

2022 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:	Walt Stringer	w_stringer@yahoo.com	336-877-1250
Vice President:	Dustin Petrey	DPetrey@samaritan.org	
Secretary:	VACANT		
Treasurer:	Scott Harris	scott.harris@thpoa.org	336-620-3130

We currently do not have a Secretary. This is a volunteer elected position. Duties include taking minutes, maintaining records, writing notices and newsletters. If you would like to volunteer to be elected by the membership, please contact Walt or another officer (or volunteer at the Meeting).

The 2022 Annual Meeting will be held virtually, probably via Zoom in July. At present we have not set a date and time. Suggested dates are:

Monday, July 11, (7:00PM-9:00PM)
Tuesday, July 12, (7:00PM-9:00PM)
Monday, July 18, (7:00PM-9:00PM) or
Tuesday, July 29, (7:00PM - 9:00PM).

If you have a preference, please contact Walt (w_stringer@yahoo.com). We will announce when we have scheduled the Meeting.

Please make plans to attend as this is our opportunity to discuss and vote on matters concerning our roads.

All Trojan Horse property owners, whether members or not, are encouraged to attend. (Only members' votes count, however).

Voting

For purposes of voting, virtual attendance will be considered "in person".

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. The Bylaws require that a proxy be **notarized**. A suitable proxy form may be found at <http://thpoa.org/proxy19.pdf> or contact one of the officers for a printed copy.

Snow Fund

After the harsh winter of 2010 a voluntary Snow Plowing Fund was established to address a shortage of funds due to unexpected amounts of snow and ice. The POA has engaged **Gamco Snow Mizer** to plow snow when more than 4 inches accumulates. **The POA (including the Snow Fund) will not pay to clear your driveway or any private property.** You can contact Gamco at:

GamCo

gamco64@outlook.com

521 Little Gap Road

Fleetwood, North Carolina 28626

336-844-4199

Property Owners contributed \$1,012.80 to the Snow Fund for the winter of 2021-2022. GamCo plowed 3 times and charged \$1,040.00. The difference was paid from the General Road Maintenance Fund.

Roads

The POA has hired Moretz Brothers Construction for most gravel Road Maintenance.

Moretz Brothers Construction Company, LLC

2301 Big Hill Rd

Boone, NC 28607

(828)264-5597

(828)264-6682

They have done general scraping, gravel and ditching in April, 2021. In November, 2021, they broke up the pavement near Mountain Ridge Run and spread gravel. They will go over the roads again this Spring when we're really thawed out. If there are any areas that need particular attention, please contact Walt w_stringer@yahoo.com

Thank you to Wayne King and Walt Stringer who filled some potholes in 2021. Also thanks to David Hill, Eric Sutton, and Harmon Hazelwood for volunteer tractor work and extra snow plowing.

Walt occasionally sends an email to property owners to update and inform them of community concerns. If you want to be included please send him an email address.

Asphalt Resurfacing

Tri-County Paving resurfaced 625 feet of Trojan Horse Circle at a cost of \$25,000.00. Property Owners voluntarily contributed \$5,085.26 directly to the Paving Fund. The rest was funded from the General Road Maintenance Fund (Dues and non-specific contributions).

We likely won't have enough with normal dues and contributions to finish the paving. There is a line on the Dues and Payment Slip in this mailing for Voluntary Contributions to the Paving Fund.

Neighbors.

Please drive slowly to respect kids, pets, runners and walkers. Trojan Horse does not have any regulations concerning animals, but Ashe County has certain ordinances regarding them. If animals are a nuisance or are subject to cruelty, contact Ashe County Animal Control at (336) 982-4060 or <https://www.ashecountygov.com/departments/animal-control> .

Thank you for your support.

(Member contributions go toward their unpaid dues first)

-Your Trojan Horse POA officers.