





Hello Grants Mountain Property Owners

Welcome to our latest edition of our community newsletter!

www.GRANTSMOUNTAIN.com

username: clear password: creek



Make sure to email secretary@grantsmountain.com if you would like to be a member of our Grants Mountain POA Facebook page. There are great conversations & pictures updated daily! Check it out!

GATE CODE CHANGES

Reminder:

As of September 14, 2020, the gate codes were changed. The old codes have now been removed.

Remember, do not give out our property owners code to ANYONE. This is the best way to keep our mountain safe!

Property Owners: 8427 (available 24hrs per day / 7 days per week)

Contractors: 2219 (only viable 8a-5p M-Sat)

*Note: If you are selling your property or home, please give realtors or prospective buyers the contractor codes only (not the owners code) so their access is restricted to daytime hours! Your help with this is gratefully appreciated.

On a side note, as discussed at our Spring 2019 member meeting, the rental houses on the mountain have a unique code that gets changed every 6 weeks. Many thanks to our rental owners for working with us to maintain the security of our neighborhood. Your willingness to work with us is VERY much appreciated.

GM POA Yearly Meeting Update!

Hello neighbors! We hope you are doing well. As you know we had a board meeting scheduled in April 2020 which needed to be postponed due to the pandemic.

The current Board has stayed on, in their roles, until we are able to hold a meeting and vote on a new slate. The time has come, that we will hold an "outdoor" meeting, where social distancing can be achieved. Nominations for a New Board have been entertained and a vote on a new slate of officers will take place at this outdoor meeting. The date will be Saturday, November 7th at 11a at Dillon's house (under the portico). His address is 3265 Mountain Crest Drive South, rain or shine! Can't make the meeting? Send us an email with anything you would like reviewed & we can make sure that happens!



As with all questions or concerns, please reach out to your neighbors on the board!

Note from GM President Dillion Robinson:

It has been a pleasure being your board President for these past two years! There have been so many great additions to our community and I am proud to have been a small part of it! While I enjoyed my time on the board, with so many new faces on the mountain, it is time to resign my position and invite YOU to have a voice for your community!

What are the duties of the President: According to By-law 7.6 The President shall be the chief executive officer of the corporation: He shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the affairs of the corporation, shall see that all orders and resolutions of the Board are carried into effect, and shall perform such other duties as the Board of Directors shall prescribe.

Here is a list of the things that I have done.

- Work with other board members to carry out the business of Grants Mtn. (Meetings, Email and Text messages).
- Talk with new lot owners when they request documents that they need to sign before they build.
- Meet with contractors when they start to build new houses on the Mtn.
- Check on new houses as they are being built.
- Meet new Owners of new properties that have been added to Grants Mtn.
- Meet with Gas Construction Manager and Negotiate replacement cost for two trees that had to be removed during construction of Gas line at our entrance.
- Help relocate one tree at Entrance.
- Help Alan Ledbetter install new security cameras at the gate.
- Monitor Video cameras to see activity at gate.
- Assist people that need to get in the gate that don't have the code and discourage those that should not be here.
- Help along with a group of volunteers to Asphalt pots holes.
- Help clean ditches and clear clogged drainage pipes.
- Assist Alan Ledbetter to change gate codes.
- Check mountain roads after storms to clear trees and limbs from the roadway.
- Help Rich Messner spray Kudzu along mtn. roads.
- Respond to Realtors when they are trying to sell lots on Grants Mtn and need documents.
- Sign checks from Treasurer to pay bills.
- Check out complaints of Trespassing on the mtn.
- Provide gate code to homeowners when they forget the code.
- Preside at POA meetings.
- Reserve Meeting Hall for POA meetings.



- Meet with Lawyers concerning legal issues on the mtn.
- Get Contract with Snow removal contractor.
- Hand out Mailbox keys for new homeowners.
- Consult with former Board Presidents to see how they handled issues on the mtn

Note from Terri Miner, VP

Hi everyone! Wow! Has it already been 2 years since I was elected as VP for the GM board?! I guess time flies when you are having fun! Due to personal commitments, I am resigning my position on the board. PLEASE volunteer just a few hours a month to work with our community as a board member! Call me with any questions!

VP duties: The vp assist the president and stands in for the president if the president is unavailable. The vp position was created as a tie breaker for the board. The vp is also on the checking account to sign as a second person for checks that are sent out. The vp also approves and new construction or addition and approves solar panels.

