



Newsletter

Knob Creek Homeowners Association

P. O. Box 1228
Pisgah Forest, N. C. 28768
July 2023



Hope everyone is enjoying the summertime, however, back-to-school ads have made their appearance on tv!

Knob Creek has some new homeowners and would like to welcome them.

On a sad note, on July 1, we lost our treasurer, Mr. Tim McGann. He served as our treasurer for five years and kept Knob Creek finances in order. We miss Tim.

Thank you to everyone who emailed condolences for his wife, Jayma. They were all forwarded to her.

Fences

The Covenants prohibit any fence around a property except for a decorative, split rail, which needs board approval. Section III, Part f states, *"All property lines shall be kept free and open, and no fences, hedges, or walls shall be permitted thereon without board approval other than split rail fences. Decorative split rail fences shall be erected on the street side of a property with Board approval."*

Upon inspection by the Board, it appears there are several split rail fences that need repair. Please make repairs to any split rail fences that have sections falling. The Board will send out a separate reminder.

Annual Meeting

The Annual Meeting is to be held on the last weekend in August. Due to the death of our Treasurer, the Board has made the decision to postpone the meeting until October. A notice will be sent to homeowners. Until a new Treasurer is elected the Board may employ an accounting firm to prepare the Annual Financial Report and the Proposed Budget for 2024.

Knob Creek Pond

The dam was built with KCHOA funds to ensure fire trucks had access to the pond water in case of an emergency. To ensure the integrity of the dam, and to avoid having to expend additional HOA funds for repairs, no cars are to be parked on the dam. A chain will be installed with a sign for no parking on the dam. Recently, Board members have found non-homeowners catching fish from the Pond, cutting them up, and leaving them on the bank. New signs will be put up notifying, "The Pond and playground area are for Knob Creek Property Owner use, only. Fishing

in the Pond is catch and release. Children using the playground or Pond must be accompanied by an adult.” In addition, a few trees around the area will be marked with purple paint as an additional warning for no trespassing except for Knob Creek Homeowners. The picnic table needs repair or replacement.

Board News

Currently the Board consists of:

Area I

Susan Stockham

Moe Eikeland

Melissa Robinson (interim)

Area II

Jack Grogan, President

Nancy Grogan, Secretary

Doug Sellman (Interim)

Tony Buqueras (interim)

Jack Grogan’s and Moe Eikeland’s terms will expire. Nancy Grogan and Susan Stockham will remain. The By-Laws state that each Area elects two representatives, so each Area will have a vacancy. We also need a Treasurer. If you are a member in good standing (no current non-compliance issues pending or unpaid assessments) please contact the Board if you would like to be considered for one of the vacancies. For the Knob Creek HOA to operate most efficiently it must have the mandated number of Board members plus Secretary and Treasurer. If Knob Creek cannot get enough volunteers to be Board members, it may be necessary to hire a property management company. The company would, most likely, increase dues.

Committees

The Architectural and Environmental Committee members are Doug Sellman (Area II), Melissa Robinson (Area I), and Jack Grogan (Area II). This committee’s responsibility is to review Homeowner applications for exterior improvements to properties. They determine if the improvements follow guidelines set forth in the Covenants. Examples of improvements include exterior paint colors, siding materials, split rail fence applications, driveways, solar panels, and removal of a tree with a circumference greater than 4”. You can send your application by mail or scan to the Knob Creek website. When you apply, the committee or a member will visit your property to confirm the scope of the work and answer questions to avoid non-compliance with the Covenants. This may help avoid legal fees to the homeowner and to the HOA. If you need copies of the application forms for either improvements or tree removal, contact Nancy, the secretary, at

KCHOAinfo@gmail.com

The other committee is the road committee. Currently, Jack Grogan is the only member. This committee evaluates road conditions and makes recommendations to the Board as to repairs and estimates for road work. The committee monitors road cleanup crews and handles road closings due to road repairs or blockages from fallen trees. If you have an interest in helping on this committee, contact the Board.

Thank you to Homeowners who have called or emailed, warning of fallen trees blocking roads, water line breaks, or instances of non-compliance with covenants.

Communications

Nancy now has 95 email addresses for Knob Creek Homeowners and lacks just six. Email is a fast and efficient way for the Board and Homeowners to communicate. It also saves postage fees and time. Nancy tries to answer your concerns quickly and pass them to the Board. Sometimes she can give you a quick answer. You can email her with questions, comments, or concerns at nancmgrogan@gmail.com or KCHOAinfo@gmail.com.

Covenants and By-Laws

To keep our neighborhood friendly, beautiful, and enjoyable we ask that all Homeowners abide by the Restrictive Covenants. The original developers of Knob Creek foresaw the need to protect the natural look of the community and sought to protect it with the Covenants. Most people who own property in Knob Creek want it to remain that way and adhere to the Covenants. In the past year we have had to deal with violations that involved Homeowner improvements that were not submitted for approval by the Board. As Knob Creek property owners, we agreed to abide by our By-Laws and Covenants. The Board asks that all Homeowners:

1. Fill out the proper forms and submit them to the Board for approval before changing paint colors or materials on exterior of home, installing additions, sheds, garages, split-rail fences, driveways or removing trees.
2. Help the board keep everyone in compliance by notifying the board of situations you think need attention.

Conclusion

We hope everyone had a good Fourth of July, despite the rain. The beautiful trees, rhododendrons, mountain laurel and other native plants that make our area special are enjoying it.

The Board appreciates the good people living in Knob Creek. There is a spirit of friendship and love of community. The Board has enjoyed working with you to maintain a safe and pleasant place to live. We have been able to build up the amount of money in the road fund. So, despite some ups and downs, we can go forward with making some improvements to roads, ditches, and pond area.

Enjoy the summer and look forward to having a productive Annual Meeting this fall. Before covid the Annual Meeting was a dinner meeting. We may bring back that tradition. Let us know what you think.

Take care and be safe.



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