

## WOLF LAUREL ROADS AND SECURITY DECEMBER 2014 NEWSLETTER

November was unique at Wolf Laurel. Our road staff reported that we received around 24" of snow. Additionally, temps during parts of November were 20-30 degrees below normal. That corresponds with much of the nation who, likewise, experienced below normal temps.

So with winter already upon us, and with the ski season about to begin, we would like to remind our residents, both those who are here on a permanent basis, and those who are seasonal, of news that affects all of us.

Beginning this month, if there is a hint of inclement weather on the horizon, our road and security staff urges residents and their guests to use the Village parking area. Four-wheel or all-wheel drive (AWD) vehicles are recommended. Staff also strongly suggests that residents and their guests do not arrive in the middle of the night. Many of the incidents that we experience are folks arriving at 3:00 A.M, sometimes in the fog, with two-wheel vehicles and ending up in a ditch, or having some kind of scary and unnerving experience greet them. Use common sense when driving at 4000 feet.

Previous newsletters have spoken of Wolf Laurel's "Declaration of Protective Covenants, Restrictions, and Reservations". The newly revised edition is in the final stages of development, and it will stress that owners are responsible for their renters. It is especially important that property owners or their agents are available to meet rental guests during the winter season. Arrangements should be made for plowing the driveway at the rental unit. We charge \$125.00 to pull RENTERS out of a ditch, and get them to their destination. We also urge residents and their guests to call the gate (828.689.2111) to notify us of arrival times if those times are very late in the evening.

In the last newsletter, we mentioned the condition of our roads and our long term efforts to address that problem. Earlier in the 2014 season the Road Maintenance Association Board employed a qualified firm to address the present conditions and to recommend solutions. That study was conducted between August 25 and September 29. What needs to be done and how to do it become the paramount issues that the Road Association Board will address. As we move through the process, we will be keeping the mountain informed. All of us have an investment at Wolf Laurel that we need to insure. A crumbling infrastructure doesn't serve any of us well. Remember, our roads were established nearly 50 years ago and we have been able to put a patch on a patch over the years but time is not on our side.

Several residents on the mountain recently have noticed heavy truck traffic using Wolf Laurel Road while on their way to construction sites. The study reference above noted that 1 fully loaded dump truck equals 300-350 cars. One member of the Road and Security Association Board recently witnessed a convoy of 3 heavily loaded trucks going to a construction site in the first week in December. Wolf Laurel Road gets a lot of traffic. That traffic is taking its toll on that road.