



CREEKSIDE CHATTER

March 2025 Edition

CLOUDLAND STATION NEWS



Greetings from John

I hope this message finds you well. What a winter we have had! I personally am enjoying the beauty and sounds of a babbling Mill Creek as well as seeing the sun on a full Lake Angela.

We are reformatting our Community Newsletter to contain some requested communication elements including pages for updates on Facilities and Amenities, Upcoming Events, and Planned Projects. Any update as a result of a communication through the Tip-Off@CloudlandStation email will be highlighted in blue. We hope you like the new format.

I would like to announce that the 2025 HOA meeting will be held at Peacock Hall at the Homestead at 3pm April 12th.

We will also be holding a combination presentation of our home design company, Brushstrokes, our home building company, Firefly Homes, as well as a developer update for Firefly Communities this spring. We'll be announcing that date shortly.





FACILITIES & AMENITIES UPDATES*

- **Upper Deck at the Pool** - Now that we have warmer weather, the final concrete pour will take place the first week of March
- **Pickleball/Basketball Court** - Again, with the warmer weather, the concrete pour will take place the first week of March. Repainting will also be weather-dependent, but hopefully the project will be completed by end of March.
- **Gates** - We understand this has been a frustrating issue to our full time residents. The challenge has been extremely high repair costs, coupled with vendors failing to show up for appointments (this is not an area well-served by the industry). Currently we have a company from Dalton preparing a bid for the work. Thank you for your patience.
- **Trails** - Nate and his crew have done much work on the Wilderness Trail, keeping it cleared, and adding stone steps to the switchback near the creek that had been eroding from all the winter precipitation. They have also cleared the Overlook Trail behind Wishing Bridge Pond. The massive trees obstructing the Waterfall Trail were also dealt with, only to have several more fall literally the next week. We will continue to chip away at it, but this will be a longer-term project. Upcoming: new trail markers will be installed this spring
- **Lake Angela** - We stocked the lake with rainbow trout again this winter. You may or may not have witnessed the automatic feeder in action - the fish are getting big! Now that the weather is getting nicer, we hope to see some fishermen out on the banks and in the canoes. Please post pics of anything you catch on Heylo!

(*Tip-Off topics in **BLUE**)





UPCOMING EVENTS

Garden Workday Thursday, March 16 9am to 12pm

Come help us prep our garden beds for this growing season. We'll be clearing weeds from all the garden beds and prepping them with compost. Please bring your gardening gloves, knee pads and your hand shovels. Lunch will be provided - let Diana Shoemaker know if you're coming!

Calendar Creation

Diana Shoemaker, Sarah Grace Tatum, and Angie Tatum are currently working on a Community Events calendar for the rest of 2025. It will contain many of our normal "big" events as well as regular "small" events. Some ideas in the works are a Field Day for the kids, an outdoor dinner party, some exploration up the mountain, and a patio game night. If you have any ideas you would like to work in or would like to help, please DM Sarah Grace or Diana on Heylo. Stay tuned!





NEWS FROM THE TOWN COUNCIL

Regarding the Community Director

There have been some questions about Hélène's replacement which requires some history and explanation.

In the last several years, the cost of the Community Director position has been split between Cloudland Station Town Association (HOA), Firefly Communities (Developer) and Candlelight Forest (Resort). CSTA paid for event management and other CSTA administrative duties, Candlelight Forest covered the Farm Stand management and guest management duties, and Firefly Communities paid for some marketing responsibilities and staff/vendor support.

Moving forward, Firefly Communities and Candlelight Forest have decided to allocate their resources differently (more marketing by FFC and as a cost-cutting measure for Candlelight Forest). The Town Council, after reviewing the HOA budget, has decided that only a part time person will be necessary and affordable to help with events and with administrative duties. With this transition, our hope is to increase owner involvement in planning and executing events. Firefly Communities will continue to contribute funds and Candlelight Forest will continue to donate facility time for key events like Firefly Ball, the Independence Day celebration, Queens of Cloudland, and Mountain Stomp. We are in search of identifying the best person for this part time position and will keep you updated.

A Note From John About the Farm Stand, Animals, and Community Garden

The Farm Stand, Animal Pen and Animals, and Community Garden are property of Firefly Communities and Candlelight Forest. No HOA funds are spent on the Farm Stand or the Animal Pen or Animals. The Garden has been built by the Developer for Community use and shares its ongoing expenses with the HOA.

The Farm Stand and animals have always been primarily for the enjoyment of Candlelight Forest guests. The Farm Stand has also been a convenient venue for the Community Director to work from, while she was attending to duties for all three businesses. Unfortunately, due to not having a full-time person going forward, the Farm Stand will not have set hours but will operate on an as-needed basis. Angie often works from there and is happy to donate her time to assist any community members. Regarding the sale of eggs and produce, there will be a Heylo announcement if there is any surplus after garden workers have had their "first dibs".