

# Mountain News



Issue 3

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## ROAD PROPOSAL UPDATE

The Board is working diligently to update the road paving proposal. Since the special meeting in April, the Board hired a road Engineer to evaluate the work required on the roadbed foundation prior to paving. Hiring an Engineer was done after receiving a unanimous vote of the POA members at the April meeting. Upon a thorough review of the entire roadway, the Engineer made some of the following recommendations:

- Add 9 new culverts to improve water volume handling in the ditches and reduce soil erosion
- 3 existing culverts need repairs
- A new drain box is needed at the 'T' in the road
- The slope should be re-graded in several areas to ensure better drainage and help minimize erosion damage
- Hire a Geotechnical firm to provide inspections and conduct testing during the road construction project to ensure the roadbed foundation and asphalt paving jobs are done correctly

For more details on the Engineer's recommendations, please refer to the Mickalich & Associates recommendation letter on our community website:

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

If you cannot access the website and wish to receive a copy of this document via e-mail or US mail please contact Bill Hawkins, President.

While the Engineer toured our roadway, Bill Hawkins took detailed notes about the recommended repairs throughout the mountain. These notes provide guidelines for the contractors bidding on the roadway foundation repair. In addition, competitive price bids are being collected from various paving contractors in the area.

Per the Engineer's recommendation, the Board is also soliciting a proposal from a Geotechnical Firm to determine the cost associated with consultations and inspections during the roadway construction. Kessel Group (of Asheville) was recommended by the Engineer. They are preparing a proposal to provide inspections and testing during the construction process.

Once all the competitive bids are received, including the proposal for the Geotechnical consulting, the Board will identify the best paving company for the job based upon their references and total costs. The proposed assessment cost to repair the roadway foundation and pave the road will be outlined in detail so POA members will understand *all* the underlying costs for the project. This proposal information will be shared with all lot owners as soon as it is ready. Copies of the contractor's quotes will be posted on the website for review.

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## **FIRE TOWER UPDATE**

Spring arrived at Grants Mountain, and so has wildfire season! On April 18, an electrical fire in a house in the Oconee Falls subdivision started a wildfire that blazed over 10 days. The fire was 15 miles north of Marion, near US 221 North. The Sunrise Fire burned over 2,000 acres in the Pisgah National Forest. Approximately 256 firefighters and other personnel, with the aid of three helicopters, three engines and three dozers, battled the blaze. Fire crews were even forced to begin a controlled burn of a 1,200-acre pocket of land to prevent it from fueling the wildfire. The wildfire was finally contained in late April, after rainstorms helped cool the hot spots in the fire.



This fire re-emphasizes the importance of having a water tower on our mountain to assist the local fire fighters in the event of a fire on our mountain. Crown Castle, the owner of the property with the cell towers at the top of the mountain, decided to grant our community an easement on their land to allow us to install a water tower at the top of Grants Mountain.

The Board delivered documentation requested by Crown Castle, including a land survey and property appraisal document, in late January. After a 3 month delay, Crown Castle finally provided the POA with an easement contract. This contract was just reviewed and approved by our attorney. Upon execution of this contract, the POA can begin preparing the site for the water tower. This includes removing trees, grading, installing footings for the water tower, and installing a gravel roadway for water trucks to gain access to the tank. The water tower will also need to be prepared and moved to the site.

## **COMMUNITY WEB SITE IS A GREAT RESOURCE FOR ALL PROPERTY OWNERS**

Please remember the Grants Mountain website, [www.GrantsMountain.com](http://www.GrantsMountain.com) is a great resource for our community. The website will continue to provide up-to-date information regarding ongoing projects for our community. The website will provide documentation related to the road paving proposal and other information. The Board encourages all lot owners to view the website for updates. The blog in the owner's section of the website allows you to share your ideas with other community members. Utilizing the website saves postage and other costs associated with frequent mailings to the community. Owners can access POA information by clicking on the Owner's Login section found on the left side of the main page. The User Name and Password is the owner's gate code, 5743. Please stay in touch with the Grants Mountain community through our website.