



LAUREL VALLEY ECHOES



Splinters from the Board

by Reid Franks

Your new Laurel Valley Property Owners Association board was elected at the annual meeting on July 14, 2007. The detailed minutes of that meeting are in this Echoes. Those at the meeting, by presence or proxy, elected two replacement members of the board. The board then organized itself.

Reid Franks is President - 776-8667. He is backup for all other members of the board. Call him if you cannot reach the person directly responsible, or if you have a matter not within the obvious purview of another board member.

Bud Hopkins is the Vice President and in charge of security - 448-0652. Bud asks that all problems with security be brought to his attention, especially any theft or vandalism, whether reported to the sheriff or not. If problems do not get reported to Bud, then he reports at the next annual meeting that Laurel Valley has had no security incidents over the past year.

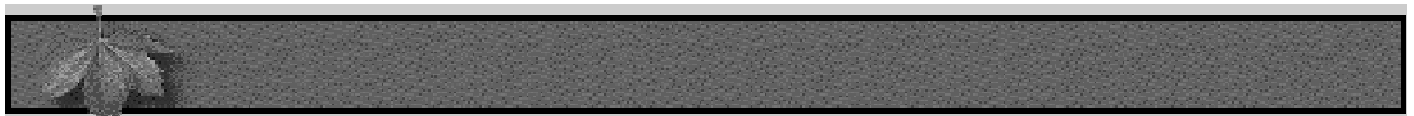
Lou Charette is the treasurer - 448-2058. Any problems with annual assessments should be brought to his attention.

Judy Doyle is the secretary and publishes the Echoes - 387-6202. Anyone desiring to place an announcement in the Echoes— call Judy.

Tim Stringfellow is in charge of maintaining our database - 448-9315. Any sales of lots, change of addresses, etc. should be reported to Tim.

Joe Rizzo is chairman of the Architectural Review Committee and on the task force that is studying provision of water in Laurel Valley - 448-3508. All requests for architectural review should be sent to Joe.

Elmer Treat is in charge of roads, the trash compactor and is on the water task force – 448-0923. Alan Doyle assists him –387-6203. When the compactor is full or there is a problem with the compactor, call Alan.



Laurel Valley Website

Laurel Valley has a website! You can send an e-mail to any board member through the site. The web page also contains copies of old Echoes, the current by-laws, the current restrictions, minutes of the annual meeting, announcements, forms, and other information.

Check it out at www.laurelvalley.org.



Fall Clean-up Dumpster

On October 1st we will bring in the construction dumpster for non-household garbage. **PLEASE DO NOT PUT ANY HOUSEHOLD GARBAGE IN IT— THIS NECESSITATES ALAN AND/OR ELMER GETTING INTO THE DUMPSTER AND REMOVING THE GARBAGE AND PUTTING IT INTO THE COMPACTOR.** The location will again be at the compactor site.



Bytes from the Database

by Tim Stringfellow

Thanks to everyone who sent in their address changes! Please remember to send any changes, including transfers of properties, sales of properties and address and phone number changes to me via my e-mail at tstring@laurelvalley.org.

Also we are still compiling e-mail addresses. Please let us know your e-mail address or changes in addresses so that we can keep the database accurate.

We will not share any information with any outside organization, especially sales or marketing firms.

We hope to be able to send important information by way of e-mail when we get enough addresses compiled. This can save the association a considerable amount in postage and we can get the information out faster.



The Woolly Adelgid

Past Echoes (Nov. 04 and April 05) have discussed the woolly adelgid, including how to spot them and how to treat your hemlocks. Fall and spring are the best time to do that.

LVPOA has the equipment necessary to treat hemlocks available for loan to any member, but the user must buy his own insecticide.

No one has ever used our equipment! Treating the trees next to your house is expensive, but cheaper than having the dead tree removed.

Please contact Alan Doyle (387-6202) to borrow the equipment.



Newspaper Boxes

As far as we can tell, the newspaper boxes attached to the little house behind the gate house are not used now that both the *Knoxville New-Sentinel* and the *Maryville Daily Times* are now being delivered straight to the homes. We will be removing and discarding those boxes on October 1st.

If you are still receiving your paper in one of them, please let a member of the board know. If you no longer use your newspaper box, but want it for some purpose, such as installation at your house, please remove it before the first of October.



Digging on the Right-of-Way

by Reid Franks

Digging on the right-of-way requires Architectural Review Committee (ARC) approval. In the past some contractors have assumed that they could dig on someone else's (LVPOA's) property without permission. The ARC must approve all digging on LVPOA property, including the right-of-way beside the roads.

