



Mountain News

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POA Collects Late Paving Assessment

On April 21, Lot 70 was sold to new owners and our community collected \$10,236 to cover a past due paving assessment, interest and attorney fees. The previous owners refused to pay their paving assessment. The POA placed a lien against their property, began charging the owners legal fees and interest for the past due payment and initiated foreclosure proceedings against the owners. Fortunately, the property was sold prior to the scheduled foreclosure court date. The Board advised the new owner that he must complete the exterior of the unfinished log house on the property within six months. He agreed and work is currently in progress on the house.

There are still two property owners (Cordell and Kimberly Benz - Lot 60, and Jerome and Gladys Spates - Lot 67) who refuse to offer any payment toward their paving assessment. The Board has made numerous attempts to collect funds from these owners. Liens have been filed against the properties and foreclosure proceedings will be initiated to collect the paving assessment, interest charges and associated attorney fees. The Board regrets having to take this action, however it is the only recourse available to the community to collect the funds that are desperately needed to keep our roads in good condition.

POA Meeting held April 10

The semi-annual Grants Mountain POA meeting was held on Saturday, April 10.

Thirteen (13) lot owners attended the meeting. *Minutes from the April meeting and the proposed 2010-11 budget are posted on the Members Only section of the website.*

The primary topic was the 2010-11 budget and our community's continued challenges with properly maintaining our road infrastructure. The current annual dues are barely sufficient to cover ongoing expenses and road maintenance. There is no reserve available to conduct proactive maintenance or to perform a major repair in the event of a significant road failure. There were extensive discussions about different alternatives to address these challenges during the meeting; they are summarized in the meeting minutes.

A road committee of three community members, Alan Ledbetter, John Faul and Joe Summers, volunteered to gather information about the cost of anticipated or currently needed repairs, and the cost to perform repairs on road sections that are vulnerable to major failures. This information will be used to develop a proposal for the community that outlines a target balance for a roadway contingency fund along with suggestions on how to collect funding from the POA members.

The next semi-annual POA meeting will be held in October. During the fall meeting, the roadway committee will present their findings and recommendations, and elections to the board will be held. Hopefully, more POA members will be able to attend this important meeting and view the beautiful autumn colors in our area.

Another New Home on Grants Mountain

Dillon and Myra Robinson completed their beautiful new log home on Lot 81 in late April. Their new home has 3 bedrooms, 2.5 baths and is 3,340 square feet. They enjoy gorgeous western views of nearby mountains from their wrap-around covered porch. Dillon and Myra plan to retire in their new home in a few years. Meanwhile, we look forward to seeing them around the mountain on weekends and whenever they can get away from Charlotte.



Dillon and Myra Robinson in their new log home

Lot 39 (owned by the POA) is still for sale

Lot 39 is still for sale. This lot was deeded to the community in lieu of paying the road paving assessment. The Board recently re-listed the lot with a real estate agent who subscribes to multiple MLS listings in western NC to help maximize our exposure in the Internet and with other real estate agents. This 2-acre property has beautiful western views in the winter and a long two-tiered knoll for easy building and living under a canopy of tall hardwoods. It is listed for \$29,000. Please tell your friends about this great value and beautiful lot in our community.

Spring Work Day Canceled

The Spring Work Day scheduled on May 1 was canceled due to rain. The primary planned activity was to repair cracks in the road asphalt. Unfortunately, the weather did not cooperate. Another Work Day will be planned in the future.

Past Due POA Annual Dues

The 2009-10 dues have not been received from the following owners: Smith (Lot 1), Arrowood (Lot 6), Schneider (Lot 24), Trefz (Lot 41), Ahl (Lot 50), Curtis (Lot 51), Kisch (Lots 54), Fitzgerald & Eleftheratos (Lot 65), Spates (Lot 67), Marshall (Lots 69 & 20), Barrett (Lot 72) and Balsoma (Lot 73).

These POA annual due payments are late. Please pay your dues promptly.

The POA would also appreciate owners paying their 2010-11 dues promptly so the community has adequate funding to cover ongoing expenses.

Keeping Addresses Current

Lot owners are reminded that 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
vp@grantsmountain.com
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Website Information

www.GrantsMountain.com

Gate Access information is available in the Members Only section of the website.