

## From the WL Roads Maintenance and Security Board

By Chuck Freeman

This winter at Wolf Laurel, thus far, has been relatively mild (SAY YEAH FOR JASON'S SALT AND SAND STOCKPILES). Except for the month of November that was, like the rest of the nation, unusually cold and a few days of light snow and chill in January, residents and guests have been comfortable and the roads have been in good shape with the work Jason and his Road Maintenance crew have done.

The skiing season has been quiet, which has taken some of the load off our roads and off the shoulders of our Security folks. January finally allowed a week of snow making that produced a deep base and it is still in place as we move into February. Despite the new base, the Security Staff has reported a less than normal flow of skiers through the gate – however, with almost two months remaining in the traditional ski season, anything can happen.

The Roads Maintenance and Security Board has been working on finalizing an updated *Declaration of Protective Covenants, Restrictions and Reservations* to reflect the change from a developer-controlled document to one that is written by the owners of Wolf Laurel (US!). Prior to filing this document in Madison and Yancey counties, the Board intends to inform our all owners by email when the draft document is ready for viewing and instructions will be posted on our website for owners to provide concerns, questions, or suggested changes. The Board urges everyone to make themselves familiar with the contents of the draft, as everyone on the mountain will be impacted by the document when it is finally recorded with the counties. The Board has spent considerable time and effort in reviewing and revising the existing *Declaration* with an eye to retaining the original intent of the covenants, restrictions and reservations, while reflecting our new status as an owner-controlled community. The Board has made a number of revisions to the sections dealing with the Architectural Review Board (ARB) that will impact us all. Following approval of the new *Declaration*, the ARB is expected to update the *Architectural Guidelines* to implement the changes in the new *Declaration* and to more closely tie fees for construction and renovations more to the impact that such projects make on our roads.

Speaking of “projects,” the Board authorized the ARB to hire a part-time project manager to serve as the primary point of contact and inspection agent for construction and renovation permits in accordance with the *Architectural Guidelines*. We invite everyone to stop by the office to meet Mr. Philip Banks – but keep in mind that he is providing part-time support to Wolf Laurel (his day job as a project manager for Duke Energy takes up the bulk of his time). Philip has extensive experience in managing construction projects in the unique, steep slope, Western North Carolina area. He holds a master's degree in Construction Management from Cullowhee and is a member of a number of professional organizations, including the Project Management Institute, the Associated General Contractors, and the US Green Building Council. In the short time that Philip has been with us, I am convinced that he has done a great job of professionalizing the application of our *Architectural Guidelines*, and he has done much of the spade work to help the ARB work toward a new set of permits and fees that is more appropriate for our new-found freedom as a community, that reflects much of the new emphasis on steep slope considerations that North Carolina has enacted into law in recent years, and that makes the fees borne by property owners more revenue neutral (i.e., they are not a source of revenue for the Wolf Laurel RMSHOA, but are intended to cover administrative and inspections costs and cover the damages to our roadways that are attributable to construction and renovation projects, both immediate and long term).