

Wildcat Homeowners Association Newsletter Spring 2020

We hope everyone is staying safe and doing well. It has been a long time since the last Wildcat newsletter so here is an update on what has happened and what is coming up soon. Here are a few highlights.

1. **Good News** – First, the good news that everyone knows about. The HOA dues went back to the same as 2018!! This will be a year that we will be very conservative with managing our expenses but at the same time keeping Wildcat looking great.
There are always a few challenges for us. Costs are always going up and our aging infrastructure requires maintenance each year. In addition, there are fewer lots that the HOA can collect dues from each year which makes our revenue go down.
2. **Financial Review** - Our annual Financial Review recently showed we have good procedures in place and no issues were identified. The financial review and all past financial reports are available on our web site.
3. **Storage Lot** - Due to illegal dumping, theft of ice melt and storage conflicts, the Board decided to secure the HOA storage lot. The lot is used for burning our Association's landscape debris and the storage of ice melt. Over the years, illegal dumping has been a problem and an expense for the Association to clean it up. If you have previously stored vehicles or trailers on the lot, you will need to make other arrangements. Please recognize that the owner of this lot gave the Association permission to use it, not individual property owners. Thank you for understanding the need for this change.
4. **New Gate System** – Our previous gate system was out-of-date and hard to maintain. Nearby lightning strikes disabled the system twice. So, the Board decided it would be better to get a new system rather than maintaining the old system that was no longer supported by the manufacturer. As a result, everyone who wanted a transmitter got a new one. Now, you need to get a bit closer for the gate to open by transmitter. If you use the keypad you now need to add a “#” in front of the 4 digit key code. Also, the system is much easier to maintain!
5. **General Maintenance** - Our maintenance contractor, Ken Watson, works on a variety of general maintenance tasks in the community about two days a month. Ken spends a lot of time in the spring cleaning out culverts and trimming trees over the roadways. He also helps with erosions issues and he works with community volunteers to install concrete aprons to

address erosion issues. Additionally, Ken is helping the Board locate and catalog all of the valves in the community, including those on private property. This project will help the Association maintain the water system and be able to quickly address water line issues. Say "Hello" to Ken the next time you see him in the community. Ken is easy to recognize in his big white pickup truck with lots of ladders on top. He usually wears a hat, suspenders and light-colored clothes.

6. **Culverts and Bridges** - The association has 50 culverts in the community with the largest and most critical ones at the entrance bridge and at the Kaitlan bridge. Last year the Association replaced three 96 inch diameter culverts at the entrance bridge as well as a large culvert on Wildcat Drive, just before Kaitlan Lane. This year, the Board considered a repair project to two of the three culverts at the Kaitlan Bridge to extend the life of the culverts, but the repair bids were 50% of the replacement cost. The Board has consulted with a civil engineer and a general contractor, and both believe that the Association will have to replace the two culverts in the next 5 years. The Board will continue to monitor the bridge and plan accordingly for the replacement of these culverts.
7. **Elections** – Any interest in joining your HOA's Board of Directors? One or more of the current Board members would like to step aside for to allow other members of our community to take a turn. It takes a commitment of time and effort but it is rewarding. You get to help out others, you get to know the community better and you help make decisions that benefit all. If you are interested in more details or want to apply to get on the ballot please contact Dick Mordaunt 828-634-1231 ext 5 or Robert Johnson 828-634-1231 ext 2
8. **Volunteers** – We always need volunteers to help from time to time. Can we put your name on a list to contact in case we need assistance? Do you have any particular expertise we might need, or just good common sense? Call 828-634-1231 ext 5 for more information or to volunteer. Don't want to volunteer? Some of our owners help the community by reporting HOA maintenance work that needs to be done or just helping their neighbors. For all those that help around the community, thank you!
9. **Annual Meeting and Pot Luck Supper** – We have grand plans for another annual meeting and pot luck supper at the Martins Creek Community Center. Now with the COVID-19 virus we may have to engage in social distancing which might mean teleconferencing or delaying the events. Watch our web site for more information and we will send out emails for updates.

10. **Road Improvements** - The Association completed crack sealing repair on Ellis, Katlin, Loh Island and Wilkinson. Additionally, winter storms have created some erosion at various locations in the community. Our contractor brought in additional rock in select locations to address erosion.
11. **Spring Cleaning** - Spring is a great time to make sure your yard and house are looking good. It makes you feel good and all your neighbors will appreciate it too! Nothing looks better than a neat freshly cut lawn and a fresh coat of paint on the house or garage.
12. **Water** - You can help our wells by only using water for normal household uses. Our wells and residents water can be seriously impacted by large uses of water. If you hire a contractor to power wash your entire house or to fill a swimming pool, there is an HOA **requirement** to have the contractor bring their own water. That is often done in areas that rely on well water so wells are not stressed and can continue to provide water for normal household uses. To help maintain our well water for everyone's use, you should not use more than 400 gallons for non-household use. With normal water pressure, 1 hour of using a garden hose outdoors is about 400 gallons. For more information see our [Wildcat HOA Rules](#) about water which were designed so everyone on our wells has enough water.
- When leaving your house for a few days or more, always shut off the water to your house! If there is a leak, water could make quite a mess inside your house as well as depriving your neighbors of water if it impacts your well. If you don't know where your water shutoff valve is located, we may know where it is or can help you find it.
13. **Gate Codes** - Selling your house or have a new vendor for recurring work? If so, be sure to ask Bill Oakley 828-634-1231 Ext 1 for a long term gate code for these vendors. You could use the monthly temporary gate code but this is intended for temporary usage. Never share your personal code or the HOA will disable the code.
14. **Address or Phone Number Changes** – Please update our web site www.theWildcatter.com if your contact information has changed. The HOA Board and your neighbors might need to use this to contact you if we see issues with your lot, house, water, roads, HOA mailings or your visitors needing entry access. We can't do this if our web site information is not updated!
- Did you know your visitors at the gate can use a phone directory to announce to you they want the gate opened?
15. **COVID-19** – As we are all concerned about the corona virus I thought we should share what is probably the best reference and source for

information. This is the CDC, Centers for Disease Control and Prevention.
<https://www.cdc.gov/coronavirus/2019-ncov/index.html> It may also be helpful to understand information from North Carolina Dept of Health <https://www.ncdhhs.gov/divisions/public-health/covid19>, the Cherokee County Alert Center <http://www.cherokeecounty-nc.gov/AlertCenter.aspx> and the Town of Murphy: <http://www.townofmurphync.com/>

That's all for now. Stay safe, healthy and enjoy another day in Wildcat. Feel free to call and talk about anything. Hope to talk to you soon!

Sincerely,
Dick Mordaunt
On behalf of the Wildcat HOA Board of Directors;

Dick Mordaunt, President
Robert Johnson, Vice President
Dave Lesansky, Treasurer
Phil Kalarovich, Secretary
Bill Oakley
Alan Stone
Vince Colwell