

TBV Quarterly

THE NEWSLETTER OF TOBACCO BRANCH VILLAGE



Photo credit: John Lukasiewicz

2025

ROADWORK
UPDATES

WATER UPDATES

COMMUNITY PAGE

FINANCIALS

Contacts

STAY IN TOUCH ON
[FACEBOOK!](#)

TOBACCO BRANCH
VILLAGE [WEBPAGE](#)

NEWSLETTER
ADDITIONS?
SEND TO
TWYLA.HERRINGTON
@GMAIL.COM

A Note from the Board of Directors

by Ray Morrison, TBVPOA, Vice President

We are merely hours away from the 1st day of summer and our annual 4th of July celebration!

The 1st Saturday of July is without a doubt the single greatest day to be in our beloved valley. Saturday, July 5th. The annual owners' meeting takes place at the pavilion at 9:00 AM, followed immediately by the annual Water Board meeting. We look forward to seeing old friends and welcoming new owners, with a brief recap of the previous year and the current plans for the continued improvement of our community. Later in the day, we will gather in the valley for kids games and a social. The spectacular fireworks display (presented by the Sherwood family) will take place around 9:00 PM. The lights and sounds can be heard and seen throughout the valley. Details of the day have been emailed to all owners and can also be seen on the TBV Facebook page and website.

We sadly report that our community leader, Michael Richards, resigned from his position as President of the TBV HOA Board. Michael's leadership and contributions to our community can be seen throughout the valley. He headed up the barn restoration project, steered us through the legal process for the 579 property, created a program to test the quality of our water in the lake, renewed and maintained the EAP (Emergency Action Plan; required for the North Carolina Dam Safety Plan), championed the efforts to improve our roads and remodel the dock, scheduled and oversaw no less than 5 board meetings each year, and fielded countless calls and emails from property owners who needed his help. Michael was an even-tempered leader, who considered and respected everyone's opinion. He will be greatly missed. We are grateful for his service to our community and appreciative that he continues to lend his insight and support to our board when asked.

Since July 2024, we've lost cherished neighbors, Bill Harper, Carmen Lanetta, and Herb Brannan. The Tilley and Lawson families have moved away. The impact they gifted to our valley endures and we are hopeful that our new community members will step up and continue their efforts to preserve the continued beauty and goodwill that our valley has to offer.

Ray Morrison, Vice President

Roads Updates

Recent heavy rains in the valley caused road damage and exposed water pipes. The roads have been graded, pipes covered up, and new gravel will be delivered.

Road projects for the near future include: replacing guardrails on North Rhododendron, clearing out packed leaves from the ditches on South Rhododendron, clearing of rocks from Birch Trail and Azalea Trail, and track hoe work on Mallard Cove and the top of South Rhododendron.



Water Board Updates

Water Board information is available in the newsletter posted on the TBVPOA Facebook page.

The Water Board NEEDS

Volunteers! Contact Jeff Reed for additional information:
jeffreed950@yahoo.com

Treasurer's Report

Association balances as of 06.10.2025:
Operating Account Balance:
\$39,097.88
Reserve: \$14,948.10

As a reminder, residents are encouraged to visit the website for a complete information on minutes, financials, and homeowners dues.

Lake Testing Updates

The lake was sampled on June 3rd per our contract with Earth Environmental Services. At the time of sampling, the lake results showed 3 CFU/100mL E.Coli present. These results are consistent with previous years and great news for our favorite swimming and fishing hole!

As a reference, the United States Environmental Protection Agency's (U.S. EPA) 2012 Recreational Water Quality Criteria (RWQC) of 126 CFU/100 mL of E. coli for primary contact should be the basis for any public health guidance and communications regarding recreating in surface waters.

Profit and Loss

Tobacco Branch Property Owners Association

January 1-June 10, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Interest Inc	5.20
Program Income	0
Membership Dues	30,605.00
Total for Program Income	\$30,605.00
Total for Income	\$30,610.20
Cost of Goods Sold	
Gross Profit	\$30,610.20
Expenses	
Administration	0
Office Supplies	213.00
Postage and Delivery	73.00
Website	410.00
Total for Administration	\$696.00
Credit Card Processing Fees	67.92
Grounds	0
Common Area	2,115.00
Labor	400.00
Materials	\$2,515.00
Total for Common Area	0
Lake and Pond	760.00
Labor	\$760.00
Total for Lake and Pond	0
Roads	1,625.00
Labor	\$1,625.00
Total for Roads	\$4,900.00
Total for Grounds	551.42
QuickBooks Payments Fees	0
Utilities	496.73
Gas & Electric	\$496.73
Total for Utilities	\$6,712.07
Total for Expenses	\$23,898.13
Net Operating Income	
Other Income	
Late Fee Income	20.00
Total for Other Income	\$20.00
Other Expenses	
Net Other Income	\$20.00
Net Income	\$23,918.13

Farewell to our Friends



Family Tribute to Carmen Lunetta

Carmen Joseph Lunetta, born in 1930, was a man of remarkable achievements and deep love for his family and community. On June 1, 2025, we lost a beloved husband, father, grandfather, and friend.

