were greater than we have had in years past. A huge **THANK-YOU** to all who contributed their time!

SAFETY ISSUE REMINDERS

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

- 1.** During the annual POA Meeting in July, it was suggested that a list of emergency contact phone numbers be compiled and distributed to residents for both general safety and emergency situations. Persons attending the meeting and willing to be contacted in an emergency were Matthew Bucherati Jim Ceratt, Scott Harris, David Hill, Charlie Vitale, and Gary Weaver. If you are a full or part-time resident and would like to have your name added to the contact list, please contact one of the POA Officers .
- 2.** No incidents or complaints of speeding 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. We hope that awareness of this issue is what has led to the decrease in reported incidents.

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.
- 3.** Two years ago, 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.
- 4.** 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 been a bit kinder to our roads and to our bank account than the past few winters. Our call for donations to the newly established Snow Removal Fund has been very successful in the past. At this writing, we have \$2710.00 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.

NEW SECRETARY NEEDED

Our secretary has moved to a new home outside of the Trojan Horse community. An attempt was made at the community picnic/special meeting in August to fill the position, but was unsuccessful due to lack of volunteers. If you are interested in volunteering for this position, please contact any of the other POA officers. A new secretary will be formally elected at the 2012 POA meeting.

2012 MEETING DATES

The 2012 POA meeting was scheduled for Saturday, July 14 at 7:00pm at the Ferrell's home at 428 Trojan Horse Circle. Please make every effort to attend, as this is the only gathering where we formally discuss and vote on issues related to Trojan Horse.

The 2012 picnic will be at the Stevens' home at 1262 Trojan Horse Circle on August 4, 2012 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 2012 Schedule of Dues and detailed minutes from both the July, 2011 POA Meeting and August, 2011 Special Meeting.

**2012 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:	VACANT		
Treasurer:	Scott Harris	(336) 846-1204	scott.harris@thpoa.org
Send email to <u>ALL</u> 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 <u>ALL</u> Road Committee Members to		roads@thpoa.org

Duane Trivette is available for snow plowing and grading & graveling driveways - (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 Schedule of Dues should be used as a guide for yearly dues contributions. Note that the approved increase of 10% in dues for this year has made for some seemingly unusual amounts due. Feel free to round up or down to the nearest dollar or half dollar.

Home and:	1 or 2 lot(s):	\$166.38	Property Only:	1 lot:	\$33.28
	3 or 4 lots:	\$199.65		2 or 3 lots:	\$66.55
	5 or 6 lots:	\$232.93		4 or 5 lots:	\$133.10
	7 or more lots:	\$266.20		6 lots:	\$166.38
				7 or more lots:	\$199.65

Owners of lots of more than one acre please use "acre" in place of "lot" in the above schedule, rounding up to the nearest acre. Lot owners of more than 1 acre with no house, please use \$33.28 per acre with maximum owed of \$266.20.

Please return the payment slip below along with your contribution *as soon as possible*.

Make checks payable to: **Trojan Horse POA** and mail to:

Scott Harris
PO Box 11
Deep Gap, NC 28618

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2012 TROJAN HORSE POA DUES

Name _____

Address _____

Home Phone # _____ Cell Phone # _____

E-mail address _____

Lot # / #'s _____

Yearly Dues Amount: _____ Snow Removal/Additional Contribution Amount: _____