

September
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*“Based on property owner feedback at the July meeting, the Board decided to re-scope and obtain bids for a **phased approach**, correcting the lower of the two slip areas first, and addressing the upper section at a later time.”*

Grants Mountain Newsletter

Mark Your Calendar!

Homeowner’s Meeting

October 22, 2022

11:00 a.m. – 1:00 p.m.

McDowell County Public Library

30 Court Street

More information to follow – Watch your email

Road Update

Stephan Amsbary, Vice President

Thank you everyone that attended the July 23rd Community Meeting either in person or virtually! We really appreciate your time listening to our proposals, especially your thoughts on them. A recording of that meeting can be found at the URL: <https://1drv.ms/u/s!Au00VQJ73lcfiJcubRGBkrBuDB6YCQ?e=hMrWsE>

Based on property owner feedback at the July meeting, the Board decided to re-scope and obtain bids for a phased approach, correcting the lower of the two slip areