

March 2022

www.grantsmountain.com

In This Issue

Road Update

Financial Update

Meet Your New
Neighbors

Shout Outs and Thank
You

Grants Mountain Newsletter



Greetings, fellow GM property owners!

Spring is here on the mountain and the daffodils are already up. We have been enjoying unseasonably warm weather but remain wary of the usual March reminders that winter is not completely over.

This newsletter is the first quarterly installment of your board's efforts to keep you apprised of what's been going on and to improve communication with all members. The board has initiated several measures which we feel have greatly increased the transparency of POA policies and simplified the ability of members to access useful information from the website, i.e., publishing the billing policy and property sales procedures. In addition, several documents were moved to the public portion of the website to facilitate inquiries from realtors and potential property purchasers. A concerted effort to obtain updated contact information for the membership has been quite successful, as have efforts to collect overdue POA dues.

In this edition, VP Stephan Amsbary brings you up to date with our efforts to address the road deficiencies which were presented at the POA members meeting in October. The board takes its responsibility to preserve the assets of the POA seriously and has thus far engaged in due diligence to obtain professional opinions regarding the implications of the roadway deterioration as well as obtaining professional engineering recommendations for definitive repair. We are still seeking partners to

(con't next page)

“The board takes its responsibility to preserve the assets of the POA seriously and has thus far engaged in due diligence to obtain professional opinions regarding the implications of the roadway deterioration as well as obtaining professional engineering recommendations for definitive repair.”

(con't from Page 1)

minimize the possible financial impact on the membership and recognize that the membership ultimately votes as to whether or not it wishes to undertake the repair.

Also, our treasurer, Anne Faul provides our latest financial status and displays for your consideration the newly revived annual POA budget. The board has initiated a program of fines for late dues payers as well as a schedule of escalating interventions for those that remain in arrears. It is helpful for all members to take their dues seriously and to allow yourself to become delinquent after 6 months' (billed in January, due June 1) notice suggests low regard for your fellow property owners.

Our mountain continues to be an attractive option for persons wishing to live in WNC and avoid the increasing property costs of initially Buncombe County but now also Old Fort. Those of us here year-round can attest to the increased interest and realtor inquiries. Our member-at-large, Myra Robinson introduces our new owners and provides new information about Marion's status as a desirable retirement community.



The board is committed to working for you and welcomes any input. We are trying to be good stewards of your money and to protect your investment.

George Cunningham

Keep in touch!

If your contact information, including address, email and/or phone number has changed, please email updated information to Howard Helland, POA Secretary at secretary.grantsmtn@gmail.com

To review the Kessel evaluation of our roads, please refer to the “members only” section of the POA website.

(www.grantsmountain.com)

Road Update

Stephan Amsbary, Vice President

Over the past few month’s my activities were (and still are) focused our roadbeds, in particular the section just below the “T” in Grants Mountain Road where the road is sliding downhill.



As you may know the Board contracted Kessel Engineering to evaluate four sections of our roadway. The evaluation can be found on the community website. Kessel found that section of the roadbed (noted as bore site #2) is slipping, and will fail. Courtney King a Professional Engineer for Kessel described the situation during our previous community meeting, and informed us the section below the “T” is in danger of eminent failure, however she could not give us a timeframe, only that the collapse will be catastrophic. A failure of this section will prevent access to 95% of lots and homes in the community. Following Kessel's recommendations we patched the worst major cracks, and obtained two soil nailing quotes for the area below the “T” (bore site 2 in the Kessel Report). We also are obtaining remediation quotes for the section just before the gate (bore site 1 site), while not in an eminent failure it is considered severe. This remediation fortunately can be corrected with less expensive solutions than soil nailing.

We are also looking for external funding to minimize the cost of any assessment. We have approached the County for assistance, and met with the EMS Director, and assistant Director. We are mutually looking at ways the County could assist our efforts. We plan to discuss this issue with the lot owners hosting the three towers at the top of the mountain, as well as all the companies that rent space on these towers for funding. We applied for FEMA funds for damage caused by Hurricane Fred, and we were going to apply for SBA loans until they were frozen this year.

We are also looking into the possibility of having the State take over the maintenance of the roads as an option for us all to consider. We have not progressed far on this route.

We still have considerable work to do obtaining quotes, for items such as regrading and re-paving the section below the “T”. Obtaining quotes, let alone getting return calls is a challenge. As an aside, the developer did not build our roadbeds to NCDOT standards, nor at that time did the State or County require them to be met. Additionally, shortly after this community was sold off, the developer filed for bankruptcy.

My other activities have included approving a home plan, and answering Building Standards questions.

