



Calendar of Events

Nov 3:

Hike & Picnic at High Falls, DuPont State Forest, 10:30 am (Hike); 12pm (Picnic)

EDITOR'S NOTE:

Be sure to wear brightly colored clothing on your hike in DuPont Forest. It's deer hunting season and permitted hunters will be in the park through Nov 17.

Also, the DuPont Rescue Experience will take place in the park on Nov 3 with up to 100 search & rescue personnel. Expect to see trucks, SUVs, ATVs, and helicopters participating in the exercises throughout the forest.

Nov 6-11:

16th Annual Festival of Trees, 10am, Grove Park Inn

BIRTHDAY! **Nov 11:** Phyllis Carlson

Nov 25:

Annual Pinnacle Falls Christmas Tree-Trimming Party, Clubhouse, 5pm. Help decorate the tree and enjoy chili and cornbread.

December

Pinnacle Falls Progressive Dinner. Details coming soon.

Christmas at Biltmore House & Biltmore Village Dickens Festival, Asheville. Ongoing during Dec

December 1

Christmas Parade, 10:30 am, Main St, Hendersonville

41st Annual Downtown Christmas Parade, 3pm, Broad St, Brevard

Fall colors almost over

Hurricane Sandy brings first snowfall to WNC

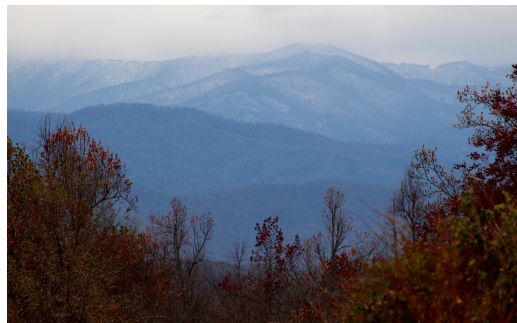
Mother Nature has painted a wonderful canvas of fall colors this year. Walk down any road in Pinnacle Falls, or take a drive on the Blue Ridge Parkway and you can see that fall has definitely arrived.

For those of you who haven't made it to the area yet this season, you've missed out on quite a sight as the colors are now beginning to fade in Pinnacle Falls and parts of the Blue Ridge Parkway.

In fact, due to Hurricane Sandy, most of western North Carolina experienced high winds, cold temperatures, and in some areas, such as Boone, several inches of snow.



George Rash (right) recently took his visiting son, Sean on (left), on a tour of the Blue Ridge Parkway



Mt. Pisgah's lightly snow-capped peaks as seen on Oct 30



View from Pinnacle Falls Lane just before the driveway to the Clubhouse

Highlights of October events

Ribsfest

On October 6, about a dozen residents met at the clubhouse for a tasty lunch featuring ribs from the recently opened Good Times Market, off Hwy 225 in Tuxedo. Proceeds from the sale of the ribs went to the fund for the new Tuxedo Community Park.

POA Board Meeting

The Pinnacle Falls Property Owners Association (POA) board met on the morning of Oct 20. Topics included updates from the Architectural Review Board (ARB) and Social Committee, as well as discussion of a retirement website that developer Bill Amick may want to consider advertising Pinnacle Falls on. The next POA Board meeting was set for Saturday, January 26, 2013.



Charles Anderson (right) of South Africa, cousin of Jean Patteson, enjoys ribs with Dan & Donna Hanlon (far left & center) and Rod Patteson (left).

(Continued on page 3)

History of DuPont State Forest

The 10,300 acre DuPont State Forest was acquired in three major phases, spanning from 1995 to 2000. The 7,600 acre forest was purchased by the State of North Carolina in 1996 and 1997 after DuPont sold its industrial operation and surrounding land holdings. The 2,700 acres surrounding the industrial facility were sold to Sterling Diagnostic Imaging in 1996. The Conservation Fund, a national non-profit organization, negotiated an agreement between DuPont and North Carolina officials which facilitated the public purchase. DuPont transferred all excess property to the Conservation Fund under favorable terms (a combination of land donation and land sale). The State later purchased most of these lands from the Conservation Fund for approximately \$2.2 million. Local environmental groups were instrumental in bringing these three parties together in 1995. Funding for the State Forest was granted by the North Carolina Natural Heritage Trust Fund; about 1,750 acres of the property is registered as having special ecological significance (with the N.C. Natural Heritage Program), and receive special management protection.



Mike & Bev Spreng hiked to High Falls at DuPont State Forest during October visit

Approximately 500 acres were added to the Forest along Reasonover Road (south end) in early 2000. This tract, which DuPont also originally sold to the Conservation Fund, was purchased with funds from the Natural Heritage Trust Fund.

The 2,200 acre tract in the middle of the original State Forest, containing High Falls, Triple Falls, and Bridal Veil Falls was acquired by the State on October 23, 2000, after the North Carolina Council of State, led by Governor Jim Hunt, voted to invoke its power of eminent domain. The action was taken against a real estate developer who was building a large residential housing development in the center of the State Forest. See detailed history of the waterfall property in sidebar.

How DuPont State Forest Became a Reality

The DuPont State Forest was established by a generous bargain sale in 1995 and 1996 from the DuPont Corporation to the State of North Carolina, by way of the Conservation Fund as intermediary. The NC Natural Heritage Trust Fund, a State trust fund dedicated to enhancing gamelands, provided the \$2.2 million. Local area residents slowly began exploring the recreation potential of their horseshoe shaped Forest. (Hooker Falls was the only waterfall on the Little River included with the original State Forest.)

Local Environmental Leaders Get the Ball Rolling

How did this “win-win” transaction become a reality? Once DuPont announced its intention to separately sell the plant and the property, employee Jeff Jennings, who was president of the Environmental & Conservation Organization, began making phone calls to company officials about the idea of selling the forested property to a conservation buyer. Jennings met with the board of the Carolina Mountain Land Conservancy, and received critical assistance from its president, Chuck McGrady. McGrady contacted Rex Boner at the national Conservation Fund, and arranged for Boner and Jennings to work together.

Fortunately, the Conservation Fund had an extensive relationship with DuPont’s External Affairs, and its newly formed “Land Legacy” program. The bargain sale of these 7,600 acres fit well with the goals of DuPont’s Land Legacy Program, and received critical support from DuPont’s Justin Carisio (External Affairs) and Diane Boc (Corporate Real Estate).

The Conservation Fund served as the intermediate owner of the property, transferring the property to the State in 1996 as funding became available.

Big Fight for the Waterfalls

Triple Falls, High Falls, and Bridal Veil Falls, which were not part of the original State Forest, were protected from residential development only after a controversial, two year struggle.

Sterling Diagnostic Imaging put the 2,200 acre waterfall tract up for sale during the winter of 1999. The Conservation Fund again represented the State of North Carolina in an effort to bid for the property through a private sale process. Sterling rebuffed all public pleas to work out an agreement with the State, and insisted on a private, secretive bidding process. By July, Sterling announced that the property was awarded to developer Jim Anthony of the Cliffs Communities for \$6.35 million. The Conservation Fund announced it had bid \$5.5 million.

Despite numerous appeals from the public, as well as Governors Jim Hunt and George Bush, Sterling leaders did not allow the State to match the winning bid. Numerous questions and allegations were raised in the local press and in the local community suggesting collusion between the developer and the shell company created by Sterling’s Houston-based investors months before the property was put on the market. These allegations are still unproven—indeed, the private land sale produced no public records whatsoever to substantiate the unusual bidding process.

Just after the sale, the developer initially stated in the *Hendersonville Times News* that he had no plans to develop the property, but planned to keep it as a private retreat. In fact, Sterling’s land deed filed at the Transylvania courthouse flatly stated that the property could not be used for residential purposes. Over the ensuing months, however, it became apparent that Anthony was planning a massive upscale gated residential development in the center of the state forest, using the waterfalls as the central attraction. Only later did the public learn that the complex legal agreement between

(Continued on page 4)

Walk to the top becomes un-bear-able

by Ralph Johns

A few Saturdays ago, another beautiful afternoon at the Pinnacle, I thought I would take a walk from our cabin up to the front gate. It is only 1.3 miles but the change in elevation is about 600 feet. I have been inspired by our resident ultramarathoner, Renee Kidwell. Renee begins each Sunday morning with a gentle run from her cabin to the gate. Unlike me, she continues her run into Flat Rock and who knows where else.

I thought if Renee could run to the gate, I could at least walk. On this afternoon, as I passed the Lodge with my eyes focused on my feet and Pinnacle Falls asphalt, I walked around the corner to suddenly come face to face with a beautiful adult black bear. Glancing off to his (or her as I did not hang around to ascertain the correct sexual identity of said bear) left, I saw another equally impressive mate. The first bear and I stared a bit at each other. He seemed totally uninter-



Note: Not actual photo of Ralph's bear. Stay alert when walking or running in Pinnacle Falls, and carry bear spray if possible.

ested in me or my presence. Meanwhile, I did my best Michael Jackson moonwalk, stepping backwards gently while maintaining direct eye contact and looking off to the side for a rock small enough to toss if I found it necessary. I resumed my walk that day and had only encounters with homo sapiens/fellow residents.

