

Pinewood Derby!



Grant and Grayson Oldham of Seven Lakes North show off their Pinewood Derby cars at the West End Cub Scout Pack 98 race on Saturday, March 12. Grayson is headed to the District finals with the other winners: Cade McGlaughlin, Gabe Wachter, Luke Bullock, Joshua Joyce, Dawson Grey, Andrew Bower, John Venjohn, and Nathan Auman. Also recognized were Everette Parsons with the Cubmaster's Award, and Good Sportsmanship winners, Luke Scephurek and Taylor McGwire.

Census: 7 Lakes up 50% Foxfire nearly doubles

by **Greg Hankins**
Times Editor

Seven Lakes ended the decade just past with 1,674

more residents than when it began — a 52 percent jump that took the community's total population from 3,214

to 4,888.

But that hefty growth rate is by no means the county's highest. Just released early figures from the 2010 US Census show that the Village of Foxfire increased its population from 478 to 901, a 91 percent gain that represents the county's fastest growth rate.

Though Seven Lakes is not officially a town (the Census Bureau calls it a "Census-Designated Place"), it is Moore County's fourth largest community, trailing only Pinehurst (13,124), Southern Pines (12,334), and Aberdeen (See "Census," p. 2)

New covenants won't protect golf course

by **Greg Hankins**
Times Editor

In August of 2007, the Presidents of the Seven Lakes Landowners Association [SLLA] and Seven Lakes Country Club [SLCC] signed an agreement that ensured the Club's golf course would never be carved up into residential building lots.

On February 15 of this year, the Club filed with the Moore County Register of Deeds a Declaration, or set of Covenants, that would, in fact, allow the golf course to be converted into residential

building lots.

The obvious question is: "How did this happen?"

Why Country Club Covenants?

When the news broke, in late 2006, that Seven Lakes Country Club was considering the sale of its old driving range for residential development, it sent shock waves through the community, which had never imagined that the five-acre expanse of grass beside the South Gate would ever be anything but

(See "Covenants," p. 25)

Galford resigns from SLLA Board

by **Laura Douglass**
Times Reporter

Two weeks prior to the end of his term, Treasurer Denny Galford resigned his position on the Seven Lakes Landowners Association [SLLA] Board of Directors in a surprise announcement at the conclusion of the Monday, March 14 Work Session.

Unwilling to violate a self-imposed code of silence that has become common practice for sitting SLLA directors, Galford first peppered Community Manager Alina Cochran with a to-do list of financially-related items and then read a statement of his intent to resign and explained his decision to directly address his critics.

"Early in my term as a volunteer board member, there were many unfavorable comments directed only to me,"

Galford said. "However, recently the tone is a return to what we had four or five years ago. It is unbelievable what Board members are receiving; and, as volunteers, we do not deserve that level of abuse."

He specifically cited criticism alleging director incompetence over a recently approved amendment to the 2007 Agreement between the Association and the Seven Lakes Country Club [SLCC] over future development of the old driving range. Galford expressed his disappointment in *The Times* for being "quick to print" negative viewpoints.

"Saying we allowed the Club to destroy property values ignores what members understand: when the property values will drop is when the Club ceases to exist," Galford said. "The Club is (See "Galford," p. 18)

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Guild plans two Spring community events

by Darrell Marks

Seven Lakes Business Guild

The Seven Lakes Business Guild has planned two community building events for the Spring season. The first will be a members only yard sale to be held in front on Phoenix Fashions on Saturday, March 26 from 7 am until 1 pm.

Member businesses are encouraged to set up and rid themselves of unwanted merchandise, equipment, or anything else they are tired of having around their homes or businesses. The event will be free to all members and nonmembers can join the

Guild right up until the day of the event.

A second Spring event will be the first-ever "Spring Meet The Merchants." Patterned after the traditional Fall event, this event will be Saturday, April 30, 11 am to 3 pm. Businesses are encouraged to participate so the community can see what the Seven Lakes business com-

munity has to offer. Entertainment and free food will be available, and the event is free to all members to set up their tables or booths.

Information about either event can be obtained by calling Guild President Darrell Marks at 673-5998.

While on the subject of Spring, the Guild hopes that the community will take note

of the extensive refurbishing of plant beds and natural areas throughout the business community.

Every Spring, Evergreen Lawn Maintenance, one of the Guild's Platinum members, works for several weeks to remove the ill effects of Winter and prepare the area for the budding and blooming that trumpets in another

Spring.

This year, several local businesses expanded their own refurbishing, and through a coordinated effort with Linda Geiger of the Seven Lakes Beautification Committee, and included the large planted areas along the west side of Highway 211 and at the entrance to Seven Lakes West.

In addition to the Beautification Committee, this project was paid for by Phoenix Fashions, Casa Garcia Mexican Restaurant and The Brick Oven Bistro.

The Guild is still seeking new and more members for 2011. To learn more about the Seven Lakes Business Guild, contact any guild member or call Darrell Marks at 673-5998.

Census

(Continued from front page)

(6,350). Among the big towns, Pinehurst is, in the 2010 Census, now larger than Southern Pines, having added 3,418 to its population in ten years, compared to 1,416 for Southern Pines.

Aberdeen is not only significantly larger than Seven Lakes, it is growing much faster, posting an 87% gain in ten years, versus 52% for Seven Lakes.

Overall, the county's population grew by 18%, from 74,769 to 88,247.

The number of housing units in Seven Lakes increased from 1,537 in 2000 to 2,352 in 2010. In 2000, 91% of those units were occupied at the time the Census

was taken. In 2010, that figure was 89 percent.

In 2000, 32 percent of Foxfire Village's housing stock was sitting vacant, according to Census figures, which indicated only 222 of the Village's 302 dwellings were occupied.

But that figure is cut in half in the 2010 results, which reports only 16 percent of dwellings unoccupied — 86 of 523 total units.

The Census figures reveal a subtle shift in the makeup of Seven Lakes. In 2000, 15 percent of the population was aged 18 years or younger; in 2010, that percentage had grown to 18 percent.

Foxfire Village experienced

a similar shift, with the percentage of children rising from 11 percent to 13 percent.

The 2010 data that is currently available doesn't yet break out finer age categories in the adult population.

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Our voice telephone number is 910-673-0111.

PUBLICATION SCHEDULE

Deadline	Issue
Mar 25	Apr 1
Apr 8	Apr 15
Apr 21*	Apr 29
May 6	May 13
May 20	May 27
Jun 3	Jun 10
Jun 17	Jun 24
Jun 30*	Jul 8
Jul 15	Jul 22
Jul 29	Aug 5
Aug 12	Aug 19
Aug 26	Sep 2
Sep 9	Sep 16
Sep 23	Sep 30
Oct 7	Oct 14
Oct 21	Oct 28
Nov 4	Nov 11
Nov 17*	Nov 25
Dec 2	Dec 9
Dec 15*	Dec 23

*Early publication or deadline due to holiday.



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SLLA Board, Talis lay out collections process

by Laura Douglass
Times Reporter

Immediately prior to their March 14 Work Session, the Seven Lakes Landowners Association [SLLA] Board held a closed meeting to discuss dues collections policies with Community Manager Alina Cochran and the Talis upper management team.

"The collection policy brought forward will codify the steps that will be taken, with various notices," explained Vince Matal, President of Talis Management Group. "The idea is to get a firm stable policy that can be addressed uniformly across the board."

The proposed collection policy outlines steps for a first notice, second notice, third notice, and then how the matter could be potentially resolved with a lien or foreclosure proceeding. Matal described the policy as standard practice, with a slightly modified approach for Seven Lakes.

It was noted that an account that had been delinquent for years was recently paid in full after a lien was filed on the property.

"It's fair. It's equitable. It's consistent, and it will get us our money," said Director Kent Droppers. "This is a great step."

The proposed policy will be posted on the community website and is available at the office for review. Action on the policy will be considered by the incoming Board at a future meeting.

"Our intent is to get this on the table and to get landowners to start looking ahead. It will be up to the next Board to, hopefully, approve it at the end of April," explained SLLA President Randy Zielsdorf.

Finance

Referring to accounting concerns that he addressed in February, Treasurer Denny Galford said that a number of items have been corrected, including the beginning balance sheet.

He also noted that a journal entry was added this month

to reflect a two month billing for contracted security services that had been recorded as zero in January and a double expense in February: a problem initiated by SFI's failure to produce a January

"Part of what we're fighting is we had a manager in place for twenty-three or twenty-four years," Zielsdorf said. "A certain cultural mindset gets built into the process. Some changes that Talis

brought in will be better in the long run. We just need to get over the mindset that just because we did it this way for

decades doesn't mean there isn't a better way to do it."

Talis has been in place handling SLLA management just over a year. Talis President Vince Matal said the company has occasionally struggled with the uniqueness of Seven Lakes needs.

"But I'm sure we will move forward with better knowledge, and we're looking forward to getting even better," said Matal.

Reserve Study

Director Bud Shaver expressed disappointment in his fellow Board for their lack of input and progress on recommendations he submitted after his review of the Reserve

Study.

"The response has been deafening by its silence," he admonished.

Shaver recommended that the incoming Board should be provided with a comprehensive packet of materials, including the covenants, current budget, updated rules and regulations, and the Reserve Study documents.

Other Business

In other business on Monday, March 14, the SLLA Board:

- Voted the proxy ballot for the upcoming Board of Directors election. The top four candidates were selected in the first round and all member proxy ballots will be counted accordingly.

- Approved the use of the fenced area adjacent to the maintenance building as secured on-site storage, as requested by Davenport Landscaping. If space is adequate for their needs, the contractor will supply a lock and, potentially, install security cameras at that location.

- Recommended that Cochran review and reconcile the difference in frequency anticipated for mowing on the dams between the contract with Davenport Landscaping and the recommendation of dam engineering firm S&ME.

- Heard from Cochran that mud and collapsing walls are a problem at the yard debris site. Brooks Hauling, who

(See "SLLA," p. 29)

Seven Lakes Landowners Association Meeting

3/14

invoice.

Galford also noted there was a question about the large amount of money in fines and said the concern will be addressed.

"It was a problem that had been created within our own system, and we need to have it corrected," he said. "I am disappointed that it has taken until this month to get some of these items corrected, but I'm pleased they have now been corrected."

Zielsdorf said there had been a few bumps in the road during the transition to Talis Management, but he anticipated the next few months would be a much smoother process.



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Board approves investment strategy

by Stacy Naughton
Times Reporter

The Seven Lakes West Landowners Association Board unanimously approved, during its Tuesday, March 8 Work Session, a Financial Investment Strategy Policy that will be used for the Association's cash and reserves. Treasurer Don Freiert outlined the policy's three goals for his fellow directors. They are:

- First, to preserve the principal or the safety of invested funds.
- Second, to allow the Association ready access to funds needed on a short term basis.
- Third, to attain the highest yield possible on invested funds. Implementation of the Investment Strategy Policy will be coordinated with the goals of the Long Range Planning Committee so that the availability of cash is scheduled to coincide with future projects.

Events Committee Director Jane Sessler said she was "happy to see long range planning" coupled with "long range finances."

Freiert emphasized that

the goals of the new policy can be met by having both short and long term strategies. The short term strategy is to have enough money in a checking or money market account to meet three months worth of operating expenses, which Freiert estimated at \$225,000.

The long term strategy would take the balance of the Association's funds and distribute it into three categories: Safety, Liquidity, and Yield Maximization. "Safety" would be invested in Certificates of Deposit, US debt instruments such as treasury obligations, and corporate debt with "investment grade" ratings.

"Liquidity" investments should be set up so that money can be removed from accounts before maturity at a very minimal cost, Freiert said. "Yield Maximization" funds will allow the Treasurer to examine alternate investments and find the best yields available at any time for the Association.

On a quarterly basis, the Treasurer will report to the

West Side Landowners Meeting

3/8

Board on upcoming financial needs, investments, and reinvestments of available funds — and also report on the principal activities in the Association's investment portfolio.

Lake Auman Rules

The Board unanimously approved during its Work Session a second reading of the proposed changes to Lake Auman rules and buoy placement, with an amendment to eliminate one buoy next to Lake Auman dam.

Lake & Dam Director Mick Herdrich presented the changes to the Board, and also noted that there is money in the budget to hire someone to patrol the lake and enforce rules — especially on weekends.

At first warnings will be
(See "Westside," p. 15)

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Commissioners meet with 7 Lakes Council

by Stacy Naughton
Times Reporter

The Greater Seven Lake Community Council [GSLCC] met with the Moore County Board of Commissioners on Tuesday, March 8 to discuss water, zoning, the county budget, and road standards in private communities.

Though the Council also wanted to weigh in on the proposed Pine Forest subdivision, County Attorney Misty Leland told Council members and the audience that the Board of Commissioners could not receive any comments or questions pertaining to the Pine Forest development because quasi-judicial public hearings are still underway. The next Pine Forest hearing is scheduled for a Special Board of Commissioners meeting on Tuesday, March 29 at 5 pm in Carthage.

Seven Lakes Water

In response to Council questions, Public Works Director Dennis Brobst laid out three water supply options for Seven Lakes.

The first option is to simply continue to use the one mil-

lion gallons per day water piped from Pinehurst to Seven Lakes through a water main that parallels NC Highway 21. Though this is adequate to meet Seven Lakes' needs on most days, on peak irrigation days in the Summer, Seven Lakers have consumed more than 800,000 gallons per day. Without some additional supply, Brobst said, the Seven Lakes community could "tap out" of water.

The county has expanded the supply of water produced in Pinehurst with new wells 5A, 6A, and 3A. Water supply management will be enhanced through a newly completed computerized SCADA system that can report exactly where improve-

ments are needed, so the community can get the "biggest bang for the buck" said Brobst.

A second option for providing more water to Seven Lakes is to extend a water line down NC Highway 73 from the Dormie Club, another private community, to Seven Lakes. That \$1.5 million upgrade would provide some redundancy to the NC Highway 211 water line, Brobst said, but would not actually increase the amount of water available in the overall system.

Northwest Moore Water District

The third solution is to incorporate Seven Lakes into

the Northwest Moore Water District [NMWD] which would consist of the Ritter, Deep River, Sheffield, Bensalem townships and, possibly, the Town of Robbins.

When it was first launched, several years ago, the NMWD failed to attract enough sign-ups for county water in the mostly rural area of Northern Moore County. Only four hundred homes responded.

Commissioner Craig Kennedy, who lives in the

Robbins area said he felt, today, more people would be interested, "I live in the area, and it will be a door to door effort this time around," assured Kennedy.

Kennedy's assurances did not stop Business Guild President Darrell Marks from questioning the County's motives for wanting to incorporate Seven Lakes into the NMWD. He asked whether Seven Lakes was being

(See "Seven Lakes," p. 14)

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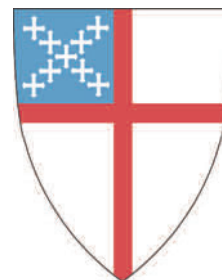
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Foxfire accepts land in lieu of \$1.4 million

by Laura Douglass
Times Reporter

With a unanimous nod of approval, the Foxfire Village Council accepted a charitable donation of 156 acres of undeveloped land along the recently completed Woodland Circle Extension during their regular monthly meeting on Tuesday, March 8.

Calling it a momentous decision, Mayor George Erickson thanked his fellow councilmen for their careful consideration of the gift, which was offered by the McKean Brothers Trust earlier this year in lieu of the \$1.4 assessment due on the property.

Initiated five years ago by a petition of property owners, the \$1.9 million 1.5 mile Woodland Circle Extension project was assessed to fourteen landowners, using an equal rate per acre methodology — a formula that placed the majority burden, at approximately 75% of the total, on McKean's land.

In the last few weeks, the Council debated the legal consequences of accepting the gift versus obtaining the property through a foreclosure process, concerned in particular about the impact if environmental contamination were found at a later date by a developer.

With no clear answers, a large price tag on the research it would take to get answers, and the first loan payment on the project due in less than a month, a decision was taken.

"We're going to get the land one way or another. We may as well not do it the hard way," said Councilman Ed Lauer. "If they don't pay and we go to court, we'll still get the land as is."

The fair market value of the property exceeds the assessment lien, thus the resolution declared the debt of the assessment paid in full.

Woodland Circle loan

The first loan payment on the Woodland Circle Extension is due on April 3. In a Special Meeting in February,

the Council approved a financing revision with BB&T Bank requesting a two-year grace period of interest-only payments. If the loan revision request is approved by the NC Local Government Commission, Finance Director Leslie Frusco estimated the first payment will be \$29,000 — a low figure that reflects unexpended funds returned to BB&T when the project came in under budget.

"We are committed to make an interest-only payment, and whatever is collected this year in addition will be sent as principal payment," Frusco

said. "If we collect \$100,000, then we will send that entire amount."

Finance

Frusco reported that the General Fund stood at \$787,106 including \$16,526 in Powell Bill funds, \$20,981 in the Stonehill Pines fund, and \$50,033 in capital restricted reserves, as of February 28. The Water Fund stands at \$268,980, with an additional \$135,461 held in restricted escrow for a new well.

In March, Mayor George Erickson, Frusco and Coun-

cilman Vic Koos will attend an online webinar sponsored by the NC School of Government, entitled "Citizen Participation in Local Government Budgeting."

"We seek as much guidance as we possibly can as we embark on the budget process," said Frusco. "Not only seeking public input, but we want to make sure our residents understand the budget process and what we need to do and why we need to do it — especially when you have tenuous economic times."

A budget work session has

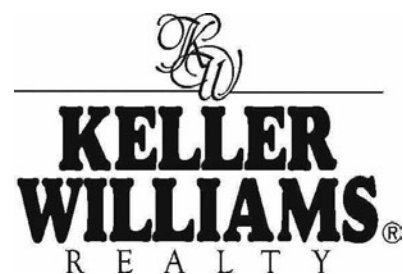
been scheduled for Wednesday, March 30 at 6:00 pm.

Surplus water meters

Frusco recommended two options to liquidate approximately 400 old water meters held in storage — and also add a bit of revenue to the Village coffers.

Option one is to sell the meters on a government surplus website, option two is to sell the meters as scrap metal. With metal prices running high, she estimated each meter could sell for \$12 to \$15 on the scrap market.

(See "Foxfire," p. 19)



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Schools struggle with \$8.2 million in cuts

by Laura Douglass
Times Reporter

Cushioned from the full impact of state budget cuts over the last two years by a multi-million dollar infusion of Federal stimulus funding, the Moore County Schools [MCS] Board of Education is facing a "best case scenario" of an \$8.2 million reduction in funding for the 2011-2012 academic year.

Presenting her proposed \$90.2 million budget on Monday, March 14, MCS Superintendent Dr. Susan Purser recommended sweeping changes to counter the losses, including the grim prospect of closing Academy Heights, a year-round K-5 school located in Taylortown; eliminating 90 positions; and staggering school opening and closing hours to allow for some buses to provide multiple routes.

The anticipated \$8.2 million reduction includes both the loss of \$5.2 million in federal funding and also a \$3 million cut from the state; however, the reduction in state funding could climb as high as \$9 million — representing a 15% reduction.

"We looked at every place possible to generate funds," Purser said.

Those recommendations included eliminating twenty-five positions currently funded by stimulus dollars; eliminating three central office positions; eliminating four assistant principal positions;

reducing the maintenance budget by \$100,000; closing Academy Heights and consolidating the program — a decision that will save \$500,000 annually; retiring ten school buses and establishing staggered times for schools to allow for consolidated routes — a change that could net at least \$200,000 a year; closing all offices for five days in December; reducing teacher assistant workdays by five; eliminating the PD360 online professional development program; eliminating the high school graduation project program; reducing the middle school athletics budget by limiting transportation costs by number and location of games; realigning orchestra and band programming; and reducing pullout intervention programs.

In addition, several formulas were reworked to cut costs, including an increase in per square foot allotment per custodian; an increase from 26-to-1 to 28-to-1 in the student ratio for teacher assistants; reductions in arts, health, and physical education positions; and an overall increase of one student in each formula ratio determined for elementary, middle, and high school classrooms.

Purser said that although her recommendation was an overall reduction of ninety positions, she would first look to attrition to reach that goal.

After leading the Board through the list of drastic cuts, Purser admitted that they still only totaled \$5 million in cost reduction. Purser proposed that the remaining \$3 - \$4 million necessary to balance the budget should be drawn from the MCS fund balance.

"We have dug deeply," she said. "We have gone across the county, and we have looked at all programs and feel we have reduced as much as we need to at this time."

At the local level, the proposed budget request from the county remains unchanged from last year at \$26.2 million.

A copy of the proposed budget is available on the MCS website. A public hearing on the budget is sched-

uled for Monday, March 21 at 6:00 pm at Carthage Elementary.

Spend before it's gone

With little light at the end of the tunnel of current economic woes for the State of North Carolina, the Board of Education unanimously approved a laundry list of purchases that will dig deep into a lottery account and state facilities account for capital needs that are set aside for Moore County.

Unfortunately, like many other school funding streams, these dollars must be spent in certain program areas and, more specifically, cannot be used to cover teacher salaries.

"These funds are already there, in our account in Raleigh," explained School

Board Chair Laura Lang. "We need to make sure we get them used before they [the state General Assembly] try to take them back. We don't want to risk that."

Improvements and purchases approved include the expansion of the Union Pines High School cafeteria, an auxiliary gym for Pinecrest High school, information technology infrastructure and computer refreshing, and security cameras for all school buses.

NC Senate Bill 8

The MCS Board unanimously approved a resolution opposing NC Senate Bill 8, which would require public school systems to share revenue with charter schools.

(See "MCS," p. 29)

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- David Cowherd, M.D. — Cardiologist, Pinehurst Medical

This event will be held at the Reid Heart Center on the campus of FirstHealth Moore Regional Hospital. The Reid Heart Center is located at 120 Page Road North, Pinehurst, NC.

Registration is required. Please call (910) 715-1478 or toll-free at (800) 213-3284 for more information or to register.

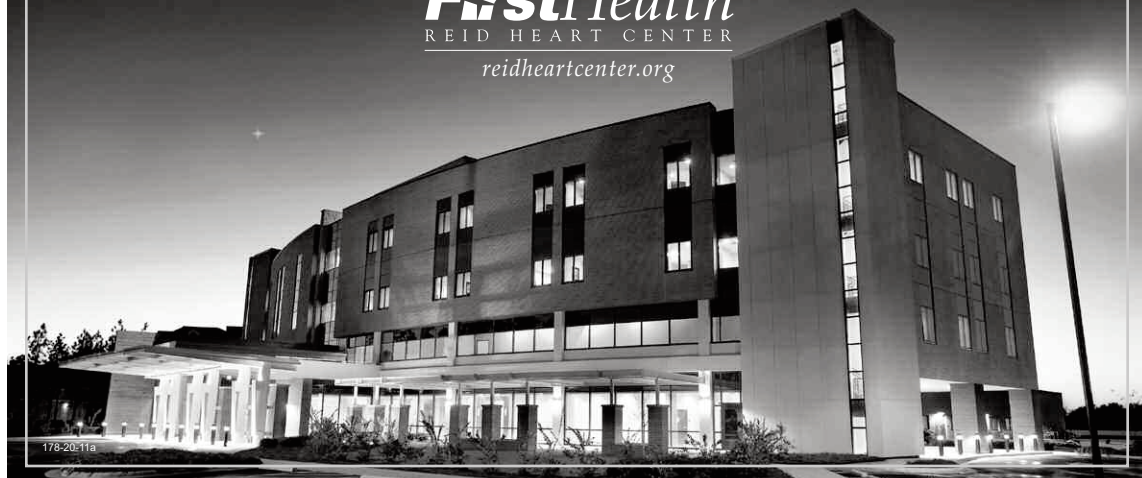


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Weekend Appointments Available

Doing business despite a tough economy

by Laura Douglass
Times Reporter

Seven Lakes Hardware
'Help us stay here so we can help you.'

Posted recently at the corner store, the message is none too subtle and all too true.

"We put that on our sign so our good customers would know we're struggling," explained John Garner, owner of Seven Lakes Hardware.

A neighborhood presence for thirty-three years, the once modest corner hardware store has grown with the community from a simple shop to a multi-faceted business including a lumber yard, rental department, gift island, NAPA auto parts section, and a garden shop.

"As Seven Lakes grew, sales increased and we kept adding on to the facility," Garner explained. "Unfortunately, that also increased our debt, and we have to sell quite a

bit of stuff just to break even. I don't think anyone foresaw what is happening now."

"Now," in this case, is the end of Seven Lakes Hardware's worst-ever Winter selling season, a point illustrated by a ninety percent reduction in lumber sales.

Garner said he has cut expenses everywhere possible without laying off staff and has been forced to make do with a limited inventory; however, if they don't have what you're looking for, most likely they can order it.

Though independently-owned, Seven Lakes Hardware is a member of the "Do it Best" cooperative, which allows for bulk purchase pricing to compete with major retail chains.

"We try to have what is needed and work hard to be competitive on prices," Garner said, "which is why we encourage people to shop local. Even if some-

thing costs a little cheaper somewhere else, you are spending on fuel costs to go get it."

Looking for new opportunities to grow and satisfy

customer needs, Seven Lakes Hardware has started extending their hours to 7:00 pm on Thursday and Friday evenings — they open at 7:30 am six days a week. They also initiated a new Saturday afternoon workshop series featuring "do it yourself" classes on electrical systems; painting, gardening and landscaping; how to use a pressure washer and other tools; and basic auto maintenance; among others.

The store offers a 10% discount at Mac's Restaurant with every hardware store receipt, and even plans to stock some produce this Summer. Making sure they have all their potential customers covered, they have Spanish-speaking staff on-hand to assist if needed.

"The money we make stays here in the community," Garner told *The Times*. "What we make, we put back in the

(See "Hardware," p. 12)



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Board delays Pine Forest Hearing to March 29

by Stacy Naughton
Times Reporter

Concerns about two ailing Commissioners led Chairman Nick Picerno to call off the scheduled resumption of a lengthy public hearing on the Pine Forest PUD rezoning request that was slated for the Moore County's Board of Commissioners Tuesday, March 15 regular meeting.

Both Commissioners Tim Lea and Jimmy Melton are recovering from health issues. The Pine Forest hearing is scheduled to resume at a Tuesday, March 29 Special meeting of the Board, starting at 5:00 pm.

East Moore Water District

Meeting as the Board of Directors of the East Moore Water District [EMWD], the Commissioners approved a service and water purchase contract between EMWD and the County that bring up to 1.25 million gallons per day of water from the district to county customers in Vass, Hyland Hills, Pinehurst, and Seven Lakes.

The Moore County Public Works Department will pay the EMWD for water used monthly. EMWD will pay Public Works for meter installation and tap-ons to the water system in the District.

Water System Upgrade

With Commissioner Tim Lea in opposition, the Board approved a pre-application to the NC Rural Economic Development Center for a waterline upgrade project on Midland Road that will allow expansion of Carolina Eye Associates [CAE].

The total cost of the waterline upgrade is \$724,800, less a grant from the Rural Center for \$151,000. The grant will be given with an agreement that fifteen new jobs will be created by the CAE expansion.

Moore County is picking up the tab for two-thirds — or \$408,200 — after the grant is applied to the project, leaving CAE to pay the remaining \$166,600. The upgrade will allow CAE to meet Pinehurst fire flow regulations of 1,500

gallons per minute and will also help eliminate a bottlenecking problem in portions of the county water system that serve customers in Pinehurst.

Commissioner Lea argued

that the project will set a precedent for developers and businesses to come to Moore County requesting money for similar ventures. The county hopes to recoup \$241,600 from future tap on fees to

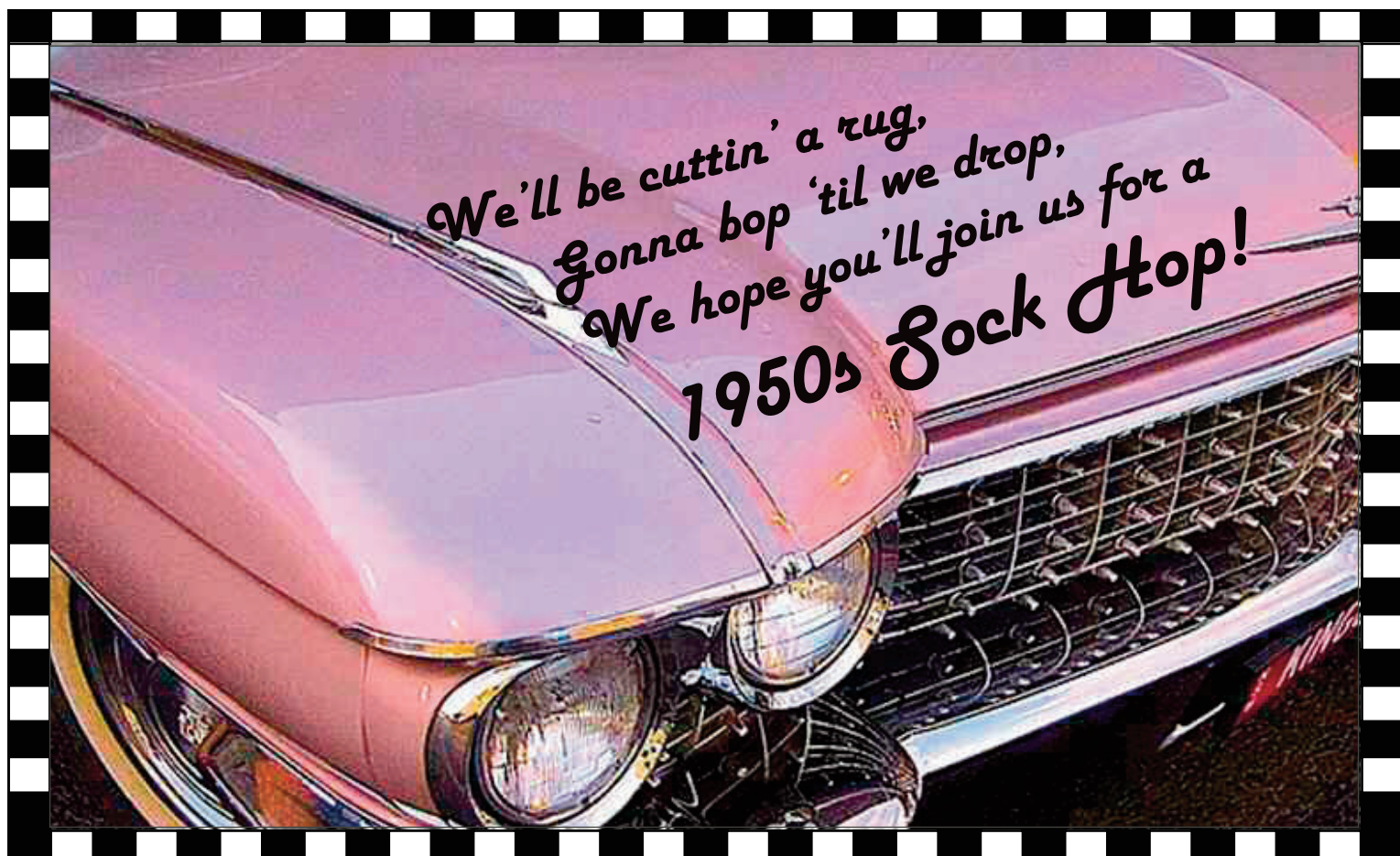
help cover the cost of the project.

Other Business

In other business during their March 15 meeting, the Commissioners approved \$26

million in borrowing to fund expansion and improvements at the Addor wastewater treatment plant.

Visit www.sevenlakes-times.com for additional reporting on the meeting.



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Pools & RC Airplanes at Planning Board

by Laura Douglass
Times Reporter

No action was taken, during the Thursday, March 10 meeting of the Moore County Planning Board, on a proposed text amendment to the Moore County Zoning Ordinance to reduce the setbacks to zero for accessory structures within the Gated Community-Seven Lakes Zoning district.

Joan Frost, Community Manager of the Seven Lakes West Landowners Association [SLWLA], asked the Planning Board to table consideration of the amendment to allow for further discussion at the homeowner association level.

The Gated Community-Seven Lakes Zoning [GC-SL] district encompasses the Westside community as well as all properties in Seven Lakes North and South.

Currently, Moore County's Zoning Ordinance defines the both the setbacks for primary structures and lot dimensional requirements for parcels in the GC-SL district as "none" — basically, zero feet — in order to allow the restrictive covenants governing the various communities within Seven Lakes to set the standards.

In the Moore County Zoning Ordinance, swimming pools are considered "accessory structures," and must meet accessory structure setbacks of the zoning district. However, in Seven Lakes, swimming pools are not considered an accessory structure — which are not allowed under each community's restrictive covenants. Rather, pools are considered an extension of the single family dwelling.

As written the County's Zoning Ordinance requires a 50-foot setback for swimming pools and other accessory structures within GC-SL — which can be a difficult fit on many Seven Lakes lots.

Late last year, Moore County Planning Staff met with representatives of both SLWLA and the Seven Lakes Landowners Association to develop a text amendment for accessory buildings that would close the gap, so to

speak, between the restrictive covenants and county ordinances. During discussion, they determined that it would be more expedient to amend the county ordinances to allow each of the communities to set its own guidelines rather than attempt to reach a consensus ruling on setback requirements that would apply to all of Seven Lakes.

In essence, by changing the accessory structure setback in the county ordinances to "none," the county would let the covenants prevail on all GC-SL parcels that are currently governed by covenants.

RC model airplanes

With nothing in the current county zoning ordinances to offer guidance, a recent complaint over noise generated by remote-controlled aircraft prompted a flurry of discussion at the Planning Board and an impromptu lesson on backyard aviation.

The complaint was filed against the Seven Lakes Aeromodelers, who meet twice a week, usually from 9:00 am to Noon, on a rural property near the intersection of NC Highway 73 and Beulah Hill Road with permission from the owner, Watts Auman. The hobbyist club formed in 1988 and is chartered under the Academy of Model Aeronautics.

Planning staff met with the Aeromodelers, visited the NC Highway 73 site, and are currently developing a pro-

posed text amendment that would address either radio-controlled aircraft specifically or, perhaps, a broader ordinance related to organized outdoor recreation.

However, several Planning Board members expressed reluctance to generate new policy based on a single complaint and recommended such activity could be regulated under the already established county noise ordinance.

While no representative from the Aeromodelers was available at the Thursday, March 10 meeting of the Planning Board, Northsider Dale Weber addressed the Board as a fellow hobbyist, along with Bart Nuckols of the Sandhills Model Aircraft Club, who also offered his expertise to answer questions.

"I can't speak for the Seven Lakes club, but for Sandhills and model aviation in general, we would like to partner with the county as they move forward with any regulatory action on model airplanes," said Nuckols, noting that noise has never been a concern or complaint for the Sandhills club. "Lawnmowers and weed whackers provide a louder and more sustained noise nuisance."

He explained that models can be fuel or electric engines, but that all are generally muffled. Nuckols said that a video report on the Seven Lakes club recently featured on WRAL provided a good

example of the sounds of some of those engines. See <http://www.wral.com/lifestyles/travel/video/9171122/#/video/9171122>.

Planning member Robert Hayter asked Nuckols to provide more specific facts on decibel levels that are common to the different range of craft, which Nuckols agreed to provide for consideration at the April 7 meeting.

But Planning Chair Martha Blake noted that, in addition to noise issues, the Board should also consider whether hours of operation should be limited.

Nuckols explained that

when and where model planes fly is restricted by line of sight, weather and the position of the sun and Weber also cautioned against a blanket policy.

"I recommend that if you are drafting restrictions that you consider the different types," said Weber, noting that his own radio-controlled plane was electric and no louder than a men's shaving razor.

Planner Robert Farrell reported that noise ordinances are not enforced until after 11 pm.

"The complaint was noise," (See "Planning," p. 17)

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In memory of . . .

John Walter Richardson died Friday, March 11, at the Veteran's Hospital, Fayetteville. A memorial service was held on Wednesday, March 16, at Boles Funeral Home, Seven Lakes.

He was the son of the late Walter Myers and Francis Ann Richardson. He is survived by an uncle and aunt, Blue and Maxine Richardson, of Jackson Springs; daughter, Kim Sampson, of Wrightsville Beach; son, John Christopher Richardson of Raleigh; his grandchildren, and his sister, Billie Ann Midthun, of Charlottesville, VA.

Boles Funeral Home of Seven Lakes assisted the family.

Robert L. Arner, 85, of West End and Canton, Ohio, died Thursday, March 10, at Aultman Hospital. A memorial service was held Monday, March 14, at Arnold Funeral Home, Canton, Ohio. The Rev. Nancy Conley officiated. A memorial service will also be held at The Chapel in the Pines at a later date.

He was born in Canton son of Alfred and Blanche Miner Arner. He left high school early to join the U. S. Navy Seabees during World War II. He was stationed in Pearl Harbor and Midway Island preparing for an invasion of Japan when the war came to a close.

Following the war, he

received his high school diploma and his pilot's license on the G.I. Bill at Noble Field airport giving flight lessons and doing bookwork. He continued to fly as pilot in command through 2010, and was a recipient of the Wright Brothers Master Pilot Award, recognizing professional and safe flight for more than 50 years.

Mr. Arner was the former owner of Sun State Plastics and a partner in PAARLO Plastics in North Canton, and Kenco Plastics in Owensboro, KY. He was inducted into the Plastic Pioneers in 1987. He was a past member and board member of Arrowhead Country Club, and member of Prestwick Country Club and Seven Lakes Country Club.

He was a member of Christ Community United Methodist Church in Canton and The Chapel in the Pines in Seven Lakes.

He was preceded in death by a son-in-law, Greg Rabel.

Survivors include his wife of sixty-three years, Doris Jean Arner; daughter, Holly A. Rabel, of Macon, GA; son, David L. Arner, of Boca Grande, FL; his grandchildren, and great-grandchildren.

Memorial contributions may be made to The Chapel in the Pines, 2125 Seven Lakes South, West End, NC 27376.

