



Mountain News

Issue 9

February 2009

New Board Members Elected at January POA Meeting

During the January 31 semi-annual POA meeting, Bill Hawkins resigned as the POA President. Rich Messner was nominated and elected as our new POA President. Because Rich was the Member-at-Large, a new Member-at-Large was also nominated. Chris Amsbary was nominated and elected as the new member-at-large.

Rich is a full time resident of Grants Mountain. He and his wife, Joan, moved into their new Grants Mountain home during Spring of 2008. Rich is already familiar with the ongoing Board activities due to his tenure as Member-at-Large. Chris Amsbary is a part-time resident of the community who visits Grants Mountain regularly.



Rich & Joan Messner

The current board priorities are: 1) focusing on Phase 2 road activities, 2) continuing work with our attorney to collect outstanding road assessment payments that are due, 3) continuing litigation activity related to covenant violations, 4) completing the water tank project, and 5) providing ongoing community maintenance and keeping Grants Mountain in good repair.

Fifteen lot owners attended the January meeting. *For those who could not attend the meeting, the January POA meeting minutes and the Treasury report are available in the Members Only section of our website. Go to: www.GrantsMountain.com . The Owner's Section User ID is: gmpoa The Password is: mountain.*

Phase 2 Road Activities

The shoulder of the road was expanded by adding rock and fill dirt at two very narrow and sharp curves on the back side of the mountain. This was given priority because the owners of Lot 55 are beginning construction of their new home. It is important these curves are improved, allowing construction vehicles access to the backside of the mountain without damaging the new asphalt road as they travel around the sharp curves. There is at least one other road section that needs to be built up next to the road to prevent erosion which could lead to future road problems.

In addition, the edges of the roads need to be "trimmed" by smoothing gravel on the edges of the asphalt roadway, thus preventing the edges from cracking off the road. The paving contractor and the road engineer both advised the POA this work needs to be done soon, especially before the summer heat arrives, making the asphalt soft and more vulnerable to cracking at the edges. Meanwhile, *please avoid driving off the edges of the asphalt road to help prevent the road edges from cracking.*

Community members should not remove any rip-rap rocks and gravel found in the ditches or at the side of the road. This material will be used for Phase 2 road repairs. If lot owners remove this material for personal use, they are increasing the road maintenance costs to the entire community!

Volunteers Needed for Our Community Work Day and Picnic

We will have a community-wide work day on Saturday, March 28. We need volunteers to help the community with general landscaping (cutting weeds and brush, spreading grass seed, trimming tree branches, etc.), doing fence repairs, and finish painting the newly installed water tank. This will help defray maintenance costs for the entire community and keep Grants Mountain beautiful.

Everyone will meet at 9AM at the Amsbary's house (lot 90) to get their work assignments for the day. Then, at the conclusion of our work day, we will meet at the Amsbary's in the afternoon for our community picnic. Food and beverages will be provided by the POA for all the work day volunteers.

In the event of rain on March 28, we will have our work day on the following Saturday, April 4.

Please let us know if you will be available to volunteer and help our community. If you have any particular skills (i.e. carpentry experience, gardening expertise, etc.) or any equipment or tools that could be used during our work day, please let us know that as well.

To assist with planning the workday activities and the afternoon picnic, please notify Chris Amsbary if you will be available to help on March 28. You may call Chris at 704-293-1833 or send her an e-mail at:

mal@grantsmountain.com

Please send your feedback NO LATER THAN WEDNESDAY, MARCH 25.

Keeping Addresses Current

Lot owners are reminded they are responsible for keeping the POA informed of any change in address, e-mail address, or phone number.

E-Mail Contacts for the POA Board

president@grantsmountain.com

vp@grantsmountain.com

treasurer@grantsmountain.com

secretary@grantsmountain.com

mal@grantsmountain.com