

Thursday, July 28, 2022

Dear Homeowner,

On behalf of the Wildcat Homeowner's Association (WHOA), we would like to welcome you to the neighborhood.

It is the goal of this Board to work together to maintain Wildcat as our wonderful community in the mountains. We strive to communicate as quickly as possible important information to the association members by using the community website. We are always open to suggestions as to how to better accomplish any of these goals.

The current board members are listed on our website www.thewildcatter.com; please feel free to contact them should you have any questions.

Welcome to Wildcat!

Sincerely,
Wildcat Homeowners Association

General Information about the Wildcat Homeowners Association

Wildcat Homeowners Association (WHOA)

The WHOA is responsible for the ongoing operation and maintenance of the roads, front entrance gate, wells and bridges in the subdivision. Additionally, the WHOA is responsible for ensuring the community standards defined in the Declarations are maintained. Annually, the WHOA develops a budget and assesses each property owner their proportionate share to cover the cost of maintaining the community infrastructure as economically as possible. Information about the budget can be found on the Association's website under the Forum section titled "Financial Reports".

The annual dues for 2022 was \$800 per lot and was billed in mid-December 2021, due by January 1, 2022. Dues not paid by March 1, 2022, were subject to late fees, interest and collection costs.

Board of Directors

The Bylaws for Wildcat provide that the Association shall be governed by a seven-member elected Board of Directors. The Board will generally meet on the second Saturday of the month at 10 a.m. at the Murphy Library, Community Room, 9 Blumenthal St, Murphy, NC 28906. Please note, the Board does not meet every month, so please check our website, www.thewildcatter.com or contact the Board President to confirm meeting dates and times. Residents of Wildcat are welcome to attend. Once a year the Board will have an Annual Members Meeting to highlight past and future projects in Wildcat and have a member's open forum. The Annual Potluck will follow the meeting so members can socialize with their neighbors while enjoying delicious treats.

You can always contact our Board members by calling 828-634-1231. This is also our phone number to notify us of maintenance issues for our roads, wells, gate and landscaping.

Website

Upcoming announcements, a message board, community projects, HOA meeting minutes, bylaws, member contact information and more are all available on our community website, www.thewildcatter.com. To access the website go to the www.thewildcatter.com, click on JOIN HERE, scroll to the bottom and click on "contact us", fill out the form including your Wildcat address or lot number and hit send. Your name will soon be added to our Member Profile list. You can then create your login and update your profile information. Or just call the President at 828-634-1231.

Also available on our website is a section called "Resident to Resident." In this section you can add your comments, read member comments, give or get recommendations for services, view or add things to do and see, post or see items for sale, and see other members interests as well as post your interests.

Wildcat Official Documents

Wildcat has official documents that determine how the Wildcat HOA is organized, operated and provide rules for members conduct. Copies of these documents are provided in the Forum section of the website under WHOA Official Documents. Described here are 3 of those documents.

Declarations - Property in Wildcat is subject to the standards and requirements defined in the Declarations.

Bylaws - The WHOA Bylaws governs the operation of the Homeowners Association and its Board of Directors.

Rules - The Wildcat Homeowners Association Rules are regulations to be followed by members. One of the most asked about rules is about rentals.

Speed Limit

From WHOA Rules, General Community Rules #1. All residents are reminded that the speed limit within our community is 35 miles per hour unless otherwise posted. Please help protect our children, walkers, pets and wildlife by obeying the speed limit.

Roadways

From WHOA Rules, General Community Rules #9. Owners of lots within the Wildcat subdivision are allowed access to Wildcat roads with their vehicles intended for personal use within Wildcat. Construction equipment or heavy-duty equipment is not allowed on Wildcat roads except to go directly to, and return from, a Wildcat owner's lot within the Wildcat subdivision for construction, modification or repair of such Wildcat lot.

Rentals

From WHOA Rules, General Community Rules #10 Owners may rent their property as long as their renter intends to use the property for single family dwelling purposes of 3 months or more. Further, an owner cannot rent their property more than 4 times in a calendar year. (This clarifies the 12/11/1995 Declarations, II Principal Uses.)

Gate Access

The Wildcat entrance gates are closed at all times in order to monitor and control access of visitors, authorized service personnel, and contractors.

The entrance gate has a control panel with a flat panel display, a keypad, and two-way voice capabilities connected to the public telephone system that allows visitors to contact and speak with owners to secure entry into Wildcat.

Each owner is provided with an individual 4-digit entrance code. Owners are able to enter their individual entrance code on the system control panel keypad or by a remote-control transmitter. Vehicles with built-in remote-control devices (such as HomeLink) can program their transmitters unique code into that vehicle.

You may contact Bill Oakley at (828) 634-1231 Ext 1 to obtain your personal gate code or go through the website under Forum / Security – Gate and Access Codes / Request Owner Access Code. A transmitter may also be purchased by contacting Bill Oakley at the number above.

