



Hunter's Glen/Cove Newsletter

An occasional newsletter published for and by the Hunter's Glen/Cove Homeowners Association



JUNE 2008

BY-LAW AMENDMENT DEFEATED

The Hunters Glen/Cove Homeowners Association at the Annual Meeting on April 24th voted to call a mail vote on the following proposed By-Law amendment: (current reading is strike-through; amendment in italics)

ARTICLE VIII: AMENDMENTS

These by-laws may be amended at any regular or special meeting of the voting membership by a vote of three-fourths (3/4) of *those present and eligible to vote provided that twenty-five (25) percent of homeowners or their proxies are present* ~~the votes entitled to be cast.~~

The mail vote was taken during the May 1- June 1 time period, and the Association Secretary reports the following results:

Number of votes entitled to be cast.....	96
Number of votes cast	89
Number of votes needed to pass (75%)....	72
Number of YES votes	64
Number of NO votes	25

Therefore, the proposed amendment is defeated, and the By-laws remain as they have read since the inception of the Homeowners Association in 1989.♦

Letter to Homeowners from Re-formation Committee

To members of the Hunter's Glen/Cove Homeowners Association:

As you must be aware, recent events have led to the resignation of five of the six elected officers of our association (Brenta Poole remains as secretary.) This Homeowners Association has existed and served the community for over twenty years, and it is imperative that it continue. In order to achieve that objective, Brenta has asked former presidents Chuck Gorsuch and Tom Shepherd and former treasurer Nancy Jensen to join her in a re-formation committee.

The purpose of this interim committee is to propose a slate of officers to be voted on by the homeowners at a called meeting to be held in the next thirty days. Prior to this meeting, the slate of officers will be distributed to all homeowners. Nominations from the floor are always in order. Once elected, these officers will serve until the next annual meeting. As you might expect, the mission of this committee is challenging, and we need your support, your advice and your assistance in any way possible. At this point we need a president, vice-president, treasurer and two board members. If you are willing to serve in a position, please contact one of the committee members.

We live in a wonderful neighborhood in a beautiful environment with many wonderful neighbors. In order to preserve this atmosphere, the association, and to protect our home values, it is critical that everyone pull together to assist in this re-formation.

Respectfully yours,
The Re-formation Committee

Brenta Poole 890-3563 dbpoole@mchsi.com

Chuck Gorsuch	890-0636	c_gorsuch@bellsouth.net
Nancy Jensen	891-1289	hjjnj@bellsouth.net
Tom Shepherd	891-2368	t_shepherd@bellsouth.net

Annual Homeowners Association Meeting, April 24, 2008

The Annual Homeowners Association meeting saw the largest attendance in at least the last 9 years, and possibly in the entire 19-year history of the Association. There were 67 people who gathered at the Etowah Baptist Church, representing 43 households in the Hunters Glen/Cove community. Outgoing President, Tom Shepherd, expressed thanks to numerous members who had contributed in one form or another over the past year. After a lengthy discussion of possible Association By-laws amendments, it was decided that since there was an insufficient number of voting members present to pass any amendment (72



“voting members” needed to pass an amendment, and only 43 were present), that a mail vote would be taken between May 1 and June 1 on one amendment (see above article.) Election of officers for the 2008-09 year were held, with the following results: President, Allen Veach; Vice-President, Suzanne House; Secretary, Brenta Poole; Treasurer, Sharon Williams; and Members-at-Large, John Dellinger and Deborah Tomchuk. A three-option Budget proposal was then presented, and after discussion the second option was adopted, and this included a doubling of Association fees from \$25 to \$50 per year for each household/property owner (see Budget below.) Members made several requests, including contacting AT&T requesting that DSL be made available on in the Cove; the residents please observe the STOP signs; and that cars/trucks not park on the curve in front of 504 and 508 Hunters Glen. As a final note, “President Veach thanked all for their attendance and encouraged their participation in HOA activities through the next year.” ♦

