

Grants Mountain Newsletter

Issue 1

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September 2021

Hello Grants Mountain Property Owner!

Mark your Calendars!

Annual Grants Mountain POA Meeting

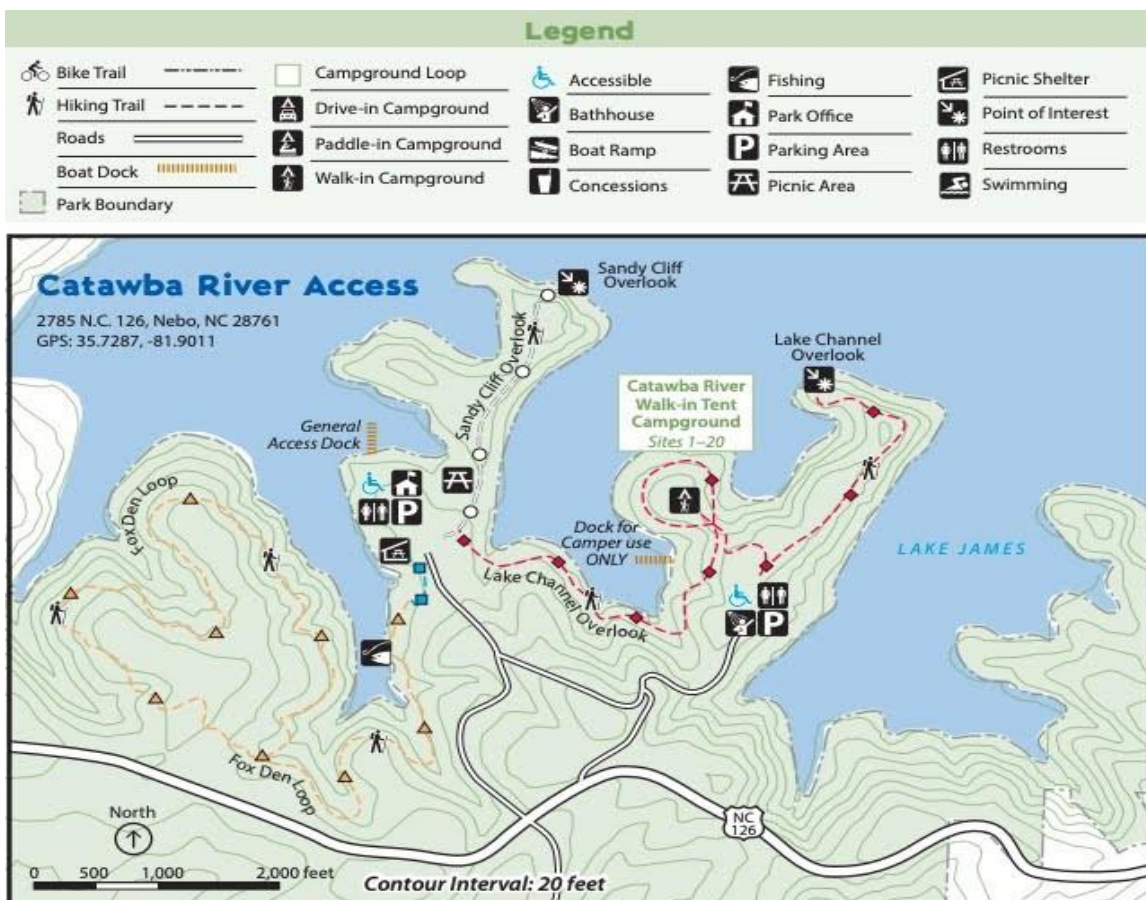
Saturday October 23, 1:00-3:00 PM

Catawba River Pavilion, Lake James State Park

Marion, N. C.

This will be an important meeting during which we will address many issues ranging from road maintenance to updating the covenants.

Come early, we have the Pavilion at 11:00, catch up with your neighbors, and bring Lunch.



We welcome all comments and suggestions about the newsletter, including your ideas on what you would like us to include! My email is: cdr1800@bellsouth.net Myra Robinson.

SNAPSHOT OF ONGOING BOARD ISSUES/ACTIVITIES

The POA continues to struggle financially facing rising costs for roadside maintenance services, insurance, utilities, and gate repairs and maintenance. Incredibly our dues still remain \$250, unchanged from our inception in 2002. Echoing previous newsletters, the inflation-adjusted amount should now be \$370. Increasing the annual dues to this amount will generate an additional \$9720 for the POA yearly, which will mitigate continuing maintenance costs and allow accumulation for needed road repairs. Minor road repairs have been accomplished by volunteers manually filling potholes, but there is obvious need for more substantial repairs to preserve road integrity. In addition, several areas of pavement slippage and fracture have been identified as detailed below.

The board continued the work of the previous board by enforcing a lien on Lot #3 generated by the accumulation of a large unpaid balance and by a failure to respond to legal actions related to being a nuisance. The POA was subsequently able to sell that lot at public auction.

Implementation of the kudzu policy has resulted in positive collaborations with lot owners who are currently experiencing infestations.