My father was married to my mother, Janet, for an extraordinary 75 years. Their enduring love and partnership were a testament to their unwavering commitment to each other. A proud graduate of the University of Miami, Carmen went on to serve his country with honor in the Coast Guard. His career was marked by significant contributions, including building bridges and running the Port of Miami, where his leadership and dedication left a lasting impact. One of Dad's greatest joys was bringing my brother and me to TBV when we were young. I think I was only 7 years old. For 55 years, the Tobacco Branch has been my second home, a place filled with memories and love and peace.



As President of the TBV HOA for a decade, Dad's leadership and vision helped shape the community into what it is today. He built seven homes here and was instrumental in building the dam. His love for TBV and his friends was boundless, and he leaves behind a legacy of service and dedication. Carmen Joseph Lunetta will be remembered for his incredible achievements, his love for his family, and his unwavering commitment to his community. He loved the TBV, and he loved all of you.



Herbert John Brannan, Jr. (Herb), 82, of Micco, Florida passed away peacefully on June 13, 2025 surrounded by his loving family. Herb was born March 29, 1943 in Corpus Christi, Texas to Herbert and Uby Faye Brannan. As the son of a Navy father, he moved around quite often. When the family settled in Hawaii, Herb finally felt at home. He spent his days surfing and spear fishing and making lifelong friends. He graduated from Waianae High School in Oahu, where he played the trumpet and excelled in track. Once back in the states, Herb settled in Omaha and attended the University of Nebraska. This is where he would become a loyal Cornhusker fan. Herb worked as a district buyer for Kmart and later a manager for Walmart. In 1998, he moved to Sebastian, Florida, where he met and married his wife, Linda McLain and inherited a large extended family. Living in Florida allowed him to enjoy his passion for fishing, boating, and flying his RC planes. Herb was a faithful part of Lakeside Fellowship Church in Vero Beach, Florida. He could always be found with a smile on his face even on the darkest days. He was a great friend and had a wonderful sense of humor.

Herb is survived by his wife of 27 years Linda Brannan, children: Jeffery Brannan, Michael Brannan, Melanie Zugay and Patrick McLain. Grandchildren: Ashley Brannan, Brian Heinz, Hannah Parkinson, Olivia Zugay, Vincent Zugay and Ace McLain. Great-grandchildren: Xzayvier Brannan, Zoey Brannan, Ezekiel Heinz and Nathan Zugay.

*Annual Fourth of July Meeting and Social:
July 5th, 2025*

A note from the board:

Be sure to check the TBV Facebook page and check your email and/or spam folder for announcements regarding our annual meeting and gathering.


The meeting will be held at 9:00 a.m. on Saturday morning, July 5th.

Elections for our Executive Board this year will be for four (4) positions whose terms expire and are eligible for re-election, and one (1) board appointed position recently vacated due to an early resignation and currently filled by Aaron Hanna our newest board member.

We also welcome nominations from the community should anyone wish to be considered for an open board position. This year’s annual meeting vote for board positions will be conducted by a hand count (proxies will also be included) rather than the traditional written ballots. Proxy delegates are asked to communicate their proxies to the secretary (John Lukasiewicz) prior to the commencement of the annual meeting. Preferable the day before.

If you are interested in serving on the board, or wish to nominate someone, please contact secretary John Lukasiewicz by phone or email by June 16. See contact info below or on our website: www.tobaccobranchvillage.com.

Community Picnic RSVP Link [HERE!](#)



TBV Annual Community Picnic

Date: 07/05/2025 (Sat.)

Time: 3:00pm - 5:00pm EDT

Location: * Open Save to Dropbox sidebar (drag to move)

All neighbors and guests are invited to the **Annual TBV Community Picnic** 3-5pm at the pavilion in the valley, featuring kid games, duck races, and social time BYO drinks and desserts

NOTE: There will NOT be a catered meal this year. The pavilion gas grill is available to residents all day if you want to grill out for your family for lunch or dinner. We hope families will enjoy the valley and pond all day, and come together 3-5 for games and fun!

Please RSVP using the **Sign Up Genius Link**, and indicate if you can help set up, bring games or a dessert to share, some serving items or stay to help clean up.

Reminder to bring cash for the duck races and we will also collect cash donations for the annual fireworks display, provided by the Sherwood family.

