

MFPOA Newsletter

April 2008

The MFPOA Board met on Saturday 5 April for its quarterly Board meeting. Items of interest to the property owners are delineated below.

ROADS MAINTENANCE AND REPAIR

Our road shoulder maintenance has been done by Shawn's Dependable Lawn Care in the past few years. While his work has been acceptable, we have had an offer from Ed Neuman, Lot 58, to take on this responsibility in conjunction with Gary Trego, Co-chairman of the Roads Committee. The costs will be generally the same as before but we will have local folks who are more inclined to do a better job. The Board voted to allow Ed and Gary to take over the mowing of the shoulders.

With our steep roads, storm water drainage is always a problem and if not properly managed, we can have serious erosional problems of our roads. An inspection of the ditches along our roads by Gary Trego has determined that a large number of our culverts are stopped up and need to be cleaned out. Gary and Co-Chair Wayne Carmichael will be doing some work on the drainage areas on the roads to make improvements.

You can help this effort by cleaning out the culverts under your driveway to allow water to flow properly.

Gary and Wayne are also inspecting the conditions of our roads to watch for any sections that will be in need of repair in the near future.

MFPOA ASSESSMENTS

As of the due date for our Annual Assessments, there were still twelve land owners who had not paid their assessment on the due date. Late payments by some of our land owners cause a loss of funds to MFPOA since we have to pay attorney fees. Collection of these assessments have been turned over to our collection attorney for processing.

ROBBERY ON THE MOUNTAIN

Robbery occurrences in the mountain communities in the past have been small. Most of the robberies in the past have been around construction sites and in a few incidents, there have been home robberies of electronics. These robberies were possibly related to sub-contractors working on the home.

In March, a robbery occurred in Sassafras Mt Estates that was very different and of a greater concern. The robbers had obviously cased out a home, knew the home owners worked away from the area and targeted the home in daylight hours. They also know what they were doing. They disconnected the telephone service to stop any alerts to security companies and shut off the power.

The robbers stole jewelry from the home and left high value electronics and camera equipment alone. Also in the near vicinity, another jewelry robbery occurred in Bent Tree and a robber made off with \$800 and a laptop in the guard shack of the GA Highlands.

The mountain communities have been somewhat shielded from the crime waves that we read about in the Atlanta Metropolitan Area. However, economic times are driving the robbers north so we need to be more alert to happenings around us. We are beginning to study our options on increasing security in our mountain communities and will let all know if we decide to implement any programs for community security.

FIRE FIGHTING WATER STORAGE – PHASE II

When we negotiated with the developer for compensation of poorly executed roads and other development requirements, we were awarded \$45,000 (our requirements were around \$90K) for help in rectifying our fire fighting needs. We used some of that money to install a water storage area in Phase I which had the greatest need for water to improve fire fighting.

We had insufficient monies left over to solve the problems of getting water down Rimrock as well as take care of the rest of the area in Phase II. In the meantime, the Wildcat Community, Inc. were able to get 45,000 gallons of water stored on Monument Road which helps both Phase I and II.

We have now been approached by the WindSong Development near the bottom of Rimrock to see if we are interested in sharing the cost of getting water stored near the entrance to WindSong which would support our needs on that steep road. The recommendations are to install a 5,000 gallon water storage tank there which would be used by the smaller trucks which hold 1,000 gallons to refill faster.

Should the WindSong development submit to us an acceptable proposal for accomplishing this effort, the Board voted to spend a maximum of \$15K of our current \$24.5K in the water fund for our share of this project. The remaining funds are planned for support of developing other water storage areas in Phase II.

STRIPING OF MFPOA ROADS -2008

If you driven down Monument Road lately, you have noticed the new striping of the road done by the county which is a great benefit on foggy nights. In 2008, we will also re-stripe the roads in MFPOA.

WILDLIFE

The bears are up and roaming so be on the watch. The migratory season for birds has started. The Humming Birds will arrive on 15 April (+-) one day and the Grosbeaks will be a week behind them. It's almost warm enough to start sitting out to watch the birds and our neighborhood animals.

The wildflowers are about a week to ten days late this year due to the cold but they have started appearing. Take time to stop and observe a few of the wildflowers. We have over 300 species on the mountain.