

# Mountain News



Volume 11

July 2009

## Spring Rainstorms Create Road Issues

After suffering from drought for the last several years, we have finally recovered from the drought and are enjoying rainfall again. Unfortunately, spring brought many torrential rainstorms to the mountain. In fact, *on Memorial Day, one resident recorded over 7 inches of rain in their rain gauge!* These torrential rains caused excessive runoff in the ditches of the mountain, especially on the steeper slopes. There was significant erosion in some ditches, a mudslide blocked the road on the backside of the mountain, a tree fell across the roadway, and a sinkhole appeared in the road near lot #6 (before the T in the road). The sinkhole occurred when an existing culvert split apart beneath the roadway, causing rushing water to undermine the roadbed.



Sinkhole & road cracks from broken culvert near lot 6

The broken culvert was repaired, and the sinkhole was filled in. The POA paid a contractor to clean up the mudslide on the back side of the mountain. To prevent further erosion in the ditches and the roadbed, the Board was advised to install 4 new culverts on the steep road between the gate and the "T". These new culverts will help with moving water out of the ditches and away from the roadbed. Paving the breaks in the roadway where the new culverts were installed will be completed in the future. Additional repairs are currently being made to the ditches around the mountain to enable better water handling in the ditches, while also moving water away from the roadbed. Fortunately, our roads were paved when these torrential rains occurred, otherwise the erosion damage would have been even more problematic.

Our new roadway is showing some signs of wear and stress, occurring as cracks and some small holes in the road. The paving company was notified, and some of these problems will be repaired under our one year road warranty. Some of the problems will not be covered by warranty because the paver indicates they were caused by soft roadbed spots under the asphalt.

The Board continues to make roadway maintenance its' top priority. Due to very limited funds, repairs are being completed as money is available from POA dues. Roadside mowing will not be done to save the funds for roadway and ditch repairs.

**In order to facilitate badly needed road repairs, please send your \$250 annual POA payment as soon as possible.**

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## **Security Gate Information**

The security gate was hit by lightning (*again*)! The keypad and control box were replaced, and properly grounded. During the repair process, we discovered the gate electronics had never been grounded. Hopefully, now that the gate electronics are grounded, we will have fewer problems with lightning strikes.

A security feature was also repaired that prevents people from manually pushing the gate open. Insurance helped pay for part of the repairs.

***IMPORTANT!*** With the new security feature enabled, it will be impossible to manually push open the gate during a power failure. To enable access to our community during a power failure, a combination lockbox with a key to unlock the security feature will be put onto the gate. ***Please go to the Grants Mountain website (Members Only section) for detailed instructions on how to open the gate if there is a power failure or the gate is malfunctioning.***

### **New Access Codes are in effect!**

New Owner's Code: 1219  
New Contractor's Code: 5383

*Please make a note of the new codes.* The old codes will operate until August. All cell tower, utility and delivery contractors have been notified of the gate code changes.

## **POA Meeting held June 27**

The semi-annual Grants Mountain POA meeting was held on Saturday, June 26. Sixteen lot owners were represented at the meeting. *Minutes from the meeting and the Treasurer's Report are posted on the Members Only Section of the website.*

New officers were elected at the meeting, including:

President: Rich Messner  
Vice-President: Peyton Miller  
Treasurer: Joel Carley  
Secretary: Chris Amsbary  
Member-at-large: Linda Tadlock

***To keep costs down, future Newsletters will only be available via e-mail or the website.*** Rising postage costs, printing costs, and very limited POA funds prevent us from continuing to mail Newsletters via the postal service.

## **New Neighbors in our Community**

Please welcome Steve and Marilyn Whisenant, the new owners of Lot #11.

Also, congratulations to Dillon & Myrna Robinson (lot 81) on starting construction of their new log home.

## **Budget Challenges**

Our community is facing major financial challenges. When Timberline transferred POA responsibility to our community, we had a \$20,000 balance in our account. Since that time, ***expenditures have exceeded annual due receivables every year.***

Each year, at least one unanticipated expense occurred due to various issues, such as mudslides, road washouts, ditch and culvert repairs. These unexpected expenses cost between \$5,000 to \$12,000. ***There are no reserve funds available in the event of a major road failure.***

It is apparent the annual dues of \$250 per lot are inadequate to cover the regular maintenance expenses we continue to incur. No frivolous expenses have occurred during our history; all previous expenses have been legitimate maintenance expenses focused on maintaining

the 6.5 miles of mountain road in our community. The extra expenses related to installing the fire protection water tank (totaling \$11,800) were unanimously approved by community members at several POA meetings.

Our roads still need more Phase 2 ditch and road-bed work outlined during the paving proposal. *It is critical we continue this work to protect the major investment we have all made in paving our road.*

The Board will prepare a long-term road plan outlining the additional work we believe needs to be done over the next few years. This plan will be shared with the community. To help support the long-term road plan, and to help establish a road reserve fund for emergencies, the Board will also propose a covenant amendment to change the process to increase our annual dues. ***No covenant change or annual due increase will occur without the support of the POA membership.***

The Board firmly believes property owners would rather have an increase in annual dues which can be budgeted rather than imposing additional and unexpected road assessments to address major road failures or repairs in the future.

Additional information about the long term road plan and the covenant amendment proposal will be forthcoming.

### **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. Please use the e-mail contacts below to provide these updates.*

### **E-Mail Contacts for the POA Board**

[president@grantsmountain.com](mailto:president@grantsmountain.com)

[vp@grantsmountain.com](mailto:vp@grantsmountain.com)

[treasurer@grantsmountain.com](mailto:treasurer@grantsmountain.com)

[secretary@grantsmountain.com](mailto:secretary@grantsmountain.com)

[mal@grantsmountain.com](mailto:mal@grantsmountain.com)

### **Website Information**

[www.GrantsMountain.com](http://www.GrantsMountain.com)

Please send an e-mail to the Board if you have questions about how to access the Members Only section of the website.