

GRANTS MOUNTAIN POA NEWSLETTER

ISSUE 31



WINTER 2025



Hello Grant's Mountain Property Owners.

We hope everyone had a fantastic Thanksgiving Holiday and are getting ready for Christmas season. We wanted to provide everyone with a brief update for those you did not attend the Fall meeting on November 15th, 2025. The meeting was represented by 28 lot owners in person and 3 lot owners on Googlemeets. We discussed the projects that were completed this year and informed everyone due to lack of time and information on proper placement of panels we have pushed back the electric gate project until next spring when we have plenty of time to brainstorm ideas for panel placement. We discussed the non-budgeted items that we had for the year, and our treasurer Sam Martin went over the budget proposals.

We had a discussion regarding the proposed Declarations and Bylaw's. We were able to clarify some questions members had regarding changes and overall, the discussion was very productive. Ultimately the Amended Declarations and Amended Bylaws were adopted with 75% of the membership voting in the affirmative. The emailed versions the membership received prior to the meeting are the same documents just without the recorders stamp. Those documents along with the minutes will be available very soon on the website.

Also, Alan Ledbetter and Joel Carley will be looking at redesigning the website to make it user friendly and update it with an SSL certificate.

New board members and positions: Liza Rushford, President - president.grantsmtn@gmail.com

Teresa Carley, VP- vp.grantsmtn@gmail.com

Sam Martin, Treasurer- treasurer.grantsmtn@gmail.com

Constance Gravitt, Secretary- secretary.grantsmtn@gmail.com

Bethany Miller, MAL- MAL@grantsmtn@gmail.com

Upcoming projects-

Only budgeted project planned for 2026 is the electric gate panels. We will look at options to attach the panels in the spring.

Reminder- Dues are now payable January 1st and considered late after March 31st. Invoices will be sent via the treasurer this month. You have 3 ways to pay. Mail a check with the invoice, make a bill pay through your personal bank or use Intuit online payment services. If you use this service keep in mind Intuit charges a convenience fee of \$25.00

Winter driving- Please remember winter is fast approaching and we could see snow on the mountain very soon. We wanted to remind the residents to prepare by having a plan to get on and off the mountain. If your residence is used as a STR please let your renters know they could encounter icy slick roads and snow. In the past we have tried to clear the roads by having the roadways plowed or ice melt put down. However, some roads are not the best for plowing and often times are damaged by the blade. Having the roads plowed isn't always going to happen, especially right after the storm. In the past it has taken several days before our roads could get plowed and by then it's too late. We also do not have a location to store vast amounts of ice melt for the development. If you are planning to drive the mountain during a storm, please keep this in mind and if possible, drive a 4X4 vehicle or park your vehicle in a location that would enable you to drive out easier. The residents on Pisgah View typically park a vehicle at the top of Pisgah View and Grants Mtn to keep from driving the steep icy road. We have a few areas of roadway that are steep and remain in the shade during the winter months so if you need to drive these areas please do so carefully. There is a fair amount of space at the T for vehicles.

We welcome all comments and suggestions about the newsletter, including your ideas on what you would like to see included. Please feel free to email us with any suggestions. See email addresses at www.Grantsmountain.com. Also, stay connected and never miss out on any important information relating to Grant's Mountain. If your contact information, including your address, email and/or phone number has changed, please email updated information to Sam Martin, POA Treasurer at treasurer.grantsmtn@gmail.com

Thinking of selling your lot?

Please follow the steps below for a smooth transaction

- Email the Grants Mountain POA at treasurer.grantsmtn@gmail.com to verify your account balance (lot #) prior to closing.

- Annual POA dues are billed in January for the calendar year, considered late after March 31st and are not pro-rated for an exchange of property. Consult your realtor/attorney for pro-rating this expense on your closing document.
- It is the responsibility of the seller to notify the Grants Mountain POA Treasurer of property transactions. Please send Buyer contact information to the POA.

Respectfully, Grants Mountain Board of Directors