

# TROUT POND NEWS

**\*\*\* Happy Fall, Y'all! Don't forget to set your clocks back on Nov. 5th!! \*\*\***

## Introduction to the New TPPOA Board

If you missed the June meeting, a new Board of Directors was installed. See Page 2 for more information

## What We Are Working On

The board has been very busy on a number of fronts. Road maintenance, collecting unpaid dues, and thinking about the future of the Trout Pond Community. In this first issue, we are going to spend some time introducing the new Board, give you an assessment of where the community is in terms of financial health, short and long-term planning, and ways to contact us.

## Roads—Winter is Approaching

The Board is working to prepare the seven miles of roads within the Trout Pond Community for winter. Barren spots on inclines/declines will have gravel put down, and pot holes will be filled.

The Board made the decision to postpone typical summer work (laying down substantial amounts of gravel, brush hogging) until 2018, for a number of reasons. If you have specific concerns please email us about the type of problem and location, and we'll check our list to make sure it will be repaired. See Page 5 for more information.

## Migration from Quicken to Quickbooks

Our Treasurer, Juanita Muth, has been working tirelessly on migrating the TPPOA finances from Quicken to Quickbooks. This was done for several reasons:

- 1) There were limitations on tax reporting abilities in Quicken
- 2) Quickbooks is easier to use, and provides more flexibility
- 3) Integrated support to accept debit/credit cards for Dues

See Page 4, "2018 Dues: What You Need To Know" for more information

*Do you still owe Dues from 2017, or from previous years? Please contact either Juanita Muth at 304-897-5665 or Mark Raggio at 304-897-8101 to discuss payment options.*

*Or, Email  
TPPOACommunity@gmail.com*

*In recent months several homes have been sold—the Board would like to extend a warm welcome to our new neighbors. We look forward to meeting you!*

Trivia Question: What was Trout Pond originally called? (See Pg. 4)

## The 2017 Board of Directors

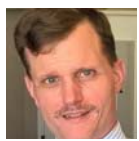
Who is representing the interests of the Trout Pond Property Owners Association? Let us introduce the Board:

President: Mark Raggio



Mark is a native of southern Indiana, who has also lived in rural Vermont, and Atlanta, Georgia. He is a graduate of Indiana University, and has worked in the aviation industry for the last 12 years. He purchased his Trout Pond property back in 2016 and spends nearly every weekend in Lost River (Thurs—Sun).

Vice President: Bill Hermann



I have owned my place in Trout Pond since 2001. I have worked in finance at AARP in DC since 1999 focusing on investments and the benefit plans. I hold the CFA, Chartered Financial Analyst designation and an MBA from the University of Maryland.

Treasurer: Juanita Muth



My husband (Jim) and I are from Maryland. We bought our Trout Pond property in 1984 and built our chalet in 1987. From 1974 to 1995 I ran my own business. In 1990 I changed professions into security and investigations. In 1991 I was employed by US Security as a retail store detective, later as a supervisor. In 1995 I was assigned to Sasol North America in Curtis Bay, supervising all security duties, and worked with the Coast Guard & Immigration. I was involved in Protecting America's Ports & Maritime Transportation Security Act of 2002, & Homeland Security. In 2008 I was nominated to attend The FBI Citizens Academy. From Forensics to attending Firearms Training Simulation (FATS). The training consisted of Domestic Terrorism, International Terrorism, Civil Rights, Evidence Response, Espionage, Cyber Crime, Media Relations, etc. I retired on Nov. 1, 2013

Secretary: Mike Ielmini



Mike is a Wildlife Biologist at the US Forest Service, and has owned property in Trout Pond for a number of years. He has extensive experience as well in road system maintenance, and has provided the Board with excellent advice in forming the vegetation control plan for our road system.

Road Maintenance: John Blanchfield



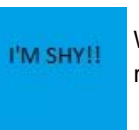
John is a Maryland native, who also lived in Middle Tennessee, Charleston, SC and Seattle. He spent the bulk of the past 15 years managing paint stores for various independent retailers. Recently, he became a father and is now a stay-at-home parent. John purchased his Trout Pond property back in the fall of 2016

Environmental: Preston Deaver



I started out on the board during the nineties and worked with the outdoors and protection of our land. My whole career has been with the forest service as a ranger taking care of the land and being in tune with nature and helping with the big difference between urban and rural which a lot of people didn't clearly understand. Every thing we do in the great outdoors depends on the weather and nature. I love the great outdoors and taking care of it.

