

Mountain News



Issue 7

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ROAD UPDATE

The September 2008 newsletter stated that five (5) property owners made no payment and their assessments were turned over to our attorney for collection. Since then, one has made full payment, one has made partial payment, and one has been in contact with the attorney and is making arrangements to pay. The other 2 property owners have not responded to any communications from the attorney and he is now in the process of filing liens and lawsuits on their property.

The width of the road varies as you travel around the mountain. The roadbed, as it was constructed by Timberline, allowed for wider widths on the entry road and up to the towers, most likely because this road was in place when they started to sell property and is much more traveled. As you travel around the backside of the mountain, the road narrows and thus the paving was done at a consistent width all the way back to the 'T'. The cul-de-sacs are narrower roads and the least traveled, thus their width is the least of any on the mountain. All of these decisions as to width were decided in conjunction with the engineer, the geo-tech and the paving company.

In our previous newsletter we indicated that we weren't sure if we would be able to pave the entry road. Through negotiations with Southeastern Paving we were able to accomplish that goal. They paved on to existing pavement in front of the mailboxes as far as they had material, but not all the way to Ashworth Road. In the

material we sent you in the road proposal, we stated that in Phase 2 we would want to repave that section. That is still the goal once there is sufficient money in the road account to accomplish that.

We still have to complete the process referred to as "trimming". This involves bringing enough gravel up to the edges of the asphalt and then tapered out to the shoulder. This is important because we need to protect the edges of the asphalt. We are working on a plan to complete that project.

CUL DE SACS

There has been a question raised as to why the circle section of the cul de sacs was not paved. Southeastern Paving advised us that where construction has not occurred on those lots bordering the circle, it would be a waste of money and material because the asphalt would be torn up by large vehicles turning around during the construction phase.

We stated in an earlier newsletter that we projected that there were several projects that would be considered under Phase 2. Those items were ditch enhancement/repair, moving the road toward the mountain in two [2] places, adding culvert extensions and replacing the entrance pavement.

The paving of the cul-de-sac circles will be added to the list of items in Phase 2. The Board can make the decision on the priority

of those items and when they are to be completed once the funds in the road account allow for that to happen.

LOT 39 FOR SALE

The previous owner of this lot has turned over the deed to this lot in a way to pay for his road assessment.

The lot is 2.035 acres and is located just past the guardrail on Mountain Crest Dr. S. The POA is now the owner of the lot and we are accepting bids for the purchase of the lot, from Grants Mountain property owners only, at this time. The minimum bid will be \$25,000.00 and should be submitted "sealed" to the POA at our mailing address of 800 Grant Mt. Rd., Marion, NC 28752, by December 15, 2008. The Board will review the bids and the winning bid will be the highest offer over the minimum bid. We will inform all of those who submit bids after the winning bid is determined.

To see a plat of this lot, please go to the following link and put Ruetz in the name search:

<http://www.mcdowellcountygis.com/mapguide/mcdowellgis/>

FENCE DAMAGE

On 9/4/08 a motorist crashed into the fence on Ashworth Road. We have submitted a claim and received payment for the damages from her insurance company. We are working on replacing that section of fence.

WATER TANK UPDATE

Work on the water tank has continued sporadically. Work was delayed for several weeks because of the road paving. After several further delays because of rain Glen Vess has straightened the ladder on the tank itself and added support to the legs under the tank. We also met with both the Fire Marshall and Glendale Fire Chief. They gave us height requirements so Glen can proceed with pouring the footings and setting the tank. Hopefully, both the tank and support tower will be painted this coming week with the help of Peyton Miller who has agreed to donate both his time and equipment to this project. Additional volunteers would be appreciated. The final steps will be pouring the footings, hiring a crane to set everything in place and getting approval from the Fire Dept. At that time the tank will be filled with water. Weather permitting this will all be accomplished prior to the January meeting. Hopefully the tank, except for possible maintenance, will never need to be emptied.

SEMI-ANNUAL MEETING

This Meeting will be held on Saturday, January 31, 2009 at 1:00 PM at St. John's Episcopal Church Parish Hall, 339 South Main Street, Marion. We look forward to seeing as many of you who can attend this meeting.

Keeping Addresses Up-to-Date

It is the responsibility of every property owner to keep the POA informed of any change in address, email address or phone number. According to our attorney, any correspondence the POA sends out only has to be mailed to the last known address.