

Mountain News



Issue 5

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Road Progress

In late July, Jay Cook began to prepare the roads for paving in Grants Mountain. He has reset the road grade, cleaned ditches, put down stone where needed, fixed and added new culverts. Kessell Group (Geo Tech Engineering) inspected the work and, with some minor modifications, all is well. We anticipate Jay will be under budget.

Fifty-four lot owners took advantage of the early payment discount of \$7,800. As of 8/15, another 16 lot owners made their payment. Communication is in progress with 11 property owners who did not make their payment by the August 1 deadline. If payment is not received by September 1, their names will be referred to the POA attorney to begin legal action, and penalties will be assessed. Owners of 4 of the properties have verbally agreed they will make their payment by early September. One other property owner turned his property over to the POA rather than paying the assessment. This property transfer is being handled by the POA attorney.

Recently, asphalt prices have increased dramatically. In January 2008, asphalt was \$350.36 per ton. By July 1, it had risen to \$628.85 per ton and by August 1, to \$803.85 per ton, according to the NC DOT. Due to

this increase, Johnson Paving's quote increased by \$122,000. The board planned for an increase in asphalt prices based upon recent price increases. However, no one anticipated such a dramatic price increase. Although the road budget incorporated an anticipated asphalt price increase and potential project overruns, there still may not be enough money to complete paving the entire road, especially since 11 property owners have not paid.

The board met on numerous occasions to discuss plans and alternatives. The Board met with Johnson Paving regarding their increased quote. Conversations were also held with realtors, the engineer and the infrastructure team to get input regarding the best approach to get the most benefit from the money we have received. Suggestions included decreasing the width of the road; leaving sections that were less traveled on the back of the mountain as gravel until a later time; or concentrating on getting as much paved inside the gate as possible. Other paving companies who had previously bid on the project were also asked to re-bid, and a new bid was received from Southeastern Asphalt of Rutherfordton*. Southeastern Asphalt's bid was \$33,000 less than Johnson Paving. The engineer has

worked with Southeastern Asphalt before and highly recommends them. Southeastern Asphalt will begin working the week of August 18 and hopes to have the project completed within 3 weeks. Southeastern Asphalt understands the POA has a limited budget. They will pave starting from the back of the mountain to minimize heavy truck traffic on the new asphalt, and move towards the gate until the funds have been exhausted. We anticipate paving beyond the gate based upon the funds already received. If payments are received from most of the 11 unpaid property owners, we will have enough to complete paving to the mailboxes. Otherwise, paving the last section of the access road will be delayed until the late payments are received.

The board greatly appreciates the prompt payments from most property owners. The Board spent numerous hours determining the best alternative for the paving. We hope the owners who have not responded yet will do so quickly so the project can be completed in full.

*Updated paving quotes will be placed on the Grants Mountain website.

Water Tank Update



The water tank was moved from the fire department to the mountain. The final installation site was cleared and the driveway installed. Bids to repair the tank, build the foundation and set the tank were submitted. The Board accepted the bid of Glen Vess to complete this work. We have worked with Glen in the past and have complete trust he will do a great job for us. Hopefully the tank will be in place and working by the end of the summer.

Keeping addresses up to date

It is the responsibility of every property owner to keep the POA informed of any change in address, email address or phone number. According to our attorney, any correspondence the POA sends out only has to be mailed to the last known address.