



## Grants Mountain Newsletter

**Hello Grants Mountain Property Owner!**

Mark your Calendars!! **The Annual Grants Mountain POA Meeting will be held: Saturday, April 13<sup>th</sup>, 1p-3p**

Glenwood Community Center...Behind the Glenwood Fire Dept.  
1745 Old HWY 221  
Marion, NC 28752

**This will be an important meeting, where we will address rising costs and dues that cannot sustain routine preventive maintenance and inevitable road repair costs! Please review the "Financial Report" that follows:**

### **Financial Report:**

The board is having an increasingly difficult time continuing proper maintenance and fulfilling community requests with such a small budget.

The cost alone to plow our neighborhood with only one snow storm this year was \$1750, and that did not even include the side roads that two of our board members live on.

The road mowing, ditch and landslide repairs, pothole and cracked pavement repairs, and culvert cleaning ate away at another 60% of the annual dues.

Adding in required insurance and the utilities required to maintain the gate, and the GMPOA is in the red for the year. All this, too, despite many community members volunteering their time and efforts to keep costs down.

By the end of 2018, we had so many lots behind on their dues that we were still owed \$2000. As you can see, that's a significant amount of money needed for general maintenance or an emergency.

**Because of this very tight budget, we will no longer be lenient about the 10% late fee after June 1st.** The late fees alone in 2018 would have been enough to pay for the gate maintenance and electricity for the year.

All invoices for 2019 have been either mailed or emailed. **If you have not received your invoice, please contact a board member as we may have outdated contact information for you.**

**Lots still owing previous years' dues:**

**08 Loyd \$250**

**24 Schneider \$350**

**40 Abernathy \$125**

## **We Need a Plan:**

Maintaining roads within our community is critical in providing access to our properties and homes. NOW, is the time to plan and decide how we will pay for road failures and expensive preventive road maintenance. Paying a large assessment, in one lump sum, for a catastrophic failure, is certainly not appealing to any of us. What about starting a Reserve Fund now, that would be dedicated solely to road work?

Our annual dues have always been \$250, but with rising costs for “goods and services”, we barely have enough to cover annual costs. Using an Inflation Calculator; what \$250 bought in 2002 would cost \$355 today.

**WE NEED TO PLAN NOW, TO HELP AVOID AN UNEXPECTED LARGE LUMP SUM ASSESSMENT!**

**Let your voice be heard! Plan on joining your community in discussions on finding a fair solution that will help meet our current and “anticipated” future costs. We will devote 30 minutes at the end of the meeting to have discussions and come up with a plan to make our community more fiscally sound!**

Your GMPOA Board

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## **Things we’re Working On:**

- Rohr Builders has cleared and begun building on Lot #12, owned by Robert and Marie Steffens. Superior walls have been placed and the house is being constructed.
- The Contractor/Owner Disclaimer has been revised, due to a discrepancy in the weight limit on road signage vs. on the disclaimer document. The revised document will be available on our GM website.
- The **Board has approved the use of solar panels, provided they meet our Covenant requirements**, which state:

### ***Article XVII***

***“No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any lot unless it is an integral and harmonious part of the architectural design of a structure.”***

**All plans for the addition of solar panels to your property must follow the same process as approval to add a structure to your property, which means it must be approved by our VP, Terri Miner. Please forward any proposed plans to Terri.**

- Confidentiality Agreements have been approved for all Board members to sign when they assume positions on the Board. Signing the document means that confidential information discussed at the Board meetings will not be shared, outside of the Board. This should be an ongoing requirement for all future Boards.
- We are in the process of “cleaning-up” all the Grants Mountain documents; storing them and scanning documents into a file for immediate retrieval if they are ever needed. As a result, **we’re asking that anyone, who has been on the Board and has documents related to GM, to please forward them to Catherine, at her MAL address. These will be incorporated into our “GM Community” file.**

- Thank you to:
  - the “homeowner”, who placed reflectors along the areas of the road, where there are dangerous or sudden drop-offs. We, as a Board liked the idea, so Terri and Kristi volunteered to continue placing reflectors along the whole roadway, where there were drop-offs or limited space to use when passing another vehicle.
  - Alan Ledbetter for “always” maintaining our gate and working “behind the scenes” to make repairs and upgrades.
  - Chris Amsbary for sharing this USPS link:

*“Are you tired of driving to your mailbox every day just to see what’s in you mailbox, especially when you’re expecting something special? The US Postal Service offers a FREE service called Informed Delivery. You can sign up for it at this link:*

<https://informedelivery.usps.com/box/pages/intro/start.action> *Every morning you will receive an email with scanned images of the mail that will be in your mailbox later that day! You’ll know what’s waiting in your mailbox BEFORE you drive to the entrance to GM. Catalogs and advertising mailers are not scanned and will not appear in your Informed Delivery email”.*

- All the Homeowners, who remove fallen trees from the roads, pick up trash around the community and roads, and continually do what is needed to keep our community looking beautiful!
- Leaf Blowing/Ditch Cleaning: Due to the amount of rain and bad weather that we’ve had, along with fallen trees and wind, our ditch cleaning has not been completed yet. Bailey will be finishing the work as soon as things “dry out” and the weather improves!!

**Hope to see you all on April 13<sup>th</sup>.**