The ARC consists of Joe Rizzo - 448-3508, Walt King, and Dave Stillwagon - 448-0058. Submit your request to any one of them. Any single member of the ARC may approve emergency requests, such as broken water lines.



Forest Fires

by Reid Franks

The dry weather along with three fires in this area this spring and summer have some of us concerned about our homes in event of forest fires. A folder from the Tennessee Department of Agriculture entitled "Tennessee Firewise Communities" with a DVD containing information on making a home in the woods more fire safe, is available from one of the guards at the gatehouse. Just ask the guard when you are at the gate.



Laurel Valley 2007 Bear

Advisory Committee Report

The Bear Advisory Committee was organized:

1. To increase understanding and enjoyment of our wild neighbors;
2. To promote the safe co-existence of humans and our bear wildlife; and
3. To offer guidance on harmonizing the human-wildlife relationship in Laurel Valley, a Black Bear habitat.

Construction and expansion of suburban areas is constantly invading more of our wildlife habitats; consequently, we are infringing on the natural homes of our animals, taking away their food supplies and homes. This year we had an early freeze, which has promoted an increased shortage of natural foods for our bears and wildlife in our area. Our current drought conditions have also increased a water shortage for our wildlife. With these events currently unfolding in our area **WE WILL BE HAVING MORE BEAR ENCOUNTERS** than normal this coming fall.

PLEASE be watchful for any black bear activity. Remind your neighbors and vacationers in your area about their responsibilities for their garbage disposal; feeding the wildlife; getting too close for pictures and causing removal of our bears. The Bear Committee has been approved for a "Black Bear Habitat Sign" to be placed at the entrance of our community, and is currently working with a sign company.

Because black bears are large and powerful animals, encounters with them must be taken seriously. However, the frequency with which encounters occur is still remarkably low. For all their size and alleged ferocity, bears tend to be passive creatures. Human-bear encounters usually occur away from residential areas, usually in parks or other open spaces. Around homes, bears may pass through to sample the fare in gardens, compost bins, beehives, birdfeeders, or outdoor barbecues. Normally shy, black bears prefer to avoid people and developed areas.

Tips for Living with Bears:

- * Rinse food cans and wrappers before disposal. Keep garbage bags inside your home until you are ready to go to the trash compactor.
- * Don't leave trash, groceries, or animal feed in your car.
- * Harvest fruit off trees as soon as it is ripe, and promptly collect fruit that falls.
- * Only provide bird feeders outside during the coldest months of the year—generally November through March—and always hang feeders so they are inaccessible to bears.
- * Place your garden in the open, away from cover.
- * Don't keep an open compost pile in bear country, especially one in which household leftovers are dumped. Burying compost is also not advisable, as bears will easily dig it up if motivated by enticing odors.
- * Keep barbecue grills that are on decks or close to the house clean. If possible, move the grill well away from the house when not in use.
- * Don't feed pets outdoors.
- * Securely block access to potential hibernation sites such as crawl spaces under decks and buildings.
- * Don't leave any scented products outside, even non-food items such as suntan lotion, insect repellent, soap, and candles.

Although attacks on humans are rare, these powerful animals should never be underestimated. As is the case with any wild animal, close-up encounters should be avoided and discouraged. As the saying goes, "A fed bear is a dead bear." Bears who become accustomed to finding food around human dwellings are inevitably labeled "nuisances" and often pay for it with their lives.

NUISANCE BEARS ARE CREATED BY HUMANS!!!!

Please report any bear problems or complaints to a member of the Bear Advisory Committee:

Dee Rizzo (448-3508), Betty Jones (448-0652) Linda Rose (448-0443) Carolyn Franks (776-8669), Taffy King & Jim Comish.





2007 Annual Meeting Minutes

President Susan Pasquini called the meeting to order at 9:30 a.m. She welcomed the Laurel Valley members, thanked the Heritage Center for allowing us to hold the meeting in the auditorium and Joanne Funk at the Coffee Shop and Jamie Matzko at the Thunderhead for providing coffee and snacks. She then announced changes in the Board and thanked members who had to step down. Lou Charette replaced Ann Hughes as treasurer, Elmer Treat replaced Alan Doyle as director although Alan will still be in charge of garbage and roads, Judy Doyle replaced Beth Charette as secretary. She recognized board expertise and complimented members for their good work. The audience applauded. A quorum was declared. Cam King moved to accept minutes of the 2006 meeting and Betty Jones seconded the motion. The motion passed.