Ten days later Sallie and I were fortunate to see another beautiful adolescent black bear jogging across Pinnacle Mountain Road near Mt Olivet Church. Then the following Sunday night, I put all my recyclables out on the front porch in preparation for taking them away on Monday morning. I did however put my small compost bin out on the porch with the other items. Come Monday morning, I walked out to see the glass containers scattered and my compost bin gone! So as you all walk out roads and paths, please be on the lookout for one gallon sized Rubbermaid plastic container with a red top. It was the only one of that size Sallie had and she wants it back!

I am still walking to the top. At Sallie's insistence, I now carry bear spray which, as Renee says, is the equivalent to hauling around a small fire extinguisher. So, enjoy those walks. Just be alert so you won't be subject to bear hugs.

October events

Continued from page 1

Pinnacle Falls-style Oktoberfest

Nearly 30 residents, family, and friends gathered Oct 20 for a german-style feast at the clubhouse. The potluck dinner featured bratwurst, red cabbage, sausage, sauerkraut, Gurkensalat (marinated cucumber salad), roasted fall vegetable salad, lasagna, shepherd's pie, garlic mashed potatoes, baked beans, cornbread muffins, black forest cake, apple strudel, bread & butter pickles, pumpkin bars, zucchini bread, and chocolate brownie cookies.



Good food, great friends, and fun conversations at Oktoberfest!



Ralph Johns and Jean Patteson lead a celebration of Ed Carlson's, Grady Nance's, and George Rash's October birthdays during Oktoberfest.



Greg Meuwissen (left), Grady Nance (center), and Mike Spreng (right) catch up at Oktoberfest.



Neighbors Janell Gauthier (left), Delaney Blackburn (center), and Shawn Blackburn (right).

Pinnacle Falls Gazette

**Editor:
Yvette Freeman Rash**

If you have a news item, article, photo, or recipe you'd like to share in this newsletter, please send it to: contactynf@gmail.com

November Deadline for Submissions: Nov 20

Big Fight for the Waterfalls

Continued from page 2

Sterling and Anthony was unenforceable, leaving Anthony free to backtrack on his promises.

In retrospect, it appears that the vague land use restrictions served to suppress the appraised value, and consequently the Conservation Fund's bid for the property (on behalf of the State).

During the fall of 1999, then Sierra Club president Chuck McGrady and local attorney Sam Neill met with Cliffs Communities officials to see if there was any way to secure protection and public access for High Falls and Triple Falls. Though more assurances were received from the developer, the coming weeks proved these assurances false. The developer filed plans with Transylvania County to build a massive real estate development on the property, and quickly began construction of the High Falls bridge and a large road system.

Neill and McGrady began an effort to raise awareness in Raleigh of the impending real estate development and its impact on the waterfalls and the forest. The realistic objective of this was to pressure the developer into making real concessions concerning protection of the natural resources and public access to the waterfalls. What sprung from this effort, the condemnation of the entire waterfalls tract, was almost more than either man had hoped for.

In the winter of 2000, Attorney General Mike Easley, publicly suggested that the waterfalls in the center of the Forest be protected from development with guaranteed public access. He threatened that, if necessary, the State should use its power of eminent domain to acquire the waterfalls. On April 4th, Governor Hunt and the Council of State surprised many by declaring that the entire 2,200 acre tract should be condemned if suitable protections and public access could not be negotiated with Anthony.

Friends of the Falls, a grassroots

group of Forest users and waterfall lovers, formed several days later and rallied a large wave of public support to protect the property from development. Many thousands of letters, faxes, phone calls, and emails were sent to Governor Hunt and the Council of State urging bold action to protect the crucial "Heart of the Forest", easily outnumbering opposing contacts.

