



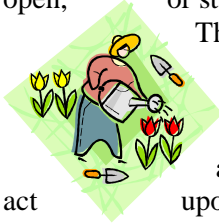
Hunter's Glen/Cove Newsletter

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



FEBRUARY 2008

Spring is just around the corner. I can see daffodils in front of my house trying to decide whether or not they should open, or stay closed for another month. Buds on the Bradford pear trees seem ready to pop open any day now.



act
think

This is a time of expectation. A time of waiting for something new to show. As you will see from articles below from our Homeowners Association President, Tom Shepherd, and Vice-President, Allen Veach, they are also in a "springtime" mood... thinking of things that could be coming soon... or maybe not at all. As you read what they have to say to us, please do so with an open and inquiring mind. It is good to think of possibilities for the future... to talk about them... and to upon those possibilities. We are fortunate to have leadership in our community that pushes us a bit to act think about how we want our little part of the world to look... and to be. - *Don Poole, newsletter editor*

A FINAL LETTER FROM TOM

Homeowners Association President, Tom Shepherd

Dear Neighbors,

As I near the end of my tenure as president of your homeowner's association, I want to apprise you of some current issues facing the association and hence the neighborhood. The officers met on January 11, and the following items were discussed:

1. The shooting incident that occurred during the Christmas Holidays -- (A parked car belonging to one of our neighbors was shot in at least four places while they were away). This incident occurred near the railroad with shots apparently fired from beyond the pond on the McGraw property. The matter has been investigated by Sheriff Detectives and patrols in our neighborhood have been increased.
2. In relation to the above matter, steps are being taken to increase the size and effectiveness of our neighborhood-watch committee and a letter was sent to Mr. McGraw suggesting that a gate be erected to deny vehicle access to his property.
3. In relation to the McGraw lots for sale in Hunters' Glen, the Board agreed that all new roads in the both Hunter's Glen and Cove should be paved to state specifications. The letter to Mr. McGraw also suggested that the roads to his lots be paved prior to construction.
4. Other matters discussed were increasing homeowners' dues, improving the entrance to the neighborhood, and maintaining and improving the right-of-way throughout the neighborhood.

The date of the **annual homeowners meeting** is **Thursday, April 24**, and it is extremely important that all attend. Below is a letter from Allen Veach, the current vice-president and nominee for President beginning with the annual meeting. In that letter he has outlined his objectives and goals should he be elected.

Finally, my wife Brenda and I cannot express how much we enjoy being residents of this neighborhood. We have met more people and made more friends than any other place we have lived. While we will continue to support the association and do what we can to make the neighborhood better, we are reducing our formal commitments to spend more time with our grandchildren and pursue matters that are on our list of "things to do before we are gone." Without mentioning names (you know who you are), a special thanks to all of you who have worked to make Hunter's Glen/Cove an awesome place to live.

Most sincerely,

Tom

FROM VICE-PRESIDENT, ALLEN VEACH

President elect?

A year ago I agreed to become the vice president of the HOA with the further understanding that it would be my “turn” to be President in the spring of 2008. The idea was to create some continuity in the HOA board. However I want to make sure that the members of the HOA know what they would be in for with me as President so you don’t get a “pig in a poke”. Some of the residents here may have other ideas about leadership...which is their perfect right. So, here goes:

First, the dues here have been the same since the late 1980’s, \$25.00 a year. In the mean time inflation alone would “present value” that amount to about \$50.00 in today’s dollars. I would submit that the dues should be twice that, or about \$100.00 per year. Why do I think this?