Rupert Bruce Donaldson, 82, of Seven Lakes, died Sunday, March 6, at his home.

Funeral services were held Saturday, March 12, at West End Presbyterian Church. The Rev. Larry Lyon officiated. Interment, with military honors followed at West End Community Cemetery.

Mr. Donaldson was born at the Pinehurst Peach Company Orchard to Robert Bruce Donaldson and Jean Ruth Galloway Donaldson.

He was member of the West End High School and graduated in 1947. His home

church was West End Presbyterian Church.

He was a veteran who served in the Army/Air Force 1948-1953. Tours of duty took him to Japan and various posts in the U.S. His career proceeded as a technical representative for IIT/Gilffilan with positions in California, Iceland, France, England and Germany. The position was transferred to the U.S. Army and Air Traffic Control, where he continued his career and retired in 1989.

Mr. Donaldson was active

in Seven Lakes Lions Club, Seven Lakes Kiwanis Club, Jackson Springs Community Club and Moore County Republican Men's Club.

In addition to his parents, he was preceded in death by his brother, Cyrus Monroe Donaldson; sister, Roberta Grace Lawhon; and nephew Walter Rupert Donaldson.

He is survived by his wife, Shirley; son, Edward Todd Donaldson, of Dallas; daughter, Carol Jean Donaldson, of Norfolk, VA; and numerous great-nieces, great-nephews

(Continued on page 12)



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Carry Out

In memory of . . .

(Continued from page 11)
and cousins.

Memorial contributions may be made to the West End Presbyterian Church, or FirstHealth Hospice and Palliative Care, 150 Applecross Road, Pinehurst, NC 28374.

Boles Funeral Home of Seven Lakes assisted the family.

James Nealie Brown, 88, of Eagle Springs, died Saturday, March 5, at his residence. Funeral services were

Tuesday, March 8, at Rock Hill Friends Church. Burial, with full military honors, followed in Pine Rest Cemetery.

A native of Moore County, he was a son of the late James Wesley Brown and Katie Garner Brown. He was a U.S. Army veteran of World War II and was a POW. While in the service he was stationed in northern France and was a squad leader. He received the Good Conduct Medal, American Campaign Medal, European African Middle Eastern Campaign Medal

and the World War II Victory Medal.

He was a farmer and carpenter. He was a member of the Robbins VFW.

He was preceded in death by his wife Onezima Bynum Brown; sisters Annie B. Spinks and Ellen B. Cockman; and brothers, Elsie Brown and Dan Brown.

He is survived by his daughter, Patricia Jefferies; son, James "Bruce" Brown; sisters Pauline B. LeGrand, Kathleen B. LeGrand, all of Eagle Springs; grandchildren, and a great-grandson.

Memorials may be made to Rock Hill Friends Church, 148 Rock Hill Church Road, Eagle Springs, NC 27242, or to Liberty Hospice, 300 W. Pennsylvania Ave., Southern Pines, NC 28387.

Edward Earl Ethington, 63, of West End died at his home Friday, March 4.

He is survived by his wife Gerlinde, and his sisters Wanda and Lou Ann.

Services will be Private.

Memorial donations may be made to Animal Shelters of your choice.

Boles Funeral Home of Seven Lakes assisted the family.

Richard Joel "Joe" Wiggins, 93, of West End, died Wednesday March 2, at FirstHealth Moore Regional Hospital.

Mr. Wiggins was born in Montgomery County.

Funeral services were held Monday, March 7, at Fairview Baptist Church in West End. The Rev. Donald Gillis officiated. Burial followed in the church cemetery.

Mr. Wiggins was a member of the Fairview Baptist Church. He spent over sixty years of his life working in the saw mill industry.

Mr. Wiggins preceded in death by his parents Ollie Wiggins and Jenny Campbell Wiggins, a brother Archie Wiggins, two sisters: Ruth Morris and Alma Lee Johnson, and a great-grandchild Miles O'Brien.

He is survived by sons: John Wesley Wiggins, of West End; Alfred Joel "Al" Wiggins, of Southern Pines; a sister Margaret Eslick, of New Bern; six grandchildren and sixteen great-grandchildren.

Boles Funeral Home assisted the family.

Hardware

(Continued from page 8)

business. We hope to turn it around; and, with warmer weather, that is a great asset."

A philanthropic supporter of various community groups and projects, Garner said he has worked hard over the years to be a good neighbor

and to do good business.

"If people work together in a community, you can do things," he said. "We want to keep the store open for the community and for our employees. The bottom line is: Customers are what keeps us here."

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It's Spring! But don't rush those tomatoes!

Late March is coming soon and many of us are behind in our gardening. The days are becoming longer and beautiful which gives us the urge to get out and plant everything.

I would not be in a hurry.

We always have some cold weather in late March and early April and cold, windy periods desiccate young tender plants.

Many want to plant tomatoes because early tomatoes seem to produce better, but be cautious. If you plant early, do so in a container and then, after Easter, transplant to the field. By first planting in a potted container allows you to put them in a semi-heated or heated area at night when temperatures go below 50 degrees and take them out daily when temperatures are warmer.

Other tips on tomatoes:

Rotate or change locations this year from the place where they were planted last season. This practice will aid in the control of diseases, nematodes, and some insects.

Plant resistant varieties: those that have printed on the tags VFNT or lists the resistant diseases.

'Betterboy' is a variety that is popular and has some disease resistance but it not highly resistant to all diseases.

Many ask what type of

broadleaf killer can be used and which grass killer is recommended for control in the lawn.

Some of the broadleaf weeds I have observed are chickweed species, dandelions, wild onion and garlic, clovers, henbit, Virginia button weed, wood sorrel [oxalis], knotweed and others. In most

rates for the amount of spray mixture to be used on 1,000 square feet of lawn or landscape. Use all precautions and other information listed on the label.

A few more suggestions:

Water new plantings thoroughly. Meteorologists contend we are still in a moderate drought.

If available, pansies may still be planted and will remain beautiful until hot weather.

Vegetable

garden plantings for March include asparagus crowns, broccoli, cabbage and cauliflower plants, beet, carrot, kale, radish, rutabaga, spinach, Swiss chard, turnip, mustard and lettuce [head and leaf seeds and plants], onion seed sets and plants, and Irish potato seed pieces.

Greens lovers might want to try a small bed of a broadcast mixture with cress, mustard, kale, kohlrabi, radish, Swiss chard, and turnip seed. I have found this combination mix to be highly productive, timely and delicious.



Gardening in the Sandhills

Jim Caudill

instances, these pests are too numerous to pull or dig out of your lawn and landscape or eliminate by short mowing before seed maturity; therefore, it becomes necessary to use herbicides. Most of all the mentioned broadleaf weeds can be controlled post-emergence with a liquid spray mixture of 2, 4-D plus dicamba; 2, 4-D plus map; 2, 4-D plus others. These products can be used overtop the established Summer grasses of Bermuda and zoysia as a broadcast or as a spot treatment. Check the product

Time to 'Spring Clean' your medicine cabinet

Moore County Law Enforcement agencies have partnered with Safe Kids Mid-Carolinas Region to host Operation Medicine Drop.

Please take time to clean out your medicine cabinet and bring any unused or expired medications to your local drop-off locations.

Two locations are collecting medications next week.

Seven Lakes Prescription Shoppe will have drug offi-

cers available to participate in medication collection on Tuesday, March 22, 11 am to 3 pm, and on Saturday, March 26, from 11 am to 3 pm at 120 MacDougall Drive, 673-7467.

Lowe's Food Store in Olmsted Village, Pinehurst will also have officers on hand to collect unused and expired medications on Friday, March 25 and Saturday, March 26, 11 am to 3 pm, both days.

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WEST END FIRE DISTRICT PUBLIC NOTICE

THE WEST END FIRE DISTRICT WILL HOLD THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE WEST END FIRE AND RESCUE DEPARTMENT ON

MONDAY, APRIL 4, 2011 AT 5:00 P.M.

AT THE WEST END FIRE STATION

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THE PURPOSE OF THE MEETING IS

TO NOMINATE AND ELECT

THREE (3) DISTRICT RESIDENTS

TO THREE YEAR TERMS

TO THE WEST END FIRE AND RESCUE

BOARD OF DIRECTORS.

ALL FIRE DISTRICT RESIDENTS ARE URGED TO ATTEND THIS IMPORTANT PUBLIC MEETING.

Seven Lakes Council

(Continued from page 5)

included "just so this project can become viable?" Marks also questioned what the cost to Seven Lakes would be to join such an "unknown" endeavor.

John Goodman, Infrastructure Director for the Seven Lakes West Landowners Association, told the Commissioners that Marks' skepticism didn't represent the feelings of the entire Seven Lakes Community.

"I don't want you to think, listening to Mr. Marks, [that] we are against the NMWD," Goodman said, noting that others think it would be a good idea to join the District.

Commissioner Larry Cad-dell defended the idea of expanding the water district, saying a long term water solution is needed. "I have sat here for four years," he said, "and I am sick of twiddling my thumbs."

Commissioners' Chairman Nick Picerno said the State or North Carolina had already begun to restrict the withdrawal of groundwater from public utility system wells further east in the state, and could restrict well water consumption in Pinehurst at some point. With no source of surface water in the county system Picerno said the potential for an intake on the Deep River near Robbins may be the most important long-term opportunity for expanding Moore County's water supply.

Picerno said the county would determine what impact joining the Northwest Moore Water District would have on Seven Lakes water rates "down to the penny" and have a voter referendum before making Seven Lakes part of the NMWD.

Director Brobst reminded the Council that the idea of expanding the Water District is still in its early stages. The first step in creating a NMWD is to work out a plan with Robbins which has yet to happen.

An extension of a \$16 mil-

lion USDA bond for the project was approved three weeks ago. Those funds could be used to build a new water treatment plant in Robbins and a water line to carry water to Seven Lakes.

County Budget and Taxes

The County has saved taxpayers \$700,000 in tax office expenses by choosing to delay a revaluation of property in the county, Chairman Nick Picerno told the GSLCC.

"You have a very conservative Board, and we want to make sure every penny is spent very wisely," he said, adding that the County expense budget has shrunk from \$90 million to \$85 million. Currently property taxes make up about sixty percent or \$53 million of the total

\$85 million budget. The County is sponsoring a series of public input sessions on the budget in the coming weeks — and a public hearing on the FY 2011-2012 budget will be held on Tuesday, June 7.

The recession has pushed down revenue from sales taxes, but County Manager Cary McSwain said he believes that this trend has bottomed out and is now on the rise mainly due to tourism being up in Moore County. The outlook is "getting more and more optimistic," he said.

McSwain said budget cuts over the past two years have eliminated the "fat" in the county budget; and, if it becomes any leaner, it will begin to affect services such as the Veterans Affairs pro-

gram which generates about \$6 million a year for county veterans, or the Women Infant and Children's Program that helps people who are "desperate."

Those interested in learning how the County Government operates can register for free Government 101 courses online at www.moorecountync.gov or call 910-947-6363. Classes begin April 4 and are located at the Old Courthouse in Carthage.

Substandard Private Roads

The Council asked the Commissioners to consider implementing a development ordinance that would require private roads in any new subdivisions to meet NC Department of Transportation stan-

dards.

Planning Director Joey Raczkowski reported that the County's current subdivision ordinance does in fact require that private streets in new subdivisions meet NCDOT standards, though he was uncertain about exactly when that language had been added to the ordinance.

Raczkowski initially told the Council that the restrictive language dates to the late 1980s or early 1990s. But GSLCC President Pete Dotto reported that McLen-don Hills streets, which were developed in the mid-1990s, do not appear to meet NCDOT standards.

Raczkowski promised further research on the question.



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Westside meeting

(Continued from page 4)

given out to those not complying with lake rules and regulations, but it could turn into more than that said Herdrich.

The first rule change to Lake Auman will be to 7.2.3 Speed Limitations: *Maximum speed between shore and the ski area as defined by buoys and straight lines between buoys is no appreciable wake with 5 MPH maximum. Maximum speed in the ski area is 40 MPH. The area between the no wake buoys at Johnson Point and the ski area is a transitional speed area. Outgoing traffic can use this area to accelerate up to the speed of the ski area. Incoming traffic can use this area to decelerate as they approach the no wake zone of Johnson Point. The 125 yard wide area from shore to the transitional speed zone is no appreciable wake area with 5 MPH maximum speed.*

The second rule change is to 7.3.4: *Cylindrical white buoys with orange stripes designate the ski area. Boats pulling skiers, tubers, hydroslides or other similar equipment are restricted to this area only with the following exceptions: Novice skiers may start from the shallow water at the bulkhead on the North East side of the island, proceed in a north easterly direction and merge with the traffic upon entering the ski area.*

A sign on the bulkhead identifies this start location.