Member At-Large: Donna Chatelle



We purchased our property Sept 2016 after searching for almost 2 years for a place like Trout Pond. We are actively renovating and the hope is to retire here. Sorry for the racket, lol

## Properties for Sale in Trout Pond

Starting with this newsletter, we will list properties that have come on the market, and in future newsletters we will list sales occurred since the last newsletter. Here are the MLS listings as of 10/10/2017 listed on Redfin.com:

PROPERTY TYPE	ADDRESS	PRICE	BEDS	BATHS	SQUARE FEET	YEAR BUILT	DAYS ON MARKET
Vacant Land	64-c Trout Pond	39000					4
Single Family Residential	674 Meadow View Dr	79900	3	1		1960	4
Single Family Residential	4949 Thorne Bottom Rd	114000	3	1	1000	1994	14
Vacant Land	Mt. Laurel Cir	30000					20
Vacant Land	0 Timberline Dr	10900					82
Single Family Residential	645 Timberline Dr	69900	2	1		2004	87
Single Family Residential	39 Highview Rd	110000	3	1	680	1984	126
Single Family Residential	5584 Thorne Bottom Rd	189000	2	1		1986	148
Single Family Residential	453 Meadow Ln	274500	2	2.5	1838	1992	160
Single Family Residential	389 Wild Turkey Rdg	119900	3	2	960	1987	187
Single Family Residential	102 Mt Laurel Cir	59600	1	1	600	1986	234
Single Family Residential	40 Oak Rdg	119900	3	2	1906	1987	354
Single Family Residential	489 Wild Turkey Rdg	46500	2	1		1985	364
Single Family Residential	136 High Meadow Rd	69900	3	1.5	840	1983	370
Vacant Land	Trout Stream Rd	13900					424
Single Family Residential	556 Highview Rd	234000	4	3	2800	2006	544
Single Family Residential	5-C Wild Turkey Rdg	42000	1	1	580	1986	561
Single Family Residential	249 Meadow View Dr	129900	2	1		1990	648

## A 5 Year Plan

The Board is working on a 5 Year Plan, which will be a living document aimed at improving the conditions of the Trout Pond Community. Components of this plan include modifying the Road Maintenance Plan and pushing forward with brush removal, tied in with a comprehensive herbicide control program, and then repelling growth with a mowing program designed to provide Owners with clearance on both sides of every road. Ultimately, this is your community, so we need your ideas: what should the board focus on in the long term?

## Fall Environmental Report—Preston Deaver

As the Indian Summer continues probably till Christmas then Snow snow snow. As of Oct 1st the West Virginia Fire Law comes into effect as every year. The law states a 10 foot circle around what you are burning and between the hours of 5 pm and be out by 7 am the next morning. It is so dry the last week had two wildfires in surrounding area and they both escaped into the forest - Caldwell Hollow and Shawneeland. It is good idea to let 911 know you will be burning so they don't run fire trucks all over the counties and to not let the fire be unattended.

**(Note from Mark: unless there is an active fire that is out of control, please call the Hardy County 911 NON-Emergency Number at 304-530-0291 to inform them of your plans to burn)**

## Important Links for Information

Here are some informational links regarding Trout Pond:

### **Covenants, Conditions, and Restrictions:**

<http://www.tppoapropertyowners.com/CCRs>

### **Community Bylaws:**

<http://www.tppoapropertyowners.com/Bylaws>

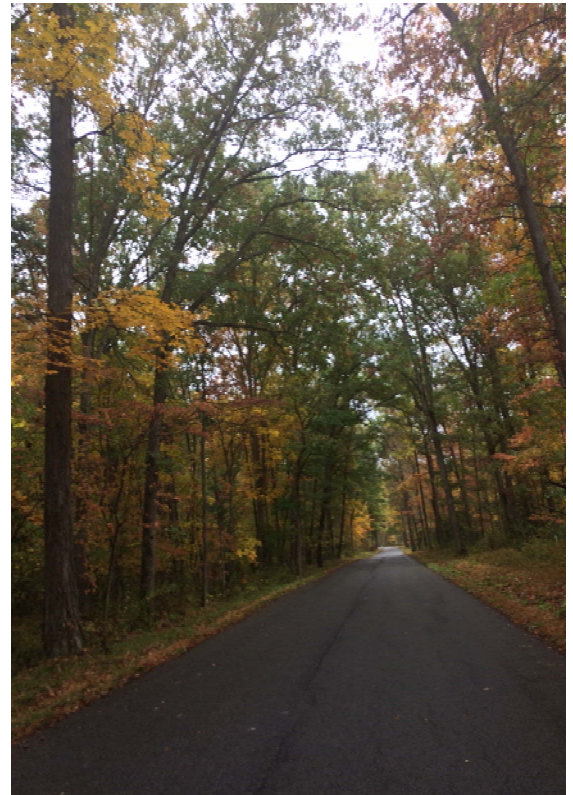
These links will be active by November 2017

## 2018 Dues—What You Need to Know

2018 Dues notices will be sent out at the end of December, 2017, and are due January 31, 2018. Dues will be considered late after this date, and a \$5.00 fee will be added to the balance. After June 1, interest will accrue from February 1, at a rate of 9% per annum.