Annual POA Fees due June 1, 2022

*If you did not receive an invoice,
please contact Anne Faul at
treasurer.grantsmtn@gmail.com*

*Payments received after June 1
are subject to
\$20 per month late fee.*

Financial Update Anne Faul, Treasurer

Financial highlights:

- The Property Owners Association income tax returns were filed with the IRS and the State of North Carolina on March 7, 2022.
- In January, the Board authorized a transfer of \$17,000 from the Operating Account to the Emergency Reserve Account. As of 02/28/22, the operating account balance was \$25,814 and the balance in the Emergency Reserve account was \$39,080
- Year-to-date, all income and expense items are within budget. **Please visit the members only section of the POA website to view detailed financial statements.**



Join us on Facebook!

Make sure to email the POA Secretary if you would like to be a member of our Grants Mountain POA Facebook page. It's a great way to keep up with the news in our community.

***Email Howard Helland, POA Secretary at
secretary.grantsmtn@gmail.com***

Big Shout Out...

For painting the fences at
the main entrance:

Steph Amsbary

Joel & Teresa Carley

George & Dottie Cunningham

Jon & Anika Jaan

Alan & Crystal Ledbetter

Dillon & Myra Robinson

Howard & Logan Helland

For scraping the roads a
second time making it even
safer during the big 10" +
snow we had in January:

Joel Carley

George Cunningham

Alan Ledbetter

For making the road before
the T safer by placing signs,
reflectors & cones out:

Steph Amsbary

Thank You!

Meet Your New Neighbors Myra Robinson, Member-at-Large

Chris and Christy Fortune are the new owners of Lot #76 formerly owned by Jim Singley. They plan to build a home later this year. They moved back two years ago and are living in Old Fort, N.C. They have 3 children; who are ten, seven and four.



The Fortune's own and manage Toonez Chophouse in Marion. Please see more information about their restaurant in this newsletter under Community Recommendations.



Sam and Nikki Martin owners of Lot #5 and #34 have purchased Lot #35 formerly owned by Marilyn Schryvers. They have no plans to build on it at this time. It will be used by their four children to enjoy exploring and hiking.

Chuck and Chris Pedlar purchased Lot #52 after moving here June 2021 from Zachary, Louisiana. It was formerly owned by the Smalley's.

Chuck works at Mann+Hummel Filtration in Gastonia, N.C. They have two grown children and four pups. They are happy to be in N.C. and be on Grants Mountain.



Community Recommendations

Toonez Chophouse is highly recommended by Constance Gravitt. She and her son; Jason had dinner on the patio. She stated the steak was cooked to perfection.

It is owned and managed by Chris & Christy Fortune. They are new Grant Mountain owners of Lot #76.

Toonez Chophouse is located at McDowell Event Center, 29 Logan Street, Suite K, Marion N.C. 828-559-0512. It is open Monday, Thursday, Friday & Saturday 3pm-9pm & Sunday Brunch 11am-2:00pm. It is closed on Tuesday & Wednesday. Reservations Encouraged! www.toonezchophouse.com

Marion Named to Best Places to Retire List

Article provided by The McDowell News.

SmartAsset recently released its seventh annual study of the top 10 places in North Carolina for people looking to retire. All of the 10 places are small towns, and Marion again came in third behind Hendersonville and Hickory, according to the study.

The study analyzed communities across multiple criteria, including: tax burden, access to medical care, recreational opportunities and social activity opportunities.

Marion was one of six western North Carolina towns named to the list, which recognized areas that were not only affordable for retirees, but also offered them access to health care and social activities. None of North Carolina's major cities made the list.

The list states Marion has a 15.7% tax burden with 3.3 doctor's offices per 1,000 people. There are 1.3 recreation centers for 1,000 people and .8 retirement centers per 1,000 people. Marion has a 16.6% senior citizen population, according to SmartAsset.

"In spite of COVID, Marion is doing quite well," said Mayor Steve Little to The McDowell News. "We are continuing to grow and revive. Not every store and business is recovering as much as I would like, but a lot are making good progress. Plus we have new things going on downtown."

For example, the second floor of the Burrito Bros. building on North Street has gotten new windows and this means a brighter future for that downtown landmark. And further down the street, the small storefront next to the Westmoreland Funeral Home parking lot has gotten a fresh coat of paint and will have a new use.

"We have things that are happening and developing and building," said the mayor. "It's a good place to be and I am very proud of the people and workers and developers. The numbers are still way too high for COVID so we have to be safe and take care of each other. I think as a whole I am very proud to be living in Marion, North Carolina."

Other towns on the list include: Hendersonville, Hickory, Brevard, Roxboro, Pinehurst, Williamston, Forest City, Reidsville and Black Mountain.