Currently we have a number of deferred maintenance issues, including:

- The entrance to this community is one of its greatest assets. We need to care for and enhance that asset to protect our property values. The entrance signage, I think needs more than some repair. It needs to be totally modernized. I think doing so would help move up the value of the neighborhood. I would propose a new “Landscape/Garden” committee to follow up on that.
- The fencing near the entrance is beginning to rot in places and we will need to have a plan for maintenance or replacement.
- People have expressed a desire for park benches down in that area. It’s a good idea but they will need to be purchased and maintained.
- Some of our curb lawns are maintained and some are not. I believe, to enhance the value of the neighborhood, all curb lawns should be maintained...even the ones in the wooded “no man lands”. I, for example notice the many tree limbs down from the recent ice. Who’s going to clean that up? When someone drives off the road and creates ruts, who’s going to repair and re-seed that? Some of us have tried to do what we can but the job is just too big... and we cannot keep depending on John Dellinger and his tractor ...to say nothing of his generosity.
- Our Bradford Pear trees and Weeping Willows at the entrance are in dire need of professional trimming. It won’t be cheap, I am sure.

Next, I think this area should feel “park like” when you drive in. In addition to maintaining the curb lawns, I think we should add curb lawn signage that matches our entrance signage. (*SLOW- Pedestrians in the road ... Caution, Blind Drive... Speed limit 23mph...* you get the idea). Why “park like”? Because it will help all our property values. Don’t take my word for it; ask a real estate expert of your own. Some people say “I don’t want my real estate value to increase, they will just raise my taxes!” Here is the problem I see with that argument. A neighborhood standing still is a neighborhood in decline. Our real estate is the biggest of our investments for many of us. We would like to have something of value to pass on or someday we might want to create income from our homes with a reverse mortgage Or, how about when we need to move to a “progressive care facility” because of declining health? We will need all the equity out of our homes that we can get. It’s better for the value to go up, not down.

Additionally, as we adopt by-laws for the HOA, I think we should have a “Building Committee” appointed by the board that would have the power to assure that any development or large remodeling be in the character of the neighborhood. That plans for approval would need to be submitted to the building committee for approval, revision, rejection, etc.

I think there should be an active social committee. Are there people who want to go out to lunch together? Play cards? Ride motorcycles? Play golf or tennis. Should we use our “park” area down by the tracks for an ice cream social in the summer? Are there moms that want play groups for their children? Are there people who would like play groups for their pets? Any interest in a hiking club? Whatever.

Lastly, I think people around here need to get involved. On the Homeowners Assoc. Board, on the committees, etc. We cannot continue with just a few people trying to do everything that needs to be done. We are burning out the few people that do anything and that’s a road we don’t want to go down. (I wonder if people have any idea what’s been

done over the past couple years to keep the pond at the entrance from drying up? It has not been easy. Can you imagine mud covered with dead fish? That would have been good for our property values.) This neighborhood needs people who care, and I'm not talking about the older folks who have done their part over the years. We need new people, new energy and new ideas.

So, there you have it. You know what I would try to do as President. If you take exception, you would be advised to talk to your friends and neighbors, come to the annual meeting this April 24th and be heard. Heck, run against me. My feelings won't be hurt. Just get involved. I sincerely hope you will.

Thanks for listening,
Allen Veach, VP Hunter's Glen/Cove HOA



ANNUAL MEETING
APRIL 24 - 7:00 PM
PLACE: TBA

WORDS FROM THE SECRETARY

If you are new in the community (since our last newsletter in Nov. 2007), I would like to have your name, address, phone number for our Homeowners Association address and phone list. Also, if you have corrections that need to be made on the current list, please give me a call (890-3563) or send me an e-mail (secretary@hgcove.com). - *Brenta Poole*

MESSAGE FROM YOUR TREASURER

Nancy Jensen, HG/C Homeowners Assoc. Treasurer

By now you should have received your 2008 – 2009 dues notice. To keep you current, your payment should be made before the end of March. These fees support our subdivision including entrance lighting, signs, flowers and landscaping etc. For the past approximately 20 years the dues have remained the same while Expenses have steadily increased. Our present fee is a real deal! The Association Board thanks you and appreciates your support.



REMINDER -- If you purchase something for the subdivision that needs reimbursement, PLEASE turn in your receipts to the Treasurer in a timely manner.