Susan thanked committees. The architectural committee (Joe Rizzo and Dave Stillwagon) approved houses, worked with construction companies, worked with those not in compliance, etc. The social committee (Beth Charette, Cam King, Betty Jones, Margaret Haire, Blainie Scroggins) planned and set up the social events for the year. The landscaping committee (Betty Jones, Margaret Haire, Linda Rose, Blainie and Mike Scroggins, Beth Charette) have done a spectacular job of keeping the gate area beautiful. Special thanks to Margaret, who goes down daily to water. The bear awareness committee (Betty Jones, Linda Rose, Dee Rizzo) saw to it that rental houses were equipped with reminders about not feeding the bears. The by-laws and restrictions committee (Dick Pepper, Elmer Treat, Lou Charette) have spent hundreds of hours working on the new restrictions being voted on now. The golf tourney committee (Mike Roach and Roger Schunk) encouraged anyone not yet signed up to play today at one o'clock.

In the president's report, Susan explained the dues increase. Paving costs have tripled. We may be able to save significant money by paving three miles at a time. The increase will allow for three miles in 2008. Turning roads over to the county in not an option because the gate would have to be removed and some road gradients exceed county specifications. The board's justification for not making a gradual raise last year was that they felt to raise dues just one year before paving is less stressful on members. Paving was over \$75,000 per mile this year. If paving costs go down, or paving is not needed, dues can be lowered to reflect costs incurred. Conversely, if costs go up again, dues could be higher. The Association does not want to keep a large reserve but must keep some.

Susan announced that the board cannot assess for construction of a water system without a 2/3 vote majority of lot owners. Putting in water would be expensive. However, some wells have gone dry this year. We can't legally send out a large bill, such as \$2000 to \$3000 without a special assessment. If a special assessment could be done for only those who want water, we could possibly have assessment only of those, but if the entire community would benefit, then the entire community must approve. The board is looking into the possibility of federal grant money. Dave Fielder suggested the possibility of incurring debt as an option to avoid assessment. Hydrants would lower cost of fire insurance 28 percent. Much work has to be done to find out what possibilities are available. A special meeting can be called

to discuss just this issue and proxies at the meeting could be specific. Because of general member desire to pursue the possibility of getting water, members volunteered to serve on a committee to work on fire hydrants in LV. They were Dave Fielder, Ron Graham, Bob Pabst, Bill Gaul, Roland Hayes, Dennis Silverberg, Buddy Hughes and others. This subject needs to be a high priority for the coming year.

Alan Doyle discussed this year's roadwork. The washout on Laurel Road this year was costly; we had to pave part of Kelly Ridge; we paved around the trash compactor. We must cap areas with problems to avoid worse problems later. Spot area paving is sometimes necessary to preclude problems, but repaving long sections is preferable, and we see a need for more of that. He asked that people let Elmer know of problems coming up so that sealants can be applied. Most problems are normal wear and tear; the roads are old enough to begin to deteriorate, as the developers built them originally. The sinkhole on Laurel Road is to be fixed next week but other stuff is coming apart too.

Alan also mentioned the trash compactor. It has many advantages: it gives us room for anticipated growth, was cheaper to prepare a site for than dumpsters would have been, bears can't get in, and we don't have to have an area maintainer. He asked that members please not put in furniture, grills, etc. Patsy Durkin pointed out that we need a stoop for short folks.

Buddy Hughes opined that the Association pays too much to George for work he does around the area. George is paid \$45.00 per hour. Buddy proposed putting grass cutting and other work out for competitive bid. In general, comments from other members stated that George was cheaper than standard, which is \$60.00 per hour, was available when it snowed, and served the Association well. Bob Pabst said that we can afford to talk to George more than we can afford to lose him. The motion was made by Carl Brillante and seconded by Norm Chipperfield to continue our relationship with George in the same arrangement as before, with his bonus dependent on good work. The motion passed. The board stated it would bid special projects.

Chief Sullivan gave the fire department report. He introduced Joe Sullivan and Whitney Walker, who are participating in programs to train young volunteers. The fire department started in 1979, for the whole of Tuckaleechee Cove to provide fire protection and medical first response, to do high and low angle rescue and to help the park. The department is currently working on a third station. He said the Dept. of Forestry would come in on wild fires. He recommended that Laurel Valley take advantage of "Living on the Edge" a course the department sponsors. He also pointed out that fire hydrants in LV would improve our ISO rating. Water flow is a huge part of that rating and could change it from 8a or 9 to a 5. Sustaining memberships are \$35 for us, but will go up to \$50 in August.