A final reading and a vote on the buoy changes to Lake Auman will take place in April.

New Septic Systems

The Architectural Review Committee [ARC] was granted approval by the Board to begin reviewing requests by landowners to install bio-filter septic treatment systems. Currently, most homeowners in the community can install these types of septic systems — which act as a level five waste water treatment facility — without a problem.

However, lakefront lot owners currently must obtain a hardship waiver from the ARC to install the high-tech systems because of covenants that require a seventy-five foot buffer between septic tanks and bulkheads or retaining walls. The county and state only require a fifty foot buffer.

It is difficult to build on many of the remaining lakefront lots, because clay soils prevent the lot perking for a conventional septic system, ARC Director Adam Wimberly explained.

The new bio-filter systems require no leach lines. They are positioned deeper into the ground and pass wastes through an extreme filtering system.

The new systems could replace the current strategy used by some lakefront lot owners who pump waste from an unperking lot, through lines that pass through Association common property, to “septic lots” and would prevent pumping through common lots.

There are a lot of septic lines running along the utility lines in Seven Lakes West, Wimberly said, adding that the community “has no idea” where these are going or who they belong to.

President Ron Shepard noted that bio-filter systems require significant upkeep and can cost \$30,000 to \$50,000 to install. Installation requires the services of an engineer and approvals at the state, county, and community levels.

To install a system an engineer has to assess the property and give approval, then it must be approved by the state, county and finally the community. It may all be

worth it, according to Wimberly, who told the Board that these systems are, “ninety percent better” than what is currently in the community.

The cost of maintaining the systems could raise the issue of who would be responsible for a system that is not properly maintained. Legal Director Ed Silberton said there are state statutes that can force a resident to vacate the premises due to a public health risk if a septic system is not properly maintained. He noted that the community has a Mandatory Septic Management Program.

The Architectural Review Committee will evaluate requests to install the bio-filter systems on a case by case basis, with Board approval required for each installation.

Board members expressed little interest in trying to change the seventy-five foot buffer required between septic systems and bulkheads,

because changing the covenant would require the approval of eighty percent of landowners.

Geothermal HVAC Units

Geothermal heating and air conditioning [HVAC] units that are drilled into the Earth without having to use Lake Auman are becoming “very popular,” Wimberly reported.

But Board members expressed opposition to geothermal units that would instead use pipes running from lakefront lots into Lake Auman, citing both aesthetic and liability concerns.

President Shepard said he approves any geothermal system as long as it does not use the lake. Director Sessler agreed, saying, “Just like the septic tanks, keep it on the [homeowners] property.”

The ARC committee plans to present the Board with a more in-depth report on geothermal units in the future.

(See “Westside,” p. 16)

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Westside meeting

(Continued from page 15)

Safety and Security Report

Seven Lakes West Neighborhood Watch plans to create a patrol procedure manual with step by step guidelines to handle suspicious activity in the community, Director John Hoffmann reported.

To better identify the security truck a rotating beacon and a larger security sign will be placed on the vehicle.

Hoffman laid out three goals for the upcoming year for the Safety and Security Committee: to develop a speed enforcement plan; to create a more "vibrant" Neighborhood Watch; and, the third, to work with other communities to develop a better snow and ice response system.

Community Manager

At the request of Community Manager Joan Frost, the Board approved during the Work Session \$4,100 in repairs to the community pool in order to meet state standards before it can be opened this year.

Addressing complaints about neighbors' pets, Frost said neighbors should try to

work out problems on their own; but, if that does not work, calling animal control or the police is the next step. Pet management problems that violate rules and regulations can result in charges before the Judicial Panel and a request from the Association that county authorities address the problem.

Legal Affairs

Legal Affairs Director Ed Silberhorn reported that Community Advocate Bud Sales will step down from his position and assume the role of Associate Community Advocate.

The Board named Silberhorn to replace Sales as the new Community Advocate

effective May 1. Silberhorn was also named as an official Board liaison in the Clubhouse Commons case which is set for trial.

After five years of service, Judicial Panel Chair Charlie Merial will also be stepping down May 1 and will need to be replaced by the Board.

More News

In other business during the SLWLA Work Session on Tuesday March 8:

- President Shepard reported that community surveys have been received and results will be presented at the Annual Meeting on March 20. Results will be posted on the website and

utilized by the Long Range Planning Committee. Another survey will be conducted in one to two years.

- The next Winter Concert Series will feature the Red Hues Band on March 18 at 7 pm. On April 15, there will be a wine, cheese and chocolate party at the West Side Park Community Center at 7 pm. Tickets are \$15 and are available in the landowners office. For information, contact Jane Sessler at janes@seven-lakeswest.com or the Community Center at 910-673-5314.
- Lake and Dam Director Herdrich requested and the Board approved the erection of a fence to pre-

vent vehicles using the Lake Auman Dam embankment as a shortcut. A gate will be included so that tractors and other vehicles that are allowed to use the bank may do so. The fence should be up in the next two weeks.

- Director Silberton presented an unofficial map of the community created by Gerhard Hergenbahn that can be seen at the community center.
- The Board approved three trees, possibly Dogwoods, to be planted for the three retiring board members.
- Cash disbursements for the month of February were \$65,135, Treasurer Freiert reported.

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Planning Board

(Continued from page 10)

but then the question to staff was, Can they even be there?" said Farrell. "That is where we ran into this hazy area. There is nothing that says they can and nothing that says they can't."

Farrell explained that an individual flying a model plane in his yard is not considered a 'use' under county ordinances, and therefore any regulation would not be enforced. For the case under discussion, it is the fact that the noise was lodged against an organized club activity that prompted action.

After considerable discussion, the Board approved a suggestion by Member Ricky Lea to allow the staff to continue to develop a proposed text amendment that would allow radio-controlled airplanes as long as it does not adversely affect somebody.

UDO Review

A revision of the Unified Development Ordinance [UDO] that combines the zoning ordinance, subdivision regulations, and flood damage prevention ordinance into a single, user-friendly document commenced in January 2010.

Over the next few months, the comprehensive document will be reviewed and commented upon in sections. Both the draft document and

a list of recommended changes is available online and at the Planning Department office.

On Thursday, March 10, the Board reviewed Articles 1-5, which includes general provisions and purpose, defined responsibilities and duties of each local government board, development review procedures, non-conforming structures and uses, and enforcement and penalties.

Several passages were called out for reconsideration, most frequently for the use of vague language that could be subject to interpretation.

Land Use Plan Advisory Committees

During the Land Use Plan update process, a citizen advisory committee will be formed to provide a local and familiar face to the community throughout the process.

Long Range Planner Jeremy Rust recommended a nine to fifteen-member advisory board that is diverse and representative of the population. Typically such committees are formed from members appointed by the Board of County Commissioners. He explained that potential candidates can be identified by zip code, by district or by township.

The length of commitment is anticipated at eighteen

months and advisory committee members are expected to provide guidance and oversight, and to network and recruit public involvement into the land use planning process.

Small Area A Plan update

Adopted in 2008, the Small Area A Plan has been integrated into most facets of planning for both Moore County and Area A – a 100 square mile region centered on West End and Seven Lakes. It is considered a "a living document" that will be used to guide development and preservation in the area, placing particular emphasis on sustainable growth, protecting water supplies, sustainable economic growth, and preservation of the natural environment, including wetlands, open space, and working farms and forests.

An annual progress report that outlined how specific goals, objectives and strategies of the Small Area A plan have been utilized and implemented was distributed.

Planning Member Dave Kinney, who chaired the Area A Steering Committee, said he would review the update and provide any feedback from the fourteen-member committee.

Other Business

In other business on Thurs-

day, March 10, the Moore County Planning Board:

- Approved a conditional use permit for an accessory dwelling unit on a 3.4 acre tract in Cameron. The acces-

sory unit will be located approximately 50' from the principal dwelling and behind the front building line of the principal structure.



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Galford

(Continued from front page)

not an adversary of the landowners. It brings in 9,000 to 10,000 guests a year to Seven Lakes and is ranked eighty-third in the state. The Club needs the community and, likewise, the community needs the Club."

The only fellow board member to ask Galford to reconsider, Director Kent Droppers said he respected his position; but expressed concerns about the time frame. [Galford is not running for reelection and his term was set to expire at the Annual Meeting, less than two weeks away.]

"We often approached things differently, but I would ask that you reconsider," Droppers said.

"By virtue of resigning, it sets a precedent. This is difficult for all of us, but you're elected to this Board to do what is in the best interest of the community. We can all disagree without being disagreeable."

Attacks become personal

However, timing — no matter how short the interval — was the critical factor in Galford's decision to resign.

"It is my desire to respond to comments that have been made to us as directors and published in *The Times* over the entire period I have served," he said. "As sitting directors, we don't comment back, and I respect that board members should refrain from such actions."

Though he avoided mentioning any names, some of Galford's comments were clearly a response to criticism from Alan Shaw, a Southside resident and one of the original developers of the community, who has consistently and vehemently opposed any residential development of the old driving range.

"It is time to stop taking revenge on volunteers that serve the community," Galford said. "Pay some dues, and run for the Board, and use your self-proclaimed tal-

ents to serve the community," he challenged Shaw.

His comments prompted a retaliatory spat with Southsider Chuck Leach, who demanded that an appropriate explanation of Shaw's dues status should be included alongside such statements. [Editor's note: Shaw is not a member of the SLLA and does not pay dues based on legal agreements signed with the Association in 1992 and in 2006. You can read a full explanation at www.sevenlakes.com.]

Galford continued, "We as a Board argue about things and that is good . . . A majority of the Board reaches a decision and we live with that decision. We don't go back and continue to fight. That is the way a board should operate."

"I just could not say these things as a member of the Board," said Galford. "I think what we have seen is damaging the reputation of our community. I want the public

to understand that they [the Directors] are putting up with a lot of abuse that has not been brought forward."

"I'm not saying whether it is right or wrong that he doesn't pay dues," Galford said. "There is a problem with him abusing the Board and stating what the Association should be doing, when he is not a member."

History repeats itself

Shrouded in unfortunate but familiar circumstances, Galford's decision to resign over the tenor of recent attacks on the Board is a return to the very reason he first ran for a seat.

Originally appointed to fill the unexpired term of former Director Laura Douglass, who herself had resigned in the wake of a tumultuous year of infighting within the Board ranks and the community at-large over several divisive issues, Galford was then reelected for a full term the following year.

Responding to Northsider Joan Cook's observation that the ugly side of politics has been a problem before, Galford agreed.

"Yes. That's why I ran," he said. "It was an embarrassment to the community, and I hoped I could step in to help," he explained.

Director Bud Shaver, who sided with Galford last month in opposition to another equally contentious decision — to outsource landscape maintenance — agreed that abusive emails and telephone calls to Board members can become unbearable.

Shaver said that just recently he had talked Director Chuck Mims out of resigning over the same concerns. While disagreements are expected and acceptable, he said, they do not need to resort to name calling and abuse.

"It discourages people from running for the board," Shaver said, "and you have

(See "Galford," p. 19)



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Galford

(Continued from page 18)

to have an effective board to run this Association."

Galford addresses Talis

Prior to reading a prepared letter of resignation, Galford recommended several items of interest to Community

Manager Alina Cochran.

Specifically, he noted that there is a lack of adequate information on the Talis-based website, including the community calendar section, that no dues information is posted, and that meeting minutes have not been pub-

lished in a timely manner.

He questioned Cochran on dues billing statements, and recommended that a sample statement should be provided to the Board prior to mailing.

"Last year, we had problems that should not have

occurred. I want to make sure this is corrected before they are mailed this year," said Galford.

He also expressed concern about the accounting system, how it lists members, and how that information will be used to verify ballots from

qualified voters in the upcoming election.

Galford stated his belief that Talis Management Group has the capability to serve the community well, but said they must do a better job than what has been demonstrated to date.

Foxfire

(Continued from page 6)

After discussion, she agreed to continue to research alternatives.

Water

With Moore County under severe drought conditions, Councilman Lauer reported that wells are running normally, but reminded residents that Foxfire Village remains under voluntary water restrictions.

In addition, a test for leaks in the system was conducted and a second test will be run again in two weeks. "You always lose water in a system, but we're hoping to zero in on any unknown leaks," explained Lauer.

Public Safety

No one was injured, but a minor accident at the Foxfire Village fire station did cause some property damage.

"One of the firemen was driving the truck into the garage and his foot slipped. It was an accident," said Koos.

He said the incident was reported for insurance purposes, and he was given the impression the damages will be covered.

Streets

A NC Department of Transportation traffic study and evaluation of the intersection of Hoffman and Richmond Road has not yet occurred, reported Councilman John Eltschlager.

In a related report, a copy of the recently approved resolution stating Foxfire's opposition to the potential transfer of state roads to municipal maintenance was faxed to the Triangle J Council of Governments and also emailed to the NC League of

Municipalities.