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Approved Budget for 2008-2009 Year

INCOME:

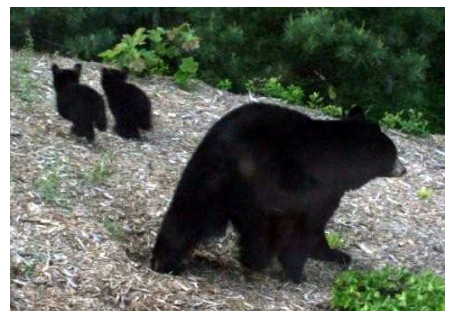
Dues	\$4,450.00
Bank Interest	<u>16.00</u>
<i>Total Income:</i>	\$4,466.00

EXPENSES:

Office	\$ 250.00
Mowing	1,080.00
Insurance	876.00
Electric	500.00
Planters	200.00
Water	90.00
Newcomer	100.00
Curb lawn	800.00
Legal	400.00
Misc.	<u>170.00</u>
<i>Total Expenses:</i>	\$4,466.00

WATCH OUT FOR BEARS!

The photo of a mother bear and two cubs was taken by John Dellinger (the end of E. Turkey Paw Trl.) in his backyard on May 21st. The following evening George and Leslie Pruitt saw the same bear and cubs in their yard half-way down W. Turkey Paw Trail. There have been no reported sightings



since May 22nd, but the community should continue watchful. Consider bringing inside bird feeders, and be careful of pets outside at night. ♦

Monthly Climatology

By Chuck Gorsuch

February –June 2008

Month	Highest (°F)	Lowest (°F)	Snow (in.)	Total Precipitation (in.)	High wind gust (mph)	Analysis
Feb	70	18	Trace	4.45	45	Temps above normal 0.6 (6 tenths) Ample rain helped alleviate the drought
March	72	22	0	5.82	55	High wind gust on the 4 th -ample rain- temps 0.2 (2 tenths) below the norm
April	77	34	0	3.74	38	Temps 1.2 above norm rain near normal
May	86	42	0	4.12	54	High winds on the 12 th —temps slightly above the norm 0.9 (9tenths) - dry until end of month

Discussion of above chart

As you can see we have returned to a more normal precipitation pattern. Obviously we still need much more rain to replenish the ground water. Our main source of rain during the summer months are thunderstorms which can dump copious amounts of needed rain in a short time period, but tend to be in the hit or miss category. The above chart shows temperatures were slightly above normal for the 4 month period. The NWS (National Weather Service) **summer** outlook indicates near normal temperatures and precipitation for our area.

Weather Questions

Q. Where is the best location to place an outdoor thermometer (or wireless sensor) to get the most accurate reading?

A. The ambient air temperature is difficult to measure accurately without the proper placement of the thermometer. It must be placed in an area that allows air circulation, but is not affected by asphalt, wood decks, sunlight, air conditioner units, outdoor grills, etc. If direct or filtered sun hits the thermometer at any time you will get an inflated reading. Try to position the thermometer on the north side of the house in 100% shade.

Please send weather questions to C_Gorsuch@bellsouth.net **I would love comments or questions so I can improve on this weather segment.** ♦

A Reminder

With the political season upon us it is good to be reminded that political signs are not allowed in our yards. The *Amended and Restated Restrictive Covenants* of March 2005 state: “8. ... [N]o billboard or signboard except a suitable “for sale” sign (with face dimensions of no more than 9 square feet) shall be maintained on a lot.” Thanks for your cooperation! ♦

From the Newsletter Editor: If you have anything for the next newsletter (projected publication: Nov. 2008), please contact me at 890-3563, or e-mail me at dbpoole@mchsi.com. Thanks! – Don Poole, Editor

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Please note that the MINUTES for the 2008 Annual Homeowners Association Meeting are on the back of this sheet.

