

# 2023 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	828-263-4077
Vice President:	Dustin Petrey	dustinlpetrey@gmail.com	828-773-2717
Treasurer:	Scott Harris	scott.harris@thpoa.org	336-620-3130
Secretary:	VACANT		
Road Crew Chief:	VACANT (not an officer, but a needed volunteer position)		

We currently do not have a Secretary. This is a volunteer elected position. Duties include taking minutes, maintaining records, and 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 10, (7:00PM-9:00PM)  
Tuesday, July 11, (7:00PM-9:00PM)  
Tuesday, July 18, (7:00PM-9:00PM)  
Wednesday, July 19, (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 owners of Trojan Horse properties, whether they are members or not, are encouraged to attend and voice their concerns. Please note that only members can vote.

## 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 accumulate. **The POA (including the Snow Fund) will not pay to clear your driveway or any private property,** but you can contact Gamco directly at:

gamco64@outlook.com  
521 Little Gap Road  
Fleetwood, North Carolina 28626  
336-844-4199

Property Owners contributed \$200.00 to the Snow Fund for the winter of 2022-2023.

We have had some piles of small gravel delivered to be spread in case of snow and ice. This cost us \$1,110.82. We have not needed any snow removal this year (so far). The cost of snow services beyond the amount donated is borne by 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 October, 2022 and January, 2023. They will go over the roads again this Spring when we're really thawed out. If any areas need particular attention, please contact Walt.

The POA hired Jo-el Greer to fill potholes at the s-curve. Also, Ryan Waterman to remove a fallen tree on Our Little Circle.

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 your contact info.

### **Asphalt Resurfacing**

Tri-County Paving gave us an estimate of \$18,600.00 to complete the repaving of the paved section of Trojan Horse Circle. It's unlikely we will have enough to finish this in 2023 unless folks donate extra toward this project. There is a line on the Dues and Payment Slip in this mailing for Voluntary Contributions to the Paving Fund if you would like to help make that happen.

### **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)