Recreation

Fencing at the Village Center swimming pool is not in compliance with new regulations, reported Mayor Erickson.

The Council approved the installation of a six foot wood picket fence at a cost of \$4,990.

2010 Census data

According to recently released 2010 Census data, Foxfire experienced a surge in population over the last ten years — from 474 to 902 residents — a 90% increase, the largest percentage in Moore County.

"We tweaked the ordinances in the early 2000's to encourage building in Foxfire," said Erickson, noting changes in

the square footage requirement for garages and also development of the Village Green Park. "We did some planning, and a lot of people worked real hard — and the result was people came and our population nearly doubled."

Long Range Planning

A half-dozen focus group meetings were held by the Long Range Planning Com-

mittee, convening small groups with specific interests including families, retirees, and business owners.

Long Range Planning Chair Mick McCue said the data collected from these meetings will be used to create a more detailed survey that will be mailed out to all Foxfire residents.



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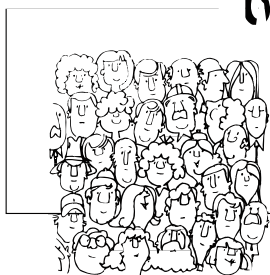
- **Casual Friday at Seven Lakes Country Club** – 5 to 9 pm, Buffet 5-6:30 pm., Food, games & socializing.

SATURDAY, MARCH 19

- **Keep Moore County Beautiful, Inc. Mixed Paper Recycling Drive** – 9:00 am - 3:00 pm, at the Boys & Girls Club, 160 Memorial Park Court, Southern Pines. Acceptable items include: any type of paper, Any type of Household and Rechargeable Batteries, Inkjet Cartridges, Cameras, Cell Phones, diskettes, CDs, DVDs, and Laptops. Joan Neal, Keep Moore County Beautiful, Inc. 947-3478 or jneal@moorecountync.go
- **Spaghetti Dinner and "Sale"-E-Bratton** – 5:00 to 8:00 pm, at Jackson Springs Presbyterian Church fellowship hall. Cost is \$6 for adults, \$3 for children under twelve. Take-outs available. Beautiful hand-quilted heart appliqued quilt made by member Joyce Shepard will be raffled. Raffle tickets \$1 each, are available at the door or from any member. Silent auction. <http://www.jacksonspringspc.org/News.dsp> or contact the church 910-673-7630. 6244 NC Hwy 73, Jackson Springs, NC.
- **Kool Kids Parent Date Night** – 6:30 pm to 9:30 pm. Recreational play for kids grades K-5th. Cost for 3 hour evening is \$7/child registered Kool Kids students, or \$12/child for others. 4139 Hwy 211, Seven Lakes, 2 doors from McDonald's.

SUNDAY, MARCH 20

- **First Day of Spring**
- **Angel Food Orders** – due today at Seven Lakes Baptist Church, Seven Lakes. Orders must be received by today, picked up at the church Saturday, March 26, 9 and 10 am. Call for information and orders 910-315-4655 or 910-673-4656 or

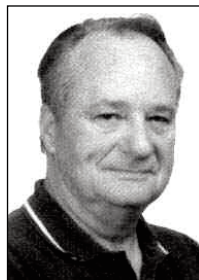


order www.anglefoodministries.com/ Payment by cash, money order or food stamps.

- **St. Mary Magdalene Episcopal Church** – 9:30 am, Holy Communion, 1145 Seven Lakes Dr., Seven Lakes, 673-3838. All are Welcome.
- **Seven Lakes West Landowners Association Annual Meeting** – 2 pm, West Side Park Community Center, Great Room. Open to all landowners.

MONDAY, MARCH 21

- **Moore County Government Public Forum** – on



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the County Budget FY 2011-2012, at Davis Community Center - 7 pm, (4788 NC 705 highway, Robbins). Purpose of forum is to give citizens the opportunity to speak with the County Manager and staff about the budget. Forum is informal with most of the time devoted to ques-

tions and answers. Contact Eli Arroyo-Alen, 910 947-6363 or Tami Golden at 910 947-4000, in the Administration Offices.

TUESDAY, MARCH 22

- **Healing Service** – 11 am, St. Mary Magdalene Episcopal Church. 1145 Seven Lakes Dr., Seven Lakes. Intercessory prayers for the sick & trouble, those in harms way, traveling, bereaved or deceased. All are welcome.
- **American Red Cross Blood Drive** – 11:30 am to 4 pm, at FirstHealth Fitness Center, 170 Memorial Dr., Pinehurst. For appt. call 715-1800. Eligibility questions call donor counselor 866-236-3276.
- **Zipper Club** – 7 pm, Mon-

roe Auditorium, Art Edgerton, M.D., cardiothoracic surgeon at Reid Heart Center, will present at the monthly meeting of the Zipper Club. A support group for people recovering from open-heart surgery and related procedures. Call (910) 715-5266.

WEDNESDAY, MARCH 23

- **Gallery at Seven Lakes "Spring's a Springing" show** – open 1-4 pm, at St. Mary Magdalene Episcopal Church, 1145 Seven Lakes Drive, Seven Lakes.
- **Civil War buff Matt Farina to visit Senior Center** – 3 pm, Farina will cover events from January 1st to the firing on Fort Sumter at 4:30 in the morning on April 12, 1861. Senior Enrichment Center, 8040 Hwy 15-501 (2 miles north of the Pinehurst traffic circle). Call 215-0900 to reserve a seat.
- **Lenten Supper & Devotional West End United Methodist Church** – 6 pm, community is invited to join the church for a special meal, followed by a Lenten devotional service

at 7 pm. A nursery will be available. Contact Don Allen at 295-0460 or the church office at 673-1371. Join WEUMC for this time of fellowship and devotion.

THURSDAY, MARCH 24

- **Bread of Life Ministry** – West End United Methodist Church, 11 am until 1 pm. Ministry is for seniors (widows, widowers, and the elderly). Time of fellowship and devotion with meal provided at a charge of \$5/person.
- **Spring Theme at the St. Mary Magdalene Art Gallery** – open 1-4 pm, at St. Mary Magdalene Episcopal Church, 1145 Seven Lakes Drive, Seven Lakes.
- **Artist League of the Sandhills Exchange Gallery Opening** – 5 to 7 pm, Wine & Cheese Reception "On Being Human." Exchange Street Gallery Show and Sale: March 24 - April 27. Open Studios 10 am - 4 pm all four days. 129 Exchange St., Aberdeen, 910-944-3979 www.artistleague.org
- **Mother and Son Art Exhibit at SCC** – 4 pm,

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Hastings Gallery in the Katharine L. Boyd Library at Sandhills Community College presents "Mother & Son" featuring the works of artists Evelyn Condon Dempsey and John Richard Dempsey III. Reception 4 pm to 6 pm. Admission free, open to public. Exhibit will run through April 21.

- **Wine Tasting** – at Sandhills Winery 5:30 to 8 pm, great wines, and food pairings. 1057 Seven Lakes Drive. (910) 673-2949. www.sandhillswinery.com
- **Moore County Government Public Forum** – 7 pm, on the County Budget FY 2011-2012, at Vass Town Hall, 140 Alma Street, Vass. Purpose of the forum is to give citizens the opportunity to speak with the County Manager and staff about the budget. Contact Eli Arroyo-Allen, 910 947-6363 or Tami Golden at 910 947-4000, Admin. Offices.
- **Palustris Concert: The Joshua Wolff Trio with Jazz Diva Laura Didier** – 7 pm, Sassy and stylish young vocalist Laura Didier brings a touch of jazz to beloved Broadway tunes, backed up by Joshua Wolff on piano. Only one performance, Founders Hall, Sacred Heart Church. Tickets for Palustris Concert available at Givens Book Shop, Olmsted Village, Gentlemen's Corner, Pinehurst, Country Book Shop, Southern Pines, or the Box Office. www.carolinaphil.org 910-687-4746.

FRIDAY, MARCH 25

- **Artist League of the Sandhills Sandhills Carving Club** – 10 - 4 pm daily; Painting Classes - 9:00-12:00; Follow the leader 1:30 pm - 4:30 pm, "Fun with Alcohol Inks." 129 Exchange St., Aberdeen. 910-944-3979. www.artistleague.org
- **Casual Friday at Seven Lakes Country Club** – 5 to 9 pm, Buffet 5-6:30 pm, Food, games & socializing.
- **Palustris Concert: Ode to Joy** – at 7 pm, David Michael Wolff leads musicians from the Carolina Philharmonic side by side with many of Moore County's most promising young instrumentalists and singers in a concert culminating in the Finale of Beethoven's greatest masterworks, Barber's Adagio for Strings, Bach's Keyboard Concerto in G minor and more. Concert at Robert E. Lee Auditorium, Pinecrest High School. Tickets available at Givens Book Shop, Olmsted Village, Gentlemen's Corner, Pinehurst, Country Book Shop, Southern Pines, or through the Box Office. www.carolinaphil.org 910-687-4746.

SATURDAY, MARCH 26

- **Artist League of the Sandhills Follow the Leader** – 9:00 - 12:00; 11:30 - 4:30, "Fun with Alcohol Inks." 129 Exchange St., Aberdeen, 910-944-3979. www.artistleague.org
- **Palustris Concert: For the Opera Lover** – 3 pm. A

handful of the most-beloved arias, duos, trios and choruses from the operatic repertoire, as well as opera transcriptions. Featuring guests soloists and the Carolina Philharmonic Chorus. Held at Owens Auditorium, Sandhills Community College. Tickets available at Givens Book Shop, Olmsted Village, Gentlemen's Corner, Pinehurst, Country Book Shop, Southern Pines, or through the Box Office. www.carolinaphil.org 910-687-4746.

SUNDAY, MARCH 27

- **St. Mary Magdalene Episcopal Church** – 9:30 am, Holy Communion, 1145 Seven Lakes Drive, Seven Lakes, 673-3838. All are Welcome.
- **Seven Lakes Landowners Association** – 3:00 pm, annual meeting, West End Elementary School Gym. Open to all landowners.
- **Artist League of the Sandhills Lecture** – "North Carolina Artists Colonies" with Molly Gwinn. 129 Exchange St., Aberdeen. 910-944-3979. www.artistleague.org

MONDAY, MARCH 28

- **Women of Seven Lakes Taste of the Town** – 5 to

7 pm, at the Crawford Center, West End Presbyterian Church. Treats from across Tickets \$20/person, contact Polly Cummins 673-2260 or purchase at Sandhills Winery, Seven Lakes Drive. 50/50 raffle tickets available for pre-sale only, call Ginger Finney, 673-1330. Sponsored by the Women of Seven Lakes, all proceeds benefit the West End UMC Food Pantry.

- **Bingo Night at Our Lady of the Americas** – 7 pm, Early Bird Bingo; and 7:30 pm, Regular Bingo. 298 Farmers Market Road, off Hwy 211, Candor. Minimum purchase \$15. 910 974-3051.
- **Sandhills Natural History Society** – 7 pm, at Weymouth Woods Auditorium, 1024 Ft. Bragg Rd., Southern Pines, NC. Invasion: North Carolina's native landscape is under attack by harmful invasive plant pests. Rick Iverson, a plant ecologist with NC Dept of Agriculture and Consumer Services, will discuss state programs designed to prevent the entry and contain the spread of invasive weeds. Visitors welcome. 910-692-2167 www.sandhillsnature.org

TUESDAY, MARCH 29

- **Healing Service** – 11 am, St. Mary Magdalene Episcopal Church. 1145 Seven Lakes Dr., Seven Lakes. Intercessory prayers for the sick & trouble, those in harms way, traveling, bereaved or deceased. All are welcome.

WEDNESDAY, MARCH 30

- **Final week for Spring show at Gallery at Seven Lakes** – open 1-4 pm, at St. Mary Magdalene Episcopal Church, 1145 Seven Lakes Drive, Seven Lakes.
- **Lenten Supper & Devotional West End United Methodist Church** – 6 pm, the community is invited to join the church for a special meal, followed by a Lenten devotional service at 7 pm. Nursery available. Don Allen at 295-0460 or at 673-1371.
- **O'Neal School hosting "Living with Wolves"** – 6:30 pm, multimedia presentation. Jim & Jamie Dutcher, documentary filmmaker filmed the wolves and observed intimate pack behavior. Free to public; acquire tickets at Country Book Shop or O'Neal School 910 692 -6920 ext. 100.

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OPINION

What's a wedding without a great hat?

The wedding invitation arrived with yesterday's mail. Gilt-edged and beribboned with a majestic script, it was everything I expected from these much-anticipated nuptials.

Alas, I'm headed across town for a party with Ed & Kandi, rather than the one across the pond with Will & Kate. You see like Fergie, the First Family, and most other heads of state, I didn't score an invite to the royal fête at Westminster Abbey.

