

MAY 2014 NEWSLETTER

As part of our purchase agreement with the previous developer in 2012, Roads and Security acquired the building in the village area known as the RMS building. Following some minor renovations, it is now ready for a reintroduction to the mountain. An OPEN HOUSE has been scheduled for Saturday, June 14 from 5:00-6:30 p.m. Mark your calendars for that date and time and come visit with us and see your restored property. Food, soft drinks, and wine will be available.

Bill Jones, the executive director of the Southeastern Land Trust will be joining us to speak and answer any questions you may have regarding their plans for the 730 acres they acquired from the Preserve in December, 2013. As you know, most of that land adjoins Wolf Laurel and is important to the residents of the mountain. The statutes presently in place in North Carolina place severe restrictions on how that land can be used.

One of the phases of collecting delinquent assessments is a sheriff's sale of lots on the courthouse steps. For two years your Association has attempted to contact residents who haven't paid their assessments, as we view those payments as an obligation that must be taken seriously.

The Madison County sheriff has announced that on May 28, 2014 at 10:00 a.m. there will be such a sale on the steps of the Madison County Courthouse in Marshall. Five parcels of Wolf Laurel property will be auctioned to the winning bidders. The identification of those lots can be found on this website. If you are interested in bidding, we encourage you to attend the sale.

It has never been our intent to be punitive, but instead, it has always been our intent to be fair to all our residents. We have made repeated efforts urging these owners to contact us and try and reach a settlement for payment. We have not been successful in that effort, so we have proceeded to this inevitable step.

Regrettably there are several more parcels that are moving toward this same fate, so once again, we urge any property owners who have unpaid assessments to contact the Association office. As we have stated on numerous occasions, residents who don't pay their assessments place a greater burden on those who do.

On another property matter not associated with the above courthouse auction, our purchase of the assets and powers of the former developer in December 2012 resulted in the Association acquiring several pieces of property inside the gate that we have determined should be made available for sale. In next month's June 2014 newsletter, we will be announcing those parcels, and at the same time, we will be setting forth the conditions and inviting offers from interested buyers.

We have written in previous newsletters of an interest two cell phone construction companies have in placing a communications tower in the Wolf Laurel area. The Association board, wanting to understand further what they have in mind, have scheduled, at their request, a hearing for them to brief us, and then to discuss with the residents of the mountain their proposed plans for such a tower. It should be stressed that no decisions have been made regarding a cell phone tower. They have requested a hearing, and we have agreed out of fairness, to listen. The hearing will be on May 29th at 10:00 a.m. during our monthly Road and Security Association board meeting in the RMS building. Our meetings are open to all residents.

The covenant committee is continuing to meet on a regular basis. The purpose of this committee is to review the present governing Covenants, Restrictions, and Reservations and forward any changes to the full Association board for their review and possible implementation on or before July 1st. Several changes are being considered, and at the appropriate time, these changes will be available for residents to review and respond.