Greetings from Catherine Owens, Secretary

Hi yall! My hope & prayers are that everyone is doing well! Its been a crazy year but I am thankful to have our home away from home on Grants Mountain. The cool nights followed by sun filled days give me such hope for the future! And of course, spending time with our neighbors on the mountain bring such peace to our hearts! Thank you for welcoming my family to this incredible community.

With so many new property & homeowners in our community, I feel **VERY STRONGLY** that new ideas & opinions have the opportunity to bring prosperity to our community. I ASK you to please consider volunteering your time to the board. Most of the positions take just a few hours a month and some (like secretary) can be done almost completely remote! As secretary, your responsibilities would be to communicate with the community both from the board & to the board. This includes newsletters, responding to inquiries via email, updating our facebook group, etc. The templates are set & ready to be filled in!

PLEASE CONSIDER VOLUNTEERING JUST A FEW HOURS A MONTH TO CONTINUE CREATING A WONDERFUL COMMUNITY ON GRANTS MOUNTAIN.

Financial Report

By Anika Jaan, treasurer

Thank you to everyone who has put in effort around or mountain, showed up to meetings, and/or given the board their feedback!

Lots with balances outstanding

The following owners still owe dues:



03 Fortune \$550
06 Frady \$275
08 Loyd \$800
22 Stenzel \$275
24 Schneider \$900
28/29 greyer \$525
40 Abernathy \$275
45 strang \$275
51 Curtis \$550
53/54 smith \$275
63 Lygren \$275
65 Fitzgerald \$275
67 Vanhook \$550
69/20 Marshall \$550
71 Nola \$275
77 Muoio \$550

These late dues represent almost \$9,000 which is a huge loss to our community funding. Please let us know if you need to update your contact information to receive invoices and get your payments in as quickly as possible!

Expense Update (since April 2019 Community Meeting - represents nearly 16 full months of costs and two year's worth of subscriptions)

Administrative costs

- website \$145
- postage, rental hall, miscellaneous \$379.69
- utilities \$806.20
- insurance \$407.00 (2 years)

Professional fees

- accounting, attorney, and tax filing \$5123.50 (2 years tax filings)

Road Maintenance

- asphalt & repair, landslide & ditch repair, mowing, etc \$15,218.31

Community Maintenance

- fence and gate repairs \$2001.38, but reimbursed by Duke \$1572.00
- landscape supplies \$128.01, but reimbursed by Duke another \$2000.00, giving the community a \$1442.61 credit for maintenance this year

Gross profit/dues collected \$25,425.00



Total expenses \$20,637.18
Net income \$4974.64

Current Assets

Checking	\$20,738.07
Emergency Fund	\$21,492.58
Savings	\$6,610.85

From Joan Messner, Member at Large GMPOA:

As MAL, I've had the opportunity to work on an issue that is near and dear to my heart...KUDZU! We live on Lot #64 on Mountain Crest Drive South. Two of the lots that border ours, Lot # 63 and lot # 67 are overrun with an invasive weed, kudzu. Kudzu is recognized by the North Carolina Invasive Plant Council, as one of several invasive weeds found in the Mountains of North Carolina. Kudzu can be seen, more and more, as you travel along the roads within our community.

We collaborated with our attorney to write a Grants Mountain Invasive Weed (Kudzu) Policy. We have completed this policy; it's been approved by our lawyer and our Board and is now ready to be implemented. It is attached for your review, with an "Effective date" of 9/1/2020. This will be located on the Grants Mountain website.

A HUGE thank you, to Rich and Dillon, who cruised around the mountain, spraying the kudzu that could be reached from the road. It looks wonderful! Check it out!

Also, we have contracted with 5 Alarm Lawn Care and Bailey Worley for this 2020-2021season.

I will be resigning from the MAL position and have appreciated working with this dedicated group. I encourage everyone, who has not served on the Board, to take the opportunity to let your voice be heard and become a Board Member. We NEED YOU!

For those interested in assuming this position, the MAL attends scheduled Board Meetings and actively participates and shares the "workload" with other Board Members. While the President, Secretary and Treasurer have assigned responsibilities and duties, the MAL is available to assist with projects, research, etc., as needed.



