

2019 Trojan Horse Property Owners' Association Newsletter

Welcome new Property Owners!

The POA has the **single purpose** of maintaining the roads in the Subdivision. Dues and Contributions pay for road maintenance and repair. Trojan Horse is a private community and the state and county do not maintain our roads. The only source of funding is YOU. Members pay dues. Others can contribute but do not have a vote in the Association. Owning property in Trojan Horse does not automatically make you a member. You become a member



either because a previous owner of your property joined or by affirmatively adopting the Bylaws. (Bylaws are filed with the Ashe County Register of Deeds at: Book 00340 Page 0272-0280). There is also a copy at <http://thpoa.org>) You can obtain an Adoption of Bylaws form from any of the Officers. If you are unsure whether you are a member you can contact one of the Officers. Unpaid volunteer Officers are elected each year at the Annual Meeting in July. Currently they are:

President:	Katherine Weaver	katherine.weaver@thpoa.org
Vice President:	Doug Ferrell	dferr45@aol.com
Secretary:	Brandy Douglass	brandydouglass@gmail.com
Treasurer:	Scott Harris	scott.harris@thpoa.org

The **2019 Annual Meeting** will be held at the home of Harmon and Jordan Hazelwood on **July 27, 2019. 194 Deer Trace Lane, starting at 4:30PM** *Please make plans to attend as this is our opportunity to discuss and vote on matters concerning our roads.* Bring a chair.

Bylaw Amendment

The effort to amend the Bylaws to remove the requirement that a voting Proxy be *notarized* did not succeed due to insufficient votes. Katherine has collected 16 proxies in favor but a total of 31 votes in favor (>67% of members) is needed to amend the Bylaws.(Katherine is a Notary Public and will be waiving the notary fee for this ONE project). It was agreed to continue this effort at last year's Annual Meeting.

Snow

The snowstorm of December 8-10 dumped about 20 inches of snow on our roads. Jakob Greene Construction, with whom we had contracted to do snow removal was slow to respond and in the end spent about 23.5 hours at \$125/hour for a total of **\$2,937.50**. After recent contributions this leaves us with a negative balance of **-\$852.79** in the Snow Fund.

This amount will come out of the General fund/Emergency buffer (Current Balance: \$5,828.83) unless we receive contributions to the Snow Fund. (The snow fund was established after the harsh winter of 2010 which cleaned out our bank account). Winters have been less harsh and we have allowed funds to dwindle. If you want to donate to the snow fund please indicate "Snow Fund" on your payment slip or check. **The POA (including the Snow Fund) will not pay to clear your driveway or any private property.**

Asphalt Resurfacing

We did not collect enough contributions for the Asphalt Fund to continue resurfacing of existing pavement in 2018. Added to which Tri-County Paving increased their estimate to **\$14,500** for 500 linear feet. \$8,000 was added to the Asphalt Fund from the General Fund bringing the balance to \$10,861.67. This leaves a shortfall of \$3,638.33. Contributions to the Asphalt Fund will be dedicated to this.

Other Items Needing Attention

Estimates from several companies regarding gravel road maintenance.
Cold Patch Pothole Repair. Volunteers include Brandy Douglass and Charlie Vitale.

Road Committee Recommendations:

8 or 9 culverts added

Barrier wall repair at end of Mountain Ridge/Bryan's Cove

Cleaning and planning of ditches

These recommendations are *advisory* and have not been approved by the Trojan Horse POA Officers.

The Road Maintenance Committee is an advisory body only.

Road Maintenance Committee:

Gary Weaver, Doug Ferrell, Harmon Hazelwood, Brad Douglass, Brandy Douglass.

Proxy Voting

If you are a member and will not be attending the Meeting, consider voting by proxy. Name someone you agree with to vote in your stead. It will have to be notarized. A suitable form may be found at <http://thpoa.org/proxy19.pdf>

Thank you for your contributions!

Member payments go to unpaid dues (general fund) first.