Beginning this year TPPOA will accept credit and debit cards for your convenience. Quickbooks charges a fee of 3.3% plus \$0.30 per transaction, and this will be added to your amount due should you choose this payment method. We will not keep credit cards on file and will crosscut shred any remittances we receive with a credit card number.

As always, cash, checks, and money orders will be accepted.



*Picture of Thorne Bottom Road, October 2017. Send us your scenic pictures and we'll choose a few to place in upcoming newsletters and on the website.*

## The Trout Pond Community Website—A New Look Coming for 2018

The TPPOA Board needs your ideas for what you would like to see on our website—a few items that the Board is planning:

- 1) Up-to-date news from the TPPOA Board to the property owners
- 2) Properties listed for sale in Trout Pond
- 3) Updated TPPOA Finances, which will be posted shortly after the bi-monthly meetings
- 4) Tell us what you want to see—the website is for the benefit of the community!

## Community Dump Days

The Board is launching a new initiative to help property owners clean up their lots—Dump Days. We are planning to have a dumpster placed on TPPOA property once or twice a year, where owners can get rid of unwanted items. However, there will be items that the trash company, Enviroco, CANNOT accept:

Oil-or lead-based paint, motor oil, chemicals, used tires, used cars or lawn tractors, lead-acid batteries, appliances containing Freon.—this is NOT a complete list, but an list of household items commonly disposed of improperly.

If you have an inoperative vehicle on your property, salvage companies will pay YOU to remove almost any vehicle. Contact TPPOACommunity@gmail.com for more information.

## TPPOA Finances

TPPOA's finances are healthy, which is good! While we did not spend a substantial amount of money on the roads this year, we are going to have some work done to tide us over until the spring, when you will see a substantial amount of activity—fresh gravel on ALL roads, all culverts cleared, and brush will be uniformly cut back from the center lines of the roads. In the next issue, we'll go into more detail on our plans.

## Roads, continued

The Board inherited some contracts for our normal maintenance—bush hogging and woody brush removal and herbicide application in the summer, winter plowing and de-icing, and spring gravel, grading, and ditch clearing. While the Board signed the contracts 3 weeks after being elected, and despite multiple attempts at communication, 2 months of delays by the contractor made it pointless to spend a large amount of money on the summer work. The Board pivoted to a new plan: we canceled the summer contract and purchased a 15-gallon sprayer tank and applied herbicides to the Autumn Olive and Japanese Barberry which are encroaching several roads (Mark spent 12 hours on Juanita's ATV doing this). In the spring, the dead brush will be ripped out, and spot treatments will be done to hold back new growth. The Board will release an RFP for the clearing work going forward, but will still apply herbicide as needed. This saved the POA about \$11,000, which we will use to further improve our community.

## How to Contact the Board—A Message From the President

I'd like to end this newsletter (if you made it this far!) for thanking you for being part of the Trout Pond Community. While I haven't met nearly as many of the residents as I would like, I've met dozens, and I believe we share so many common values—sense of community, lending a helping hand when needed, and even a wave as two cars pass along Mill Gap Road. If you don't know your neighbors—reach out and say hello. Not sure who your neighbors are? Send us an email and ask that we pass along your information. PLEASE!! - Become part of the online community, both through our website (at the bottom of page 1) and at <http://www.nextdoor.com/troutpond>. I set up the Nextdoor site so property owners can talk directly with their neighbors—fostering better communications across property lines and an opportunity to get to know each other.

I sincerely hope that this reboot of the TPPOA Newsletter has been informative, helpful, and reassuring. You can reach me directly at Mark.Raggio@gmail.com or 304-897-8101 (Friday AM through Sunday PM) to discuss your concerns, ideas, and visions for the community. For general inquiries or to report a road problem, email TPPOACommunity@gmail.com as this email is monitored daily. Want a Face-to Face meeting? Call or Email me— you're always welcome at my place to discuss your concerns. If a tree is down across a road, and the road is impassable please call Juanita Muth at 304-897-5665.

Lastly, and most importantly—if we cannot reach you, we can't keep you informed. Please respond back to the Board with your names, lot numbers, mailing addresses, phone numbers (please provide two if possible) and email addresses. Since I have taken over as president, I have kept several properties from being sold on tax sales to companies who wish to profit on speculation, and have spent a significant amount of time finding next-of-kin for recently deceased owners. Providing TPPOA updated contact information means that we can reach you in an emergency, and also if there's an oversight in paying property taxes or dues.