Grants Mountain Invasive Weed (Kudzu) Policy

Effective Date: 9/1/2020

Purpose: There is a need to adopt specific rules on controlling and eradicating Invasive Weeds-Kudzu, within all lots in Grants Mountain Estates. These weeds grow rapidly and suffocate trees and shrubs that it covers and is considered a nuisance to the neighborhood and, as such, violates the Declaration. The need to regulate the growth of uncontrolled weeds and other vegetation includes: The prevention of serious fire hazards, the removal of obstructions that interfere with roads, the prevention of noxious weed infestation and the neighborhood preservation. Weeds tend to overgrow or choke out more desirable plants, such as desired crops, flower gardens and groundcover. Regulation of unkempt lots and property containing overgrown weeds, debris, and litter is generally accomplished through enforcement of nuisance resolutions and policies...

The NC Invasive Plant Council maintains a list of Invasive Plants found in the Mountains of North Carolina. The link for the Council is: <http://nc-ipc.weebly.com/mountain-invasive-plants.html> and will be included on the Grants Mountain website. This list will be used as a reference, to identify the Invasive Weeds, referred to in this policy. Kudzu is identified as an "Invasive Weed in Western NC".

1. Homeowners and lot owners must be vigilant in observing for "Invasive Weeds" within their property boundaries. The Board will observe for visual evidence of "Invasive Weeds" within a property, during routine travel along the GM roadways.
2. Once "Invasive Weeds" are identified, the Homeowner/Lot Owner will be notified by the Board, that an Invasive Weed has been identified on his/her property. This notification will be an Initial Warning #1. The Homeowner/Lot Owner will have 30 days to respond to the Board, with their plan and timeline for controlling and eventually eradicating the weed.
3. If a plan is not submitted to the Board, by the owner, within 30 days, the Board will issue Warning #2. This warning will identify that the owner has NOT responded to the Board request for an action plan for removing the weed. The owner will be given an additional 30 days to respond with their Action Plan for removing/eradicating the weed.
4. As per the Declaration of Reservations and Protective Covenants Grants Mountain Estates, the Property Owners Association shall use Association funds to maintain the road right of way. Roadways are kept clear and unobstructed, including the removal of weeds, kudzu and vines that extend into the roads, roadsides are mowed, and ditches cleared. **The Property Owner is responsible for removing invasive weeds beyond this point and along all property boundaries.**
5. If there is still no response from the owner, or the action plan is not being followed, then the Board may take steps to have the area evaluated by a Landscape service for recommendation on how to treat the weed and a treatment plan may be initiated. The property Owner will be responsible for all costs associated with having the land evaluated by a Landscape service, as well as all costs associated with treating and eradicating the weed.
6. Immediate treatment of the weed is essential, as untreated Invasive weeds are a threat to all Property Owners and detrimental to the value of Grants Mountain Properties.



7. Assessments of up to \$100/month, may be imposed by the Board, if a Property Owner fails to respond after the second warning.

References:

Amendment 47F Planned Community Act of North Carolina.

Bylaws of the Grants Mountain Property Owners Association, Inc.

Declaration of Reservations and Protective Covenants Grants Mountain Estates.

NC Invasive Plant Council. <http://nc-ipc.weebly.com/mountain-invasive-plants.html>

On a final note, your current board thanks each & every one of you for contributing to our growing community but we need your help to keep the momentum going!

It's time to share your voice with your community! It's time to become a GM POA board member!

Are you a full-time resident of mountain? Great! Sign up to be on the board.

Are you a weekender? Your voice matters! Sign up to be on the board!

Do you have rental property on our mountain? Now's your time to get your voice heard! Sign up for the board!

Are you a land owner? Perfect! Sign up for the board!

No matter if you are retired, working in the community, an Entrepreneur, working full time - Sign up for the board!

Its a few hours a month & in most positions you DON'T need to be here in person. Most of the communication can be done remotely!

NOW IS THE TIME! Let your voice be heard to better the community you have invested in! SIGN UP FOR THE BOARD!"

Got a question, comment or concern? Your POA Board is here to help! Drop us a line so we can better serve you & our community!

Dillon Robinson, lot #81, president@grantsmountain.com

Terri Miner, lot#15, vp@grantsmountain.com

Anika Jaan, lot #48, treasurer@grantsmountain.com

Catherine Owens, lot #55, secretary@grantsmountain.com

Joan Messner, lot #64, mal@grantsmountain.com



GRANTS MOUNTAIN

NEWSLETTER