

GRANTS MOUNTAIN POA NEWSLETTER

ISSUE 29

SPRING 2025



Hello Grant's Mountain Property Owners. Hopefully this newsletter finds everyone well and ready for spring. Our Annual Meeting was held February 8th, 2025. The meeting minutes have been placed on the website (www.Grantsmountain.com) for anyone who did not attend in person.

As everyone is aware we have been busy cleaning up the damage from Hurricane Helene. We hired Blue Oak to remove the Urgent trees that posed a safety issue on the mountain. We also were lucky enough to be a part of the Army Corps of Engineers clean up program. Thanks to Alan Ledbetter for providing all the information to the county and getting the development on the list. Huge shout out to all the residents who helped get the debris piles ready for pick up. I know everyone spent several hours out there cleaning up and it's very much appreciated. The Army Corps spent almost 2 weeks cleaning up debris along the roadside. We have just started the last pass through to get any remaining debris still in the ditches and also get the culverts clear and ready for the mowers.

Upcoming Projects-

- The first project is to clear the ditches of tree debris and prepare culverts prior to the mowing season. This is underway right now. We budgeted \$5,000 for this project.
- We will begin assessing the fences that need to be removed completely and taking note of how much lumber will be needed to replace rotten boards on the fences we would like to keep in place. We budgeted \$1,500. for these repairs in the assessment. We hope to have people in the community volunteer their time for this project and have a couple work days. Also we would like to have lumber here on site so anyone willing to volunteer could work on a section at their own pace.
- We will have a welder look at our idea of welding decorative panels on the existing electric gate. If they can be welded in place and not impede the function of the gate,

that project would be completed in the summer. We budgeted \$1,000 for these improvements.

- We also have a big paving project planned for South View Ct. The cul de sac is in need of more gravel and a paved extension of the roadway so vehicles can turn around easier. Large vehicles can not get in or out due to deep ruts and holes. The ditch line is in need of some repair work as water has caused lots of erosion. We budgeted \$10,000 for this project.

Financial update- Sam Martin, Treasurer. The assessment for the 2025 budget passed and gave us \$17,500 to complete these vital projects. These planned projects are needed to keep our community looking its best.

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

REMINDER- Although we have not set the date for the Fall POA meeting, keep in mind we will need to discuss the 2026 Budget, the Proposed Revised Covenants, the By Laws and Rules and Regulations documents. The Board has been working hard at updating the documents required to operate the POA, as the current documents expire January 1, 2027. The Covenants will be extended as is for a period of ten (10) years if not updated and approved. At the February Meeting we briefly discussed these proposed changes and asked for feedback. In the upcoming weeks the board members and documents committee will be meeting to discuss any changes prior to having the lawyer review the documents.

The website is available for all current information, gate code information and monthly sign up sheets for volunteer trash pick up around the development. As work picks up on the mountain and more contractors are on site, it seems we find more loose cans, bottles and trash along the roadside. There are some months within the year that are vacant on the sheet so feel free to volunteer.

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 and are not prorated 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.

ENJOY THE SUMMER