But, even though Lord Chamberlain's office didn't come calling, I'm still planning on feathers and pearls for my hat.

Yes, I said hat: that quin-

tessential must-have accessory for a royal wedding — even if it's witnessed on the flickering small screen.

With a five hour time differ-



Laura's Learning Curve

Laura Douglass

ence between West End, NC and West End, UK, I'm guessing my look will probably be feathers, pearls, and pajamas — which could actually be an improvement over the Windsor's guests, considering

that the official invite recommends uniform, morning coat, or lounge suit.

Lounge suit?

I have this frightening mental image of ladies in hats and men in pastel polyester. Oops, that's a leisure suit, my mistake.

So I, my hat, and my slippers will be firmly fixed in front of the television at o'dark-thirty on April 29. I've even invited HRH "The Princess of Pink" to join me. After all, this is a family tra-

dition.

Way back in 1981, a very bleary-eyed 'tween Laura was up at dawn to watch England's Rose stumble over her twenty-five foot bridal train and her groom's nearly as long list of given names.

What can I say? I have a thing for Brits and princesses.

Though I admit my interest leans more to the modern or mythical variety of the ultimate job than the actual station.

I had a good chuckle a few years ago watching a friend's 'tween son play a medieval strategic computer game. Thoughtfully he explained the roles of each character

— nobles and knights, merchants and priests.

Pleasantly surprised, I noticed the game also included princesses.

"Oh yeah but they have no value," said the kid without a hint of irony or sexism. "Well at least until they're twelve or thirteen years old and then you can marry them off to a rival to create an alliance."

Hmm, reason 249 that I prefer my princesses in Disney gear or expensive Euro fashions.

Now if I could just find my hot glue gun and a few feathers . . .

Confirmation and Bat Mitzvah?

Question: My husband is Jewish and I am Christian. We have two daughters, and we have tried to expose them to both of our faith traditions by taking them to worship at the synagogue and a mainline protestant Christian Church. Our oldest daughter is eleven and has expressed interest in both religions. She would like to have a Bat Mitzvah at the temple and also be confirmed in the Church. Have you ever heard of this being done? Is it possible? If you were the pastor

or rabbi, would you allow it?

Response: What a marvelous question and what a wonderful daughter! You and your husband are to be congratulated for keeping your two daughters aware and appreciative of the traditions and teachings of both of your religions. Your oldest daughter's interests in both Judaism and Christianity show that you are succeeding.

I personally have never heard of a young man or

young woman who simultaneously prepared for a Bar Mitzvah or a Bat Mitzvah while also studying the Christian Faith in preparation for confirmation. This, of course, does not mean that it can't or shouldn't be done. I think the idea is very exciting.

I have known a number of adults who either converted from Christianity to Judaism or from Judaism to Christianity who chose to take instruction in Judaism or attended a confirmation class in preparation for church membership.

Many of these persons have told me that knowing the tenets of Christianity made them more religious Jews, and, conversely, those converting to Christianity learned to appreciate more what they learned from their previous study of the Torah.

It may interest the readers of this column to know that at Vanderbilt University Divin-

ity School, Dr. Amy-Jill Levine is a professor of both New Testament and Jewish Studies.

A parishioner of a church I served in Georgia felt a strong call to ministry, but he believed that his ministry must not be confined to Christianity, but it must be

a course of instruction that teaches both traditions with knowledge, understanding and sensitivity. If I were that pastor, I would cherish that opportunity.

The two of you and your daughters are on the threshold of a new awakening in the history of the world's religions. You will live to see what I have yearned for through my 60 years as Christian minister.

For the love of God and the future of the earth, we simply must create an atmosphere of understanding and cooperation among all the world's religions.

I believe your daughter's request is a harbinger of a new day in religious education. We should make every effort to make her wish come true, for God's sake.

Don Welch is the minister at The Seven Lakes Chapel in the Pines and welcomes your questions. Write him at dwelch1@nc.rr.com.

SEVEN LAKES TIMES

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J. Sherwood Dunham, Alfred C. Gent,
William C. Kerchof, Ruth H. Sullivan, and Thomas J. Tucker



Ask the 'Rev'

Rev. Don Welch

inter-faith in its approach to the needs of the world's people. He found the New Seminary for Inter-faith Studies in New York, and after finishing his studies there became an ordained interfaith minister. The motto of that seminary is "Never instead of; always in addition to..."

Your daughter's wish can only be fulfilled if you find a pastor and a rabbi who will work together in providing

Flawed decision-making

Dear Editor:

I was a member of the Association's finance committee who participated in the independent analysis of the Talis proposal to out source mowing within our community. I, like my fellow committee members, studied the Trusdell, Shaver, and Darr reports of the maintenance function and we all came to the same conclusion. It will cost the Association more money.

I concluded that we need a properly sized maintenance function with a supervisor,

not the bare bones function as contained in the Talis proposal to make it "cost Neutral."

Those referenced studies indicated to me that we need a function headed up by supervisor with three or four full time employees to do the work for the community. With this sized function the Talis proposal would cost us \$100,000 to \$130,000 more per year in my estimation. Without a properly sized maintenance function who will do the work identified in the reserve study? Will it

be contracted out at even more additional cost?

I am disappointed in our Board's decision to out source, and I am angry that the Board completely ignored the analysis and recommendation made by the finance committee. My recourse will be to vote for Meyer, Racine, Fentzlaff and Darr. My hope is that these gentlemen will demand a reduction in the Talis fee because their proposal results in fewer people to manage.

*Gil Jones
Seven Lakes South*

Board has failed Association

Dear Editor:

I was completely amazed at the Seven Lakes Landowners Association board members in connection with Seven Lakes Country Club's recently-filed covenants.

Our board has failed this community miserably in that none of them read what the Club proposed. They simply voted yes in an illegally called closed meeting. I imagine they are all running for cover now.

Randy Zielsdorf, Melinda Scott, Bud Shaver, and no doubt the rest of the board, along with the Board's attorney, Hunter Stovall, has

shown that they are unworthy to represent this community. I sat next to Zielsdorf on the board when the vote to sign an agreement with the Club was taken in 2007, and one important issue was that the golf course would always be just that, a golf course.

Now in one swoop, behind closed doors, if anything happens to the country club, it could be developed into home sites! That phrase, "or residential development," does not take a legal degree to understand. A fifth grader could tell you that. This is why we need open meetings

and open dialogue about what's going on. This situation could have been called into question and corrected.

This is not just a Country Club matter and not the business of the SLLA, as directors Shaver, Zielsdorf, and Scott want you to believe. This affects the entire community. I hope everyone votes in the coming election and certainly note for Zielsdorf or Bruce Keyser. You can see what they've done and how they have not represented the best interests of Seven Lakes.

*Steve Hudson
Seven Lakes North Side*

7 Lakes EMS Chicken Dinner

Seven Lakes Emergency Medical Services, Inc. will hold their Annual Chicken Dinner fundraiser on Friday, April 8. Lunch will be served from 11:30 am through 2 pm and dinner between 4:30 pm and 7 pm.

The dinner will consist of a choice of chicken breast or drumstick & thigh and includes coleslaw, baked beans, roll, desert, and beverage. You can dine at the EMS building or purchase take-out dinners. The price is \$7 per dinner.

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Zielsdorf: Covenants jibe with agreement

by Greeg Hankins
Times Editor

"I want people to step back and look at the whole document," Seven Lakes Landowners Association [SLLA] President Randy Ziesldorf told *The Times*, responding to a story on the failure of Seven Lakes Country Club's [SLCC] newly filed covenants to prevent possible residential development of the golf course [See page 1.]

"If you look at the whole document, the Club's covenants are absolutely consistent with that document."

The document that Zielsdorf wants his membership to take a big-picture view of is the 2007 Agreement between the SLLA and the Club that aimed to put an end to controversy surrounding the Club's plan to sell its old driving range to a residential developer.

That agreement called for the Club to develop a set of covenants protecting its property. Those covenants were filed with Moore County on February 15, more than three-and-one-half years after the 2007 agreement was signed.

In 2007, Zielsdorf, along with his fellow SLLA directors Laura Douglass and Don Truesdell, said publicly that they supported the Agreement because it would prevent the Club's fairways and greens from ever being carved up into residential building lots.

The SLLA President explained his change of heart on that point in an interview with *The Times*, an email to

his fellow Board members, and a statement delivered during the Monday, March 14 SLLA Work Session.

"The most clearly worded statement"

What changed Zielsdorf's mind about the implications of the 2007 Agreement, he told *The Times*, was careful scrutiny, in recent days, of the fourth point of the document, which reads: "Upon the sale of any Seven Lakes Country Club property for residential purposes such properties will be subject to the South Side Covenants."

Highlighting the phrase "any Seven Lakes Country Club property" and noting that "properties" is expressed in the plural, Zielsdorf told *The Times*: "It implies the Club would be selling something other than the old driv-

ing range for residential development."

"Number four is wide open; it could mean any country club property," Zielsdorf said. "I don't know how anyone can read bullet point number four and not interpret it this way."

Speaking at the March 14 Work Session, he said "While Bullet #4 cannot trump Bullet #1, neither can Bullet #1 trump Bullet #4."

Zielsdorf told *The Times*, "Maybe I should have been paying a little more attention to this four years ago. But this has been out there for four years. I think, in the haste, everyone has read this to think that it is only about the old driving range."

In an email to his fellow Board members that was forwarded to *The Times*, Zielsdorf writes: "If anything, Bul-

let #4 is the most clearly worded statement in the July 2007 document."

He goes on to say, "Like it or not, the wording in the CC Covenants is consistent with the wording of the original July 2007 agreement. [SLLA Attorney Hunter] Stovall's value to the association was that he emphasized that "should" any CC property be developed, that it must fall under the South Side Covenants. This is emphasized in the CC covenants."

Zielsdorf's email also indicates that, from his perspective, the matter of the Club's covenants is closed, so far as the Association is con-

cerned.

"In light of the recent flap," Zielsdorf writes, "if the CC wants to revisit their covenants that is entirely their business, the SLLA should take no further action on this."

"Better than the original"

Asked specifically about the fourth bullet point of the agreement, Attorney Stovall was less interested in focusing there than in directing attention to the overall content of the document.

"If you look at [points] 1, 4, and, to some extent, 5," Stovall told *The Times* . . . the

(See "Zielsdorf," p. 28)



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Covenants

(Continued from front page)
green.

After considerable public debate and private negotiation, SLLA President Don Truesdell announced in August 2007 that the Association and the Club had signed an agreement that would allow the development of the old range, subject to the covenants of Seven Lakes South, and would preserve forever the remainder of the Club's property as a golf course.

In the first clause of the five-point agreement, the SLLA granted the Club the right "to establish its own covenants limiting the use of all Country Club property to the operations of the golf course and country club." Association Attorney Hunter Stovall was granted the right to review the covenants "to insure compliance with this requirement."

It appears those covenants were written not long after the agreement was signed, but they were put to the side as the Club and Association joined forces to repel a lawsuit filed to overturn the agreement. After winning that suit, as an economic downturn cooled the real estate market and dashed the Club's hopes of selling the old driving range, neither Board apparently had much interest in dusting off the proposed covenants and finalizing the other four points of the 2007 agreement.

The driving range deal resurfaces

Fast forward to 2010, and a new SLCC Board developed renewed interest in selling the driving range. The SLLA Board found itself under persistent questioning from the

membership about when the Country Club's covenants would be filed.

Members also wanted to know when a second element of the 2007 agreement — an easement creating a buffer between the property and Seven Lakes Drive, to prevent opening a second entrance into the South Side through the old range — would be finalized.

Negotiations resumed, with the Club holding the easement hostage in order to obtain a rewrite of the fifth point of the 2007 agreement, which dealt with the relationship between any developer of the driving range and the SLLA's Architectural Review Board. The SLCC Board wanted to ensure that any developer of the old driving range would be treated fairly.

SLLA President Randy Zielsdorf — the only member of his Board who was also serving in 2007 — focused on the easement. Architectural Review Director Melinda Scott focused on the rewrite

of bullet point five. SLCC President Steve Ritter handled the negotiations for the Club.

No one, apparently, spent much time reading the new Country Club covenants, other than SLCC Attorney Penny Hayes and SLLA Attorney Hunter Stovall, who was charged with ensuring that the document limited "the use of all Country Club property to the operations of the golf course and country club."

On Valentine's Day, the SLLA Board unanimously approved an amendment to the 2007 agreement that rewrote bullet point five. SLLA President Zielsdorf and SLCC President Ritter signed the easement. Ritter signed the new covenants, which were filed the next day, and announced that a Raleigh-based home builder had signed a purchase contract for the old driving range. Photos were taken to commemorate the event.

