

Dellwood Digest

December 2018, Fall Edition

Close Encounters of the Leaf Kind



The photo above shows the home of Kurt & Sirena Wuerfele after a large tree fell on their home. I am happy to report that no one was hurt but their house was damaged. Unfortunately events like this are not uncommon in Dellwood. We live in a beautifully wooded area and yes, sometimes those beautiful trees fall.

I don't know if you can ever really be prepared for an event like this but there are some things you can do now that may help. First, be familiar with your insurance policy. If there is anything you don't understand, check with your insurance agent. It is their job to help you. Continued page 4

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DHA Calendar for 2018-19

Feb. 8, 2019	DHA Board Meeting
March 22, 2019	DHA Board Meeting
April 25, 2019	Annual Dinner & Meeting at the Church of Christ Fellowship Hall

Please note that the above schedule could change. If you plan to attend a board meeting, confirm the date and location with a board member. Below is a list of the current DHA board members and their contact information.

DHA Board Members 2018-2019

Sam Battis	President	828-215-3161	sambattis@gmail.com
George Stiekes	Vice Pres	828-435-0662	georgestiekes@gmail.com
Kurt Wuerfele	Treasurer	919-673-9228	wuerfele@gmail.com
Beth Echols	Secretary	828-692-6261	jamesechols@att.net
Darlene Moore	Director	828-693-8790	darlenemoore1313@gmail.com
Dan Schedivy	Director	407-227-3130	dschedivy71@hotmail.com
Lori Piscitello	Director	910-232-3162	psyche_28412@yahoo.com

HOA DUES

Two years ago the Dellwood board took the unilateral step to reduce the annual dues from \$25 to \$12. Why was this done? The dues were temporarily lowered to reduce the surplus in the DHA bank account. For the last two years the HOA has been purposely running a deficit in order to achieve this goal. This year we had unexpected and significant legal expenses. Those expenses coupled with our normal operational expenditures are driving the decision to return our HOA dues back to \$25, an amount previously approved by the community. This would impact the dues for the year May 1, 2019—April 30, 2020.

Dellwood Homeowners Association

The Bear Facts

George Stiekes

What do you call a bear with no teeth? A gummy bear! But that does not describe the bears that are wandering through Dellwood. Three times in the last few weeks, they have torn down my bird feeders. I started taking the feeders down at night and the last two times they came between 5:00 and 6:00 PM. Many of you know Charlie the Cat. The bear began to chase Charlie across my patio. I have never seen that cat move so fast.

If you see bears around your house, watch from a distance but do not go near them, even the small ones. By all means, do not feed the bears, especially your arms or legs! You can make noises and they might turn away from you.

We trust this is BEARable for you. Be warned, they are to be taken seriously, regardless of the incredible creatures they are.

Several members of our community have recently reported seeing bears on their property. The bears have been seen at all hours and in all parts of Dellwood. Please, always be careful and aware of your surroundings. Also, watch out for your pets.

Neighbor Owned Businesses



Linda Cole, 100 Creekstone Lane

Linda and her husband Robert have lived in Dellwood since 2014. Linda has been grooming dogs for more than 25 years. She is very caring and professional. She is also very busy so if you want to make an appointment, please call well in advance.

Brad Redden, 727 Greenwood Drive

Brad is a native of Hendersonville and has twin boys who are sophomores at HHS. He has lived in Dellwood since 2008. He was a mortgage banker for MountainBank, Mountain 1st Bank and First Citizens for 15+ years. Brad became a [real estate agent](#) in January 2015 with Beverly Hanks. In December of 2017, he re-affiliated with **RE/MAX Four Seasons** located at 739 N. Main St. in downtown Hendersonville. The website is WNCFourSeasons.com. Office phone is 828-692-8800 and Brad's cell is 828-551-8969. For any and all of your buying and selling real estate needs, please give Brad a call.

Thank you for supporting our neighbors. Please contact George Stiekes or Beth Echols if you would like your business listed in the next Dellwood Digest.