Visitor Access

Visitors utilize the visual display and voice capabilities of the system. Upon arrival at the gate control system:

- a) Visitors can enter a special purpose code, or a monthly temporary code provided to them by the resident being visited. (Special note; Bill Oakley will have to provide the resident with the special purpose code for the visitor).
- b) Visitors may also scroll through the list of homeowner names in the directory until the resident visited has an arrow next to it. The visitor would then depress the "Call" button.
- c) Alternatively, each name in the directory has a 3-digit code next to it. The visitor can enter the 3-digit code and depress the "Call" button.
- d) Once the homeowner has answered the phone call, the visitor should answer by telling the homeowner who they are
- e) Once the homeowner approves the visitor, the entrance gate can be opened by pressing "9" on the homeowners phone keypad.

Owners can elect to be included or not included on the owner access list that is displayed on the access control panel at the entrance gate.

Regular service personnel such as mail, package, propane delivery personnel, telephone, electric service, have been provided with individual access codes by Wildcat Management on a permanent or semi-permanent basis.

Service personnel hired by individual owners such as a landscaping service, newspaper delivery, pet feeder, window washer, or plant service personnel can be given temporary gate access codes as requested by the owner using the Owner Access Code Request. (This form is available in this Forum under Security – Gate and Access Codes, topic Temporary Access Code)

The entry system has a sound activated emergency access system which opens the gate upon detecting a special signal transmitted by emergency responder vehicles (fire, police, ambulance).

Finally, if power is lost to the gate, it will open automatically so vehicles are not trapped inside the gate.

Video Security

A video system is installed at the front entrance gate that captures and stores the image, date, and time of all vehicles entering and leaving Wildcat.

Water Service

The WHOA provides water service for residential use in the community. The cost associated with providing this service is included in the annual WHOA assessment. Our community water system consists of 13 deep water wells, pumps and four miles of buried water lines. WHOA at least annually tests each well for compliance with Cherokee County Health Department and North Carolina water standards that apply to our water service. If you lose water service, please call 828-634-1231.

We strongly recommend that you shut off your water at the valve of the water line feeding your house when you will be gone for some time. Water lines can break inside your house, and we have had Members paying hundreds of dollars to repair damage from water leaks occurring inside their houses while they are away. In addition, water line breaks and running toilets can create a huge drain on a well to the point of emptying a well totally. It will fill over time once the leak is repaired but a broken water line inside a house is very difficult and expensive to locate when the Member is away.

Electric

Electric service is provided by Murphy Electric Power Board, 107 Peachtree St., Murphy, NC 28906, (828) 837-2211

Telephone

Frontier Communications is the telephone service provider. 1-800-921-8101

Waste Disposal

Trash disposal must be taken to a Cherokee County solid waste convenience center. The closest convenience center is located on Martin's Creek.

Martin's Creek (4038 Hedden Rd)	Hours of Operation
Mon-Wed-Fri	7am - 1pm
Tues-Thurs	1pm - 7pm
Sat	8am - 6pm

Directions: Turn right out of Wildcat, drive 2.3 miles and turn right on Hedden Rd. Waste center is immediately on your left. You must register for a disposal card or show a driver's license with a local address. This facility has the following recycling receptacles: glass, plastic, aluminum and corrugated cardboard. The large county landfill is located at 10160 US 19/74 Marble, NC.

Waste Pick-up

If you want to have your trash picked up you can contact Advanced Disposal Services, (877) 720-1583.

Propane

The following vendors serve the area:

AmeriGas – (828) 835-2961
Duncan Propane – (828) 835-3268
Freeman Gas – (828) 837-1777

Internet Provider

Riverstreet Networks / Wilks Communications – 844-238-0131

Cherokee County Chamber of Commerce

The Chamber of Commerce can provide you with information on businesses servicing the area as well as things to do in the area. The Chamber is located at 805 W. U.S. 64, Murphy, NC 28906, (828) 837-2242

www.cherokeecountychamber.com

Cherokee County Sheriff's Department

For Emergencies Dial 911. Non-emergencies call (828) 837-2589.

Cherokee County Fire Marshal's Office

(For Fire Emergency Dial 911) W.C. King, Fire Marshal / Fire Inspector, Office Phone (828) 837-0090, Office Fax (828) 837-0091, 59 Hiwassee Street, Suite 107, Murphy, NC 28906, wc.king@cherokeecounty-nc.gov

Burn Permits

Burn Permits are required in Cherokee County for residential burning beyond 100 feet of a residential structure. You can obtain a burn permit at no charge online at www.ncforestservice.gov or visit USDA Forest Service, 123 Woodland Dr., Murphy, NC 28906, (828) 837-5152