Security problems were minimal this year. Bud Hopkins has worked very closely to monitor security problems. Swing-arm gates were discussed last year but put on hold because of road expenditures.

There are 484 voting lots in Laurel Valley. Seven new homes were started this year, for a total of 307. No new lots were added. Fairway Vistas

2007 Annual Meeting Minutes continued

and Misty Hollow subdivisions still have not been recorded. Tater Sparks is still working with the planning commission on his acreage but is not done.

The current vote on the Bylaws and Restrictions is 182 for, 53 against. Bud has drafted a letter to send to all those who have not yet voted and will also call them. Please, if you didn't get the information, ask a board member. New bylaws and restrictions are needed because definitions in the current bylaws and restrictions are unclear. For example, they leave some question about whether renting is legal. They also dealt with 1988 legal issues, not current ones. We need to update liability clauses to protect the entire membership.

Lou Charette gave the Treasurer's Report: We have money. We have a decent road reserve. This year the Board had to spend more on roads but kept legal expenses low. However, LV is about out of tradeoffs. He said LV is in good shape but needs to be in better shape. In answer to a question about construction fees under "current liabilities", Lou pointed out that construction company deposits are refundable less damage, and LV must pay them back as homes are finished unless we have to clean up the site.

The Bear Committee reported that there have been fewer bear incidents this year, but it's still an ongoing education issue. We will have a problem in fall because of low mast, but all homes need to keep from having food out.

New Business: Several items were brought to the attentions of the members, none of which required a vote. 1) The membership needs to foster some awareness on recycling, as it helps the environment. Recycle at Hearts and Hands site. 2) Bob Tiebout commended the board for installing the compactor. 3) Bob Pabst pointed out that the LV Restaurant on Friday has good bluegrass music, and that the food is good on the buffet. Saturdays is 50's & 60's music. 4) The Daily Times is now delivering to homes in LV at a special rate. 5) Lois Wodarski commended Charity Rutter for LV information e-mails, and she noted that if one wants to be on the receipt list, one should put his/her e-mail on a list after the meeting. 6) Beth reminded members of the 6:00 dinner at Trailhead.

Election: Jim Komish moved and Bob Tiebout seconded that Reid Franks and Bud Hopkins be elected by voice vote. The motion passed. Susan commended the board for their hard work this year. The board in turn commended Susan for a good job.

The meeting was adjourned at 11:30.

Respectfully submitted,

Carolyn Franks, recorder

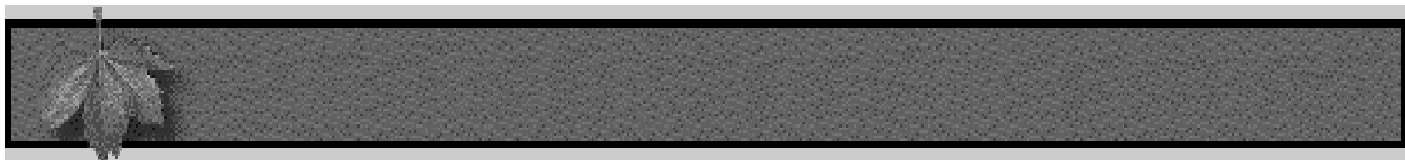


Trash Talk

It came to the board's attention that some wonderful soul built a step for the compactor to assist the vertically challenged LV residents. It appeared on a Sunday afternoon and it disappeared on Monday. If anyone knows the whereabouts of the new step, please contact Alan Doyle at 387-6202.

On another note regarding the trash. We have been having problems with outsiders (non-Laurel Valley residents) bringing in truck loads of trash. In turn, we are having the compactor emptied more often which is costing the board, and you, more money every month. If you happen to see someone dumping a large amount of garbage, please take down their license plate number and let Bud Hopkins or Alan Doyle know. Thank you.

Please remind your neighbors, whether they are permanent residents or renters, that garbage cans are NOT allowed outside. Let's keep the garbage cans inside and the bears outside!



We're Having a Party!

You are cordially invited to attend the Fall Fest Buffet
 At 6 p.m. on Saturday October 20, 2007
 At the Laurel Valley Restaurant
 Buffet will include carving stations for Roast Beef and Ham
 Salad bar, mashed potatoes, vegetable medley,
 Haricots vert, dinner rolls and cobbler a la mode
 BYOB
 Cost \$15.00 per person.

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Please pay by check. Make checks payable to LVPOA.

Return the reservation form and check to Cam King, 402 Laurel Rd.,
Townsend, TN 37882 no later than October 10, 2007.

Questions may be directed to Cam King 448-1551. Thank you.

Number of reservations: _____ Names: _____
