

MARCH 2015 NEWSLETTER OF THE WOLF LAUREL ROAD MAINTENANCE AND SECURITY HOMEOWNERS ASSOCIATION

With the proposed Declaration of Protective Covenants, Restrictions and Reservations (the Covenants) now in the public comment phase, it seems appropriate to look back to 2012 and review what has gotten our mountain to this point. After all, these Covenants are the first ones in nearly 50 years that have been produced solely by residents of the mountain and not subject to a developer veto. The proposed Declarations enhance the Architectural Review Board (ARB) as well as making more clear and understandable many facets of the way the Wolf Laurel Resort operates.

Bald Mountain Development Corporation relinquished control of the Wolf Laurel Resort on December 27th, 2012, but the story of how that happened is certainly interesting. The owner of BMDC was prepared to negotiate a departure from the Mountain, and thankfully there were residents who were in position to negotiate an agreement. It was not an easy task and required many months of efforts and confidentiality among all those who participated.

The reconstituted Road and Security Board was established in September 2012 and charged with the task of reorganizing our mountain in the name of the residents. The Covenants mentioned earlier represent one step in that process. Please take the time to review them at our website, “wolflaurelroadsandsecurity.com” and take the time to correspond with us any comments that you may have. An earlier e-mail gave you directions on how to comment. Our tentative plans call for final approval at our April 22, 2015 meeting and the recording of the proposed Declarations in Madison and Yancey counties to follow soon thereafter.

Part of the agreement with Bald Mountain Development Corporation in 2012 was the transition of the Road and Security Board from an appointed to an elected board. That remains a work in progress and part of that transition will occur later this year. The initial election was in 2013. Three positions must be filled by election in 2015. There are currently 9 members of the Board so each year three members become eligible for election or reelection. We will be making announcements about deadlines for applications to run for the Board. The only qualifications are that applicants must own a lot on the mountain area covered by these Covenants, and they must be current in the payment of their assessments.