Again many thanks to all of you for making my job easy. It's been a great 3 years. -- *Nancy Jensen, Treasurer*

Monthly Climatology

By Chuck Gorsuch

2007-2008

Month	Highest (°F)	Lowest (°F)	Snow (in.)	Total Precipitation (in.)	High wind gust (mph)	Analysis
Nov 07	71	26	0	1.96	42	Exceptional drought continues Temp av .9 below normal
Dec	70	22	.3	4.76	40	End of month rain helped relieve drought. Temps 4.5 above norm
Jan 08	64	10	5.1	3.12	41	Lot of ups and downs temp wise Was .6 above norm
Feb*	70	20	Trace	3.82	47	Temps above normal +4.5 Ample rain helped alleviate the drought

*Partial month- Days 1-24

Note: Observations taken at 709 Victory Lane (Elevation 2451 feet). Statistics from the National Weather Service (airport location) will differ substantially on some days. Your location on our mountain (Davenport Mountain) will also impact wind speeds and temperatures. See the previous newsletters for data from past months. For continuity I am including all new data since our last newsletter in November 2007.

Discussion of above chart

Three of the last 4 months have shown a trend toward more normal rainfall. As mentioned above this helps immensely in relieving the drought. Meteorologists feel the southern Pacific oscillation event (off the coast of Peru) known as La Nina probably was somewhat to blame for the extreme dryness in the SE United States during the last year. The good news is that La Nina is leveling off and will weaken as they all do in the spring. Hopefully we will have some good spring rains to recharge the ground water. Obviously it will take many months of normal or above normal rainfall to do this. The real drought busters are the autumn tropical systems that occasionally dump tremendous amount of rain in the Southeast.

Weather Questions

Q. When was the last real snow storm or blizzard in the Hendersonville area?

A. One has to go back to March 14, 1993. On that date 18 inches of snow was recorded in Hendersonville. That storm is referred to as the Storm of the Century or the Blizzard of '93. It affected most of the eastern US. Only one other March day since 1898 has had more snow. That was March 2, 1942 when 22 inches fell. The 22 inch snow was the greatest 24 hour snowfall ever recorded in Hendersonville in 110 years of weather records.

Just a side note, I lived in Skaneateles, NY (upstate Finger Lakes Region) in 1993 and we had 38.1 inches of snow on March 13 and 14 with wind gusts in the 40+ mph range. That storm was record breaking even for the Syracuse area.

If you have any weather questions for this section please e-mail me at C_Gorsuch@bellsouth.net. It would be great if I had more questions! -- *Chuck*

SPRING IS COMING SOON

Drought tolerant plant ideas... from Nancy Jenson.

Perennials: Yarrow, coneflowers, black-eyed susan, coreopsis and sedum.

Annuals: Cosmos, melampodium, annual vinca, globe amarath, verbena and portulaca.

Remember even the most draught tolerant plants will need adequate water for the first month or two. Be sure to work plenty of organic matter into your planting area. Examples: pine bark, soil conditioner, compost (mushroom works well for me) and manure will help loosen and aerate the soil and help it retain moisture. Top it off with 2 to 3 inches of mulch. Good Luck!



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LAURELS & DARTS



With acknowledgement to the *Hendersonville Times-New*, we have out our own *Laurels & Darts*:

A *Laurel* to ALL in the community who have been conscientious about cleaning up all the tree branches and brush that has been blown down and around this winter. Sure makes the area look nicer!

A *Dart* to the person or persons who bashed in the mailbox at 509 Maren Court (the Moores) with a baseball bat or heavy stick... so hard that the mailbox fell off the support base. As one neighbor said, "We need to be alert to our neighborhood and report any unusual goings on."

A *Laurel* once again to Brenda Shepherd to keeping the flowers at the entrance signs looking nice as the seasons change... and the flowers change, too!

And last, but not least, a *Laurel* to John Dellinger for working with the DOT to get State acceptance for Turkey Paw Trail. It isn't final yet, but John is working hard on it. Thanks, John!

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(A note from the editor: If you have something you would like to share with the entire community, please feel free to e-mail me at newsletter@hgcove.com, or give me a call at 890-3563. We're always looking for input from you! Thanks! - Don Poole)