No one noted during the meeting — nor, so far as *The Times* has been able to determine, did anyone other than

Attorneys Hayes and Stovall actually understand — that the covenants Ritter signed allow any and all the acreage

owned by Seven Lakes Country Club to be subdivided and sold as residential lots:

(See "Covenants," p. 26)

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Covenants

(Continued from page 25)

from the Number 1 tee box to the Number 18 green, including the old driving range, the clubhouse and maintenance building, and even the tennis facility in Seven Lakes North.

The declaration that Ritter signed, filed with the County of Register of Deeds the following day, read, under the heading "Use Restrictions," as follows: "The Declarant's [SLCC's] use of the property shall be limited to the operation and management of a golf and country club or residential development."

"Or residential development."

That three word phrase means that the Club, or anyone to whom it might decide to sell all or part of its property, can subdivide the property and sell lots or build houses — not that it is likely, or that it will happen, but that the Country Club's new covenants explicitly allow that use.

It is not clear when, in the process that created the Country Club's covenants, the phrase "or residential development" was added to "the operations of the golf course and country club," the limitation called for in the original 2007 agreement.

Attorney Hayes authored the document, but, after forwarding a copy to Stovall, lost the original in her computer. Stovall then recreated the text, so his name appears on the recorded copy as preparer.

It is clear is that Stovall believes the addition of "or residential development" is in keeping with the intention of the original agreement.

"That is absolutely consistent with the original agreement," Stovall told *The Times*. "It was never the idea that this could only be a golf course." While acknowledging that adding "or residential development" may not seem to square with the first point of the 2007 agreement, Stovall insisted it conforms to the overall intent of the document.

"The concern was," he

explained, "if the golf course was not a golf course any more, what would happen with this property? The concern was that it not be commercially developed. What we didn't want to have happen — and nobody wanted to have happen — is that we wanted to avoid any type of commercial development on any of the country club property."

Stovall told *The Times* that restricting the use of the land solely to the operations of a golf course and country club "would be an impossibility."

"That would be like telling the newspaper that you always have to be a newspaper," he added. "It was saying 'You can be a country club.' If you're not a country club, the land would be sold, so that's why we talked about residential. I don't believe the agreement was ever about 'You can only be a golf course.'"

The original objective

In August of 2007, when he announced the SLLA

Boards' four-to-three vote to approve the five-point agreement with Seven Lakes Country Club, then-President Don Truesdell read from a prepared statement explaining the rationale for signing the agreement.

"The four most important points in this agreement were," Truesdell said: "One. To insure that the Seven Lakes Country Club golf course could only be used as a golf course and no other purpose."

In the days following Truesdell's announcement, *The Times* interviewed each member of the SLLA Board of Directors, asking about their vote on the agreement.

Former Director Laura Douglass, who voted in favor of signing the agreement, told *The Times*, "We wanted to make sure that there was language in the agreement that stipulated that the entire golf course property — except for the old driving range — would forever remain a golf course."

Director Randy Zielsdorf

— now the Association's President — told *The Times* that the agreement would prevent the Club or any future owner of the golf course property from carving up the fairways into building lots.

"Trying to preserve the golf course and trying to get some protection on the old driving range [that is, the buffer along Seven Lakes Drive] was more important than getting bogged down in the issue of houses on the old driving range," he said.

Did anyone read the covenants?

By their own witness, the SLLA Board members who voted to approve the 2007 SLLA-SLCC Agreement believed they were protecting the golf course property from future residential development. How and when the Board's attorney came to misunderstand that intention is not clear. An intervening lawsuit and the simple pas-

sage of time may have played a role — as well as the fact that only one Director remains from the Board that approved the 2007 agreement.

And that Director, now-President Randy Zielsdorf, was focused on the easement along Seven Lakes Drive, was uncomfortable reading legal documents, and trusted Stovall to look after the Association's interests in the wording of the SLCC's covenants.

"That document was blessed by our attorney," Zielsdorf told *The Times* when asked about the discrepancy between the 2007 Agreement and the 2011 SLCC covenants. "I'm not sure how many Board members sat down and read it."

"Personally, I did not get involved in the country club's covenants," he added. "I was relying upon [Attorney] Hunter [Stovall] to be the watchdog there."

(See "Covenants," p. 27)



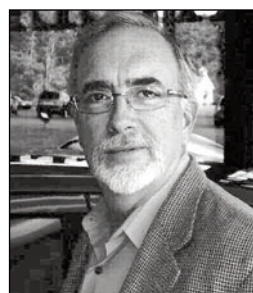
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Covenants

(Continued from page 26)

Zielsdorf said that preventing the residential subdivision of the Club's property — aside from the old driving range — "was the whole purpose of the Country Club covenants." If the Club's covenants would allow development of the property, he said, "That would be a surprise to our Board, if that is what those covenants end up doing."

[Since *The Times* initially interviewed Zielsdorf on the matter, he has determined that the Club's covenants are in keeping with the 2007 Agreement. See story on page 24.]

Stovall told *The Times* that he provided the draft covenants to Zielsdorf and Community Manager Alina Cochran for distribution to the full SLLA Board.

"Both attorneys agreed that the covenants seemed to be appropriate," ARB Director Scott told *The Times*. "We're paying them to look out for our interests." Scott was the Association's chief negotiator on the revisions to bullet point five of the 2007 agreement. She said she had read the proposed covenants when they were presented to the Board in July and "browsed

through them a month or two ago."

"We were told that the attorneys had blessed both of those documents," she said.

SLCC President Steve Ritter told *The Times* that he hadn't read the Club's Declaration in the past six months.

"I'm not an expert on this stuff," Ritter said of the legal documents. "I'm not really eligible or able to discuss it intelligently at this point. I've read the documents a couple of times."

Ritter continued: "My comment to [SLCC Attorney] Penny [Hayes] was: 'Will this document allow us to take the former driving range and sell it for residential purposes?' I'm not an attorney . . . This was approved by the Country Club Board, and accepted by the landowners' attorney."

Development unlikely

Both Scott and Zielsdorf told *The Times* that they felt it was unlikely that the Club's property, aside from the old driving range, would ever be parceled into residential lots.

"Most of those fairways are pretty landlocked," Zielsdorf said. "I think that it would be very difficult for a developer to go in there and create

building lots."

"It's ludicrous to think that, as long as they [the Club] are up and running, that they would start selling off the golf course," Scott said, adding "when I look at the country club members, everyone is absolutely invested in maintaining that golf course."

If financial difficulties ever forced the club into bankruptcy, Scott said, a bankruptcy judge would pay little attention to covenants when deciding how best to satisfy the Club's creditors.

Ritter told *The Times* his Board is firmly fixed on the objective of maintaining and improving the Club as a going concern. "The intent of the Seven Lake Country Club Board of Directors is to keep it a country club," Ritter said. "A lot of us [Board members] live on the country club . . . Our intent is to keep this a fine quality golf course."

South Side Covenants Would Apply

Should the land that currently makes up the Country Club's golf course, or its tennis facility, ever be sold to a developer, the new covenants

provide that the property will be subject to the Declaration of Restrictive Covenants for Seven Lakes, South Side. The document explicitly notes that those covenants would be enforceable by the Seven Lakes Landowners Association.

That provision appears to be designed to satisfy Point 4 of the 2007 agreement, which reads: "Upon the sale of any Seven Lakes Country Club property for residential purposes such properties will be subject to the South Side Covenants."

The Section 6.3 of the Declaration gives the Club the right to amend it at any time, which calls into question the permanence of even the restriction of future uses of the golf course acreage to residential uses. However, the Club cannot amend the Declaration in a way that would take away the SLLA's authority to enforce the South Side Covenants on the property, if it were sold for residential purposes.

Public input lacking?

Having spotted the discrepancy between the 2007 Agreement and the Club's 2011

Declaration in a quick read-through, *The Times* asked Zielsdorf, Scott, and Stovall whether there might have been some virtue in releasing the document to the public before it was filed, so that, perhaps, its limitations might have surfaced in public debate.

All three said the Declaration is ultimately the Club's document, not the Association's. "It would have been inappropriate for the landowners association to have disseminated to the general public the country club's proposed documents," Stovall said.

SLLA Director Bud Shaver, also an SLCC member, told *The Times* that he felt the Association had no right to pass judgement on the Club's covenants. But he would have appreciated, as a Club member, having the opportunity to review and vote on them.

"I don't think I, as a [SLLA] Board member, have any business telling the country club what their covenants should say or not," Shaver said. "But I would like to see the Country Club present their covenants to the membership."



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Zielsdorf

(Continued from page 24)

meaning of this — and I think it is consistent with their [the SLLA Board's] discussion and their document — it's that they [SLCC] would run it as a country club and golf course as long as they ran it; and, if they sold it, it would only be for residential purposes, and it would be covered by the South Side covenants."

"If you take just bullet point #1," Stovall continued, "it's not consistent. But if you take the four corners of the document, the agreement is consistent with our final product."

"We don't want to take a phrase or one sentence and try to hang too much on that," he said. "If you look

at [bullet point] one, you're looking at just one part of the agreement."

"They are to run it as a golf course. If they stop running it as a golf course, they can sell it for residential development — they have eliminated selling it for anything else."

"I'll stand by the fact that the covenants reflect the original agreement," Stovall told *The Times*. "If anything, the Country Club prepared a document that really was better — the final result was better than the original agreement."

If the Club goes under

In his statement during the Monday, March 14 SLLA Work Session, Zielsdorf said,

should the Country Club fail, the Association would be left with few options.

"The SLCC has worked very hard to keep their course within the top 100 golf courses in North Carolina for the last three years," Zielsdorf said. "I believe they will continue to work very hard to keep the golf course viable."

"But let's assume the worst case scenario that the SLCC goes bankrupt. It is highly unlikely that the SLLA will ever be able to afford to purchase the entire golf course, let alone maintain it for green spaces. It is better for the SLLA to have the agreement of 2007 and the SLCC Covenants which clearly specify that any development on any of the SLCC properties

must conform to the South Side Covenants."

Opportunity for Amendment

Unlike the covenants that govern the rest of the property inside the North and South Side Gates, the SLCC's new covenants give the Club the right to easily amend the document, as long as that amendment is done in accordance with "the By Laws of the Declarant," i.e., the Country Club's by laws.

The Times asked Stovall whether this meant the Country Club Board or membership could, at some later date, decide to lift the restrictions limiting the property to residential development, in order to allow some sort of commercial development

of the property.

"They can't come in and say, we're going to change the covenants to eliminate the coverage of the South Side covenants," Stovall replied. "My feeling is they are precluded from changing that based on the language of the document."

On the other hand, he added, "People do things they aren't authorized to all the time."

The fact that the Club can amend the covenants — while a weakness in terms of the document's ability to protect the golf course from development — also means that Club members could amend and strengthen the covenants to ensure that the fairways are never subdivided.



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SLLA Work Session

(Continued from page 3)

was recently awarded a removal contract, will present options to fill in the area. In addition, crushed gravel may be added around the facility to reduce mud.

- Discussed a request to install a private dock on Association property. While the requestor provided a deed, property lines and accessibility were unclear. Going around the table, the Board determined more information would be required, including input from neighbors and a legal review, prior to any action.

- Heard a request from Droppers recommending that No Parking signs be reinstalled for the warmer months along Firetree Lane at Sequoia Point and also that split-rail fencing be installed in the parking area.

- Heard a request from Shaver recommending that Cochran contact NC-DOT to have the safety flashing lights reinstalled on Seven Lakes Drive near the entrance gates. The lights were removed and not replaced after repairs

were made on the road shoulders.

- Heard a request from Director Bruce Keyser, Jr. to

draft a dues policy for septic lots — either set at zero or a proportionate share. Historically, septic lots have not

been assessed, but there is no formal policy in place. In related discussion, Zielsdorf also expressed interest in

developing a policy outlining responsibility for maintenance of septic lots.



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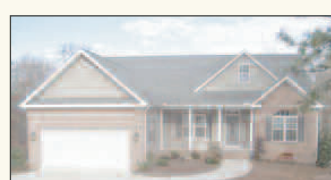
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MCS

(Continued from page 7)

"This is not a rebuff on charter schools," said Lang. "We're saying, please fund them appropriately."

While public schools are required to educate all children, charter schools are not. In addition, the proposed legislation releases the minimum requirement of students in a charter school.

Lang explained that while public schools receive money that must be spent in a certain way; charter schools are not limited.

"ROTC dollars would go to schools that don't have ROTC. Nutrition fund dollars would go to schools that don't have to offer food services," said Lang.

If Senate Bill 8 is approved, as is, the funding impact to MCS could be as much as \$300,000 a year, predicted Chief Financial Officer Mike Griffin.

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Seven Lakes Times
March 18, 2011

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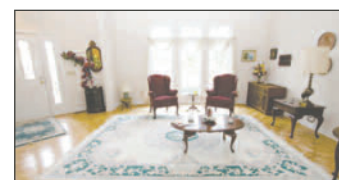


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