Look forward to seeing you there!

Community News and Updates

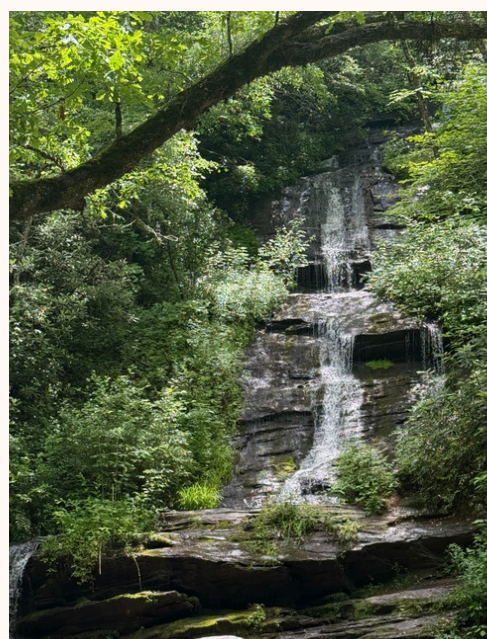
Welcome To the Valley!

Philip and Jennifer Clay of Indian Land,
SC: new homeowners of 444 North
Rhododendron.



Neighborhood Services

- TBV Pavilion Reservations can be made by calling Marge @ 828-506-1398
- Trash service: Farley Trash Services
 - Contact Samuel Farley for information and to schedule service.
 - 1-828-735-9449
- TBV is on the delivery route for Darnell Farms! Check them out online to order:
<https://darnellfarms.square.site/>
- Several Local Charcuterie Services in the area with delivery to TBV
 - Hoot and Wren:
IG @hootandwrenboards
 - Betty Bloom Boards in Bryson:
www.bettybloomboards.com
- Masseuse (Local; travels to location): Katlyn Baggarley
Eddings-message on FB
- Local Tree Service: Chad Burchfield (828) 735-2508
- Cake Your Day: Local cakes and baked goods delivered to TBV and surrounding areas: Click [here](#) for FB page to order!



Fire Safety

- US Forest Service Fire Restrictions Website. Click [HERE!](#)
- Homeowners with Guests: BE AWARE of the conditions and in communication with your guests to prevent an issue from occurring!
- Follow Graham County on FB for updates!
- Know TBVPOA rules concerning the community burn pile and burning on property.
- Preventative Measures to consider for all homeowners:
 - Follow ALL burn restrictions and warning
 - Designated safe firepit areas with gravel held reduce unwanted fires.
 - Post signs by firepits as a reminder to guests
 - Consider spark guards for extra protection.

Local Area Shenanigans

- Graham County Extension Office Events
 - Yoga on Wednesdays and Fridays
 - Sit and Knit
 - Family Fitness
 - Cooking and gardening classes
- Stecoah Valley Events
 - Stecoah Learning Classes
 - Community Jams
 - Every 3rd Tuesday; 5:30 pm to 7:30 pm
 - Email amber@stecoahvalleycenter.com for a list of our 10 core songs for the first half hour.
 - Sit n' Stitch group
 - Meets weekly on Fridays at Stecoah Valley Center starting at 10 am. All crafts and skill levels welcome. Please call 828-479-3364 for information.
 - Schoolhouse Sit & Knit
 - Every 2nd Tuesday; 5:30 pm to 7:30 pm
 - The Event is FREE to the public – RSVP is recommended. Call 828-479-3364 or amber@stecoahvalleycenter.com.
- Darnell Farms Events click [here!](#)
- Art Explorations of WNC has a new website listing all classes and events. Check it out [here!](#)
- Bryson City Wine Market
 - Wine Flight Tastings on Fridays!
 - Custom made Charcuterie Boards!
- Bryson City Outdoors Run Club
 - Tuesday and Sunday runs!
- Nantahala School for the Arts
 - Link to Class Registration is [here](#)
 - Call or email for more information: Jeff Marley, 828-366-2005 or j_marley@southwesterncc.edu
- Harrah's Casino- Cherokee
 - Upcoming Concerts [here!](#)
- Swain County Center Events
 - Thursdays line dancing, Deep Creek walks, and much more!
 - Check out the calendar [here!](#)
- Bryson city events listed [here!](#)
- Nantahala Outdoor Center events listed [here!](#)
- Lazy Hiker Jam (Sylva) every Thursday night at 6:30PM!
- Get involved with JAM (Junior Appalachian Musicians), Schedule: 4:00 to 5:15 (Cherokee) 3:15 to 4:30 (Bryson City) classes meet on Tuesdays, Wednesdays, and Thursdays. Students perform throughout the year for their community.

