

MARCH NEWSLETTER.

We informed you in our January 2014 newsletter, presently lodged in the archives section of our website, that a committee had been formed to review and make recommendations regarding the rewrite of the governing covenants of Wolf Laurel. That committee, chaired by Association board member Warren Johnson is now active. The committee, in addition to Warren, is comprised of Suzan Bergland, Carol Krueger, David Schmidt, and Judge Fred Tygart. Their initial meeting is a teleconference scheduled for March 10th. They will make certain recommendations later in the season to the full Association board for their review and possible implementation. The intent of this committee is to work throughout March, April, and May and make their recommendations on or before July 1. Please pay attention to the periodic announcements regarding this effort.

The covenants have an effect on everyone. Most all the roads in WL are 60' right of ways (30 feet on either side of the center line). Very many driveways or identification type signs are placed in the right of way. During the winter months our road crew tries not to harm the driveways or the signs, etc that they might encounter. Sometimes the deep snow obscures the end of the driveways and the road crew has a difficult time determining where the pavement or the gravel ends. Homeowners should be aware of the 30 foot rule and also be cognizant of whether or not any structure at the end of their driveway encroaches into the right of way. Issues of damage are rare, but intrusion into the right of way often is the answer.

One of the long standing negative issues on the mountain is the "Jones motel" near Spring Valley Road. That property, most recently used as a truancy facility for boys is now vacant, and was due to be auctioned on the courthouse steps in Marshall. That auction took place on Wednesday, March 5, 2014. The sole bidder was a representative of the financial institution holding the mortgage. Lewis Daniels of our Board was present along with the attorney for the bidder. We will be watchful of where events relating to that property eventually lead us. Our Association has a direct interest in what happens inasmuch as the previous owners were seriously in arrears on their assessments.

This is been a difficult winter on the mountain. We have received letters of appreciation for the work our staff has performed to keep our mountain functioning as normally as possible. We thank you for keeping us in your thoughts.

The December 31, 2013 financial report will soon be posted on our website (wolflaurelroadsandsecurity.com). If you have any questions regarding our financials, call the office or pose a query on the website by pressing the "contact" button.

The Association board will hear a presentation by one of the two cell tower construction company's interested in building a tower either inside or just outside Wolf Laurel. We talked about that in our January, 2014 newsletter. The Board decided to listen and get a better understanding on what they propose. We can control what goes into our community, but difficult issues arise when such structures are proposed adjacent to us. Radio frequency studies have claimed that an area within our community is the best location for a 250' tower. Informally, our Board has opposed the construction of a tower within the borders of Wolf Laurel.