Hunters Glen Home Owners Association
Annual Meeting Minutes – 2008

The Hunters Glen Home Owners Association held their annual meeting April 24, 2008, at Etowah Baptist Church. President Tom Shepherd called the meeting to order at 7:10 p.m. Sixty-seven people were present representing 43 households.

Tom welcomed the group. Brenta Poole read the minutes of the 2007 meeting. The minutes were approved as read. The financial report was distributed. There was a question about mowing charges, and it was explained that we are now having occasional mowing of unmowed right-of-ways in order to preserve the beauty of our subdivision. DOT only mows these areas a couple times a year. It was explained that the rocks near the railroad are an attempt to keep people from driving on the grass.

Tom thanked John Dellinger and Allen Veach for fixing the pond level; Brenda Shepherd for her work with the garden at the signs; Russ Sailing and Jim Driver for the home-of-the-month project; Don Poole for the newsletter; the welcome committee; Bob Andrews and Kent Goodwin for the internet website. He mentioned that the garage sale had been pretty successful and that Turkey Paw Trail is on the verge of state acceptance. He asked residents to be watchful for those committing vandalism as we have had several incidents of “grassing” and gunshots during the year.

Jean Gulden asked that people not speed down the hill as they may not see her backing out of her driveway. It was suggested that the landscape committee look at the plantings which might block the view of her driveway.

Proposed changes to the community By-laws were presented. There was an objection to making any changes because 3/4 of the households in the community were not present. Brenta Poole moved that we vote on the proposed changes, send a copy to each eligible voter asking for their vote and if a reply is not received by June 1st assume that the vote is yes. Al Smith moved to amend the motion to read “send to only those not present”. The motion to amend passed. The amended motion was defeated. A motion was made that we send out the proposed by-laws to all homeowners requesting a yes or no vote by June 1st. Don Poole made a substitute motion that we send out to each homeowner a proposal to change Article VIII: AMENDMENTS to read: *These by-laws may be amended at any regular or special meeting of the voting membership by a vote of three-fourths (3/4) of those present and voting.* The motion carried unanimously. The votes are to be returned by June 1, 2008.

The election of officers was held. John Dellinger was nominated for president from the floor. John declined the nomination. The proposed slate of officers was elected by acclamation. The officers for 2008-2009 are as follows:

President	Allen Veach
Vice President	Suzanne House
Secretary	Brenta Poole
Treasurer	Sharon Williams
Members at Large	John Dellinger Deborah Tomchuk

Tom turned the meeting over to Allen Veach who spoke about changes in the committees. Because the developer is no longer involved in the community, the Executive Committee has appointed an Architectural Review Board--Mike Worley, Arnie House and George Pruitt—to approve house plans and changes. The landscape committee will incorporate the yard-of-the-month committee and will be concerned with care of the entrance, curb lawns, the condition of trees, signage and recommendations/advice to homeowners. The Safety committee will be concerned with safety and community watch. And the Social/Welcome committee will welcome people and help people who want to do things together.

Allen then presented the proposed Budget, which proposal gave three options: 1) no change in homeowners’ annual fees; 2) an increase of the annual fee to \$50 per household; and 3) an increase to \$100 per household. There ensued considerable discussion about the addition of liability insurance to cover the officers, directors, and Homeowners’ Association. A show of hands indicated that the majority of those present agreed with that addition. After votes on each of the three budget proposals, the second budget proposal (with a \$25 per household annual fee increase) was adopted.

Several requests were made of residents: that the executive board write AT&T and request that DSL be made available on Turkey Paw Trail; that people be sure to stop at stop signs; that cars/trucks not park on the right side of the road in the curve in front of 504 and 508 Hunters Glen as cars going up the mountain cannot see around them, creating a safety hazard.

President Veach thanked all for their attendance, encouraging their participation in HOA activities through the next year.

Respectfully submitted,
Brenta Poole, Secretary