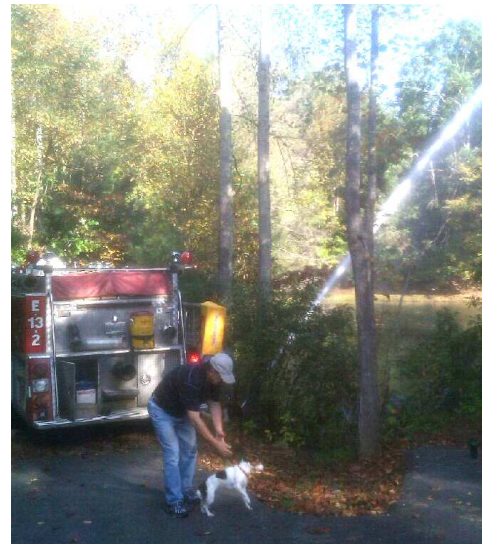
Property rights advocates, including virtually all local Republican leaders, objected loudly to the governor's proposals. After six months of negotiations, the state's attorneys were still unable to obtain enforceable public access to the waterfalls. At the governor's request, the board of directors of the Clean Water Management Trust Fund authorized funding for state acquisition of the property.

In late October, Anthony breached the negotiations by ending a voluntary building moratorium and subdividing the property—thereby daring the governor to act or back down just before the election. To the surprise of many, on October 23, 2000, Governor Hunt and the Council of State unanimously voted to invoke eminent domain on the tract. Approximately \$12.5 million was paid to the developer for the initial payment (another \$12 million was paid in 2003 when both parties settled before trial).

After three weeks of intense volunteer trail work, the waterfall tract opened to the public on December 17, 2000. Triple Falls thundered violently on the clear icy days as hundreds of joyful waterfall lovers made the brief journey up from Staton Road—many for the first time. The entire 2,200 acres has since been integrated into the Forest, and has become one of the region's major tourist and recreational attractions.

*Source: www.dupontforest.com,
Friends of DuPont Forest*

New Dry Hydrant Installation and Testing Complete



Abe and Chloe look on as the fire department tests the dry hydrant.

Installation and testing of Pinnacle Fall's new dry hydrant at the pond is now complete.

The fire department came out in mid-October to test the hydrant's flow rate, which turned out to be 1,100+ gallons per minute.

According to George Rash, who oversaw the installation and testing of the wet and dry hydrants, the flow rate of the dry hydrant actually exceeds the flow of the wet hydrant on Pinnacle Falls Lane, which tested at about 1,000 gallons per minute. Both flow rates are well above the state's minimums.

The fire department plans to install a small sign at the road leading to the dry hydrant to direct fire personnel to it. The board approved installation of the hydrant at it's June meeting.

Don't forget to vote on Nov 6

Pinnacle Falls Pet Directory

Full-Time & Part-Time Residents



Sam & Adam

Ron & Rhonda Hertwig



Trooper Blu

George & Yvette Rash



Chloe

Abe & Rosemarie Shor



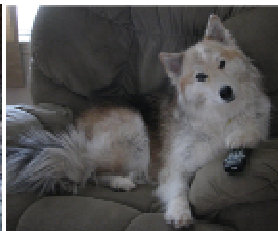
Simba & Aby

Rod & Jean Patteson



Tig & Carly

Jim, Shawn, & Delaney Blackburn



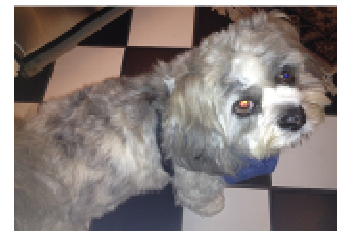
Sandy & Danny

Renee Kidwell



Angeline

Carol Fife



Ike

Ralph & Sallie Johns



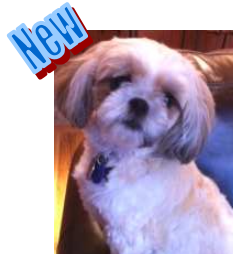
Jeb & Zsa Zsa

Jim & Ceille Welch



Mia & Abigail

Dennis & Linda Mitchell



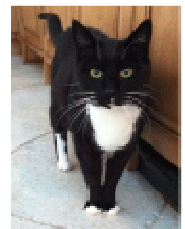
Lilly

Ed Graham & Mickey Pickler



Bonnie & Clyde & Spats

Debbie Hayden



Non-Visiting Pets



Roger & Trevor

Beverly & Mike Spreng



Neighborhood Pets Outside of Pinnacle Falls



Turbo & Radar

Chris Tesauro & Courtney Jackson



NEW



Sophie & Tipper

Danny & Laura Austin



Honey Bunny

Audrey Snyder

(In Florida for the winter)

Editor's Note: After this edition, the Pet Directory will only be included when new pet photos have been submitted.