The board is exploring the possibility of creating a 2nd entry to allow exit from the mountain in an emergency during which the primary road is unusable (fire, road collapse, tree blockage, etc.). Current concept is for usage only in emergencies, not as a viable daily 2nd entry.

For both road-related issues, we are seeking partners for this consideration from those who are obliged to access the towers (EMS, NCHP, county users, tower contractors, etc.).

Our Roads



Late this Winter, the cracks downhill from the “T” in Grants Mountain Rd expanded significantly and the downhill portion of the roadbed sank as much as 2 inches. Although we’ve all known this section of the roadway was deteriorating, the current changes have been more substantial and caused the board to seek an expert opinion.

A few weeks ago at our invitation, Ron Anderson from Kessel Engineering assessed our roads and determined that several areas below the “T” are “in danger of imminent failure”, and recommended core testing “in 3 or 4 areas where high-severity pavement failures had occurred due to slope movement.”

Last week we engaged Kessel to perform core testing on these sites to determine how bad the problem is and what the corrective options are for these areas. Hopefully we shall have the results for our Community Meeting. Our planned next steps are to contact several grading firms to provide cost estimates for each of the options recommended by Kessel.

Meet Your New Neighbors...



George and Dottie Cunningham completed their beautiful new Home on Lot #32 in January 2021. Their new home has 3 bedroom, 3 ½ baths. They enjoy a gorgeous north western view from their covered porch which runs the length of the back of their home. They have returned for the second time to live in McDowell County, having retired from the Army in 2017. They have moved back to be closer to family and to enjoy hiking and the many other outdoor activities available in the mountains. You will likely see them walking their Labradoodle, Nate.

John and Colleen McGaha are new owners of Lot #3. They purchased the land because it backs up to their existing property on Goforth Road. They moved here in August a year ago and live here full time. John is a retired Navy Chief. He is now a National Park Ranger over seven National Parks across the country. Colleen is a Homemaker. She previously had a photography business and now enjoys it as a hobby. She also managed a Tax Office. They have a son in the Navy in Japan & a daughter whose husband is stationed in the Army in Washington State. They have two Grandchildren that are two and four.



Bob and Marie Steffens built their beautiful 3200 square foot home on Lot #12 on 12 acres. It has four bedrooms and 3 ½ bathrooms. They enjoy a gorgeous north view of Linville Gorge and East Marion from their back deck. It is their vacation home and later will be their retirement home. They live in Sag Harbor, N.Y. Bob owns his own plumbing and heating business. Marie is a licensed Veterinarian Tech. They have two dogs; Raven and Darci.

Sam and Nikki Martin are new owners of Lot #5 & #34 formerly owned by the Tuttle/Taber's. It is their vacation home. They both are working virtual from their Park City, Utah home which will allow them to come here for long periods of time. They have four children ages 9-13. They are excited to be part of neighborhood and look forward to spending more time on GM. The family will be here early December thru February.



Kenny and Lovie Thompson built their beautiful 2,100 square foot home on Lot#100. It has two bedrooms and 2 ½ bathrooms. They enjoy a gorgeous east view off their back deck. It is their retirement retreat whenever they can get away from Atlanta, Georgia. Kenny retired from U.S. Air Force after 27 years of service. He retired after 14 years from his second career as a Mortgage Veterans Administration Underwriter for Housing Urban Development. Lovie after thirty years retired from the Federal U. S. Department of Labor as Federal Project Officer.

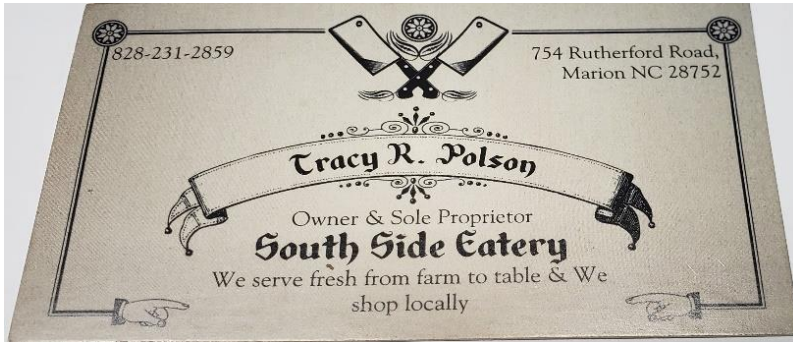
BIG SHOUT OUT.....

to **Joe Summers**, "Thank You" for the herbicide and landscaping fabric you donated. Your donation will be a big help in the beautification of GM!

to **Rich Messner and Dillon Robinson**, "Thank You" for your gift of time in spraying the herbicide to kill the kudzu around GM for **"the third year."**

to **Alan Ledbetter**," Thank You" for maintaining the gate, changing the gate code and making repairs plus upgrades **"thru all these many years!"**

Community Recommendations...



This quaint restaurant opened in April of this year. I, Myra had a delicious vegetable pizza! Recommend it!

Note... I shared with Ray (Tracy); the Manager I lived on GM. He then stated I did the ABC crush & run on GM. He gave us a lot of needed information. Small world!