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Winter Readiness

George Stiekes

Winter is coming! Keep reminding yourself how many times you complained about the heat this past summer. And that wet stuff—we all know what happens to it when the temperature drops below freezing. There will be times when it gets so cold that politicians will have their hands in their own pickets. Be brave, we made it last year and we can do it again, even though we would like to have the ability to control the weather and just be thankful you do not live in Minnesota.

Blessing: We are somewhat protected by the Appalachian Mountains to the West. Cold fronts from Canada are usually reduced in intensity by the mountains. Freezing rain, sleet, snow and ice are all possible and so be prepared ahead of time.

1. Make certain your culverts are open so water can drain properly.
 2. When it snows, be sensitive to the needs of your neighbors, especially the more elderly ones who may need transportation to a doctor or to the hospital.
 3. If you are able, shovel just a little in the road in front of your home. If everyone does a little, it will help all of us to be able to get up and down the hill. Perhaps a little ice-melt could make a big difference as well.
 4. If you have to drive, please be careful and if by chance you knock down someone's mailbox, let them know and choose to make the necessary repairs.
 5. When the road is covered with ice or snow, the county does not usually get to us until the third day following the precipitation. This is why any assistance you can give will be appreciated by all.
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Real Estate Sales in Dellwood

Judy Ludden, 733 Greenwood Drive, and Stephen and Susan Heil, 107 Delphi Terrance, have recently sold their homes and Nathan and Heather St. Jacques, 712 Greenwood Drive, have a contract on their house. While we will miss our old neighbors, this is an opportunity to welcome new members into our community.

Trees, continued from page 1

You need to know exactly what coverage you are paying for. Some questions to ask are: What is your deductible? How much will your insurance company pay to remove debris? Those large trees are not cheap to remove. Does your policy cover total roof replacement or just patching? You might want to consider putting together a list of first response businesses that are approved by your insurance company. You may also want to hire a certified arborist to inspect the trees on your property.

Trees don't just fall when you are home. Several years ago a tree fell on a house and cars in Dellwood while the homeowners were out of the country. Good thing their neighbor knew how to contact them.

What about trees that fall across the road? We have had a few of those recently. In this case, depending on the situation, call 911 or the county's non-emergency number, 697-4911. You can also call Valley Hill Fire and Rescue, Station 4, at 692-2581. It is the job of the fire department to clear the road.

Dellwood Homeowners Association

Letter from DHA President

Sam Battis

Here we are approaching the end of another year. It has been a significant one here in Dellwood. We have had our end of the year board meeting and set into motion a few changes for the next year, along with a few requests to consider for the coming year.

Several members of the community have asked what it would take to allow out building on the lots, which at present, are against the covenants. The answer is: it would take a rewrite of the covenants. As you may remember from the last time that was done a few years ago, there is a significant cost to the Association connected to that procedure. Something for those interested to be thinking about before our next annual business meeting.

The topic of speeders coming down Greenwood Drive is another topic that keeps coming up. George is looking into the feasibility of the county snowplowing if we were to have “speed LUMPS” placed in the road. That always ends up in a conversation about how it will affect snow plowing. As opposed to speed bumps, speed lumps are more gradual, and may deter speeders and still allow for the snow plows to do their job. We’ll let you know what we find out. *

Another subject that has been mentioned is charging a late fee to those members who do not pay their dues on time. The rationale is that it is unfair to those who do pay on time, and every year, to subsidize those who enjoy all the things Dellwood has to offer but don’t share the financial load. This action would not require a change of the covenants but our by-laws would need to be amended. That can most likely be accomplished without having to hire an attorney.

We at the board are working to improve our internal policies and procedures to better serve the community. We’re even heading into the 21st century with electronic filing! We are moving, as much as possible, away from paper and into the electronic world.

Please feel free to contact us with any concerns or suggestions you may have.

Here’s wishing you all a very Merry Christmas!

* **Quick update**— George has looked into speed bumps, humps and lumps. At this time it does **not** appear that any of these are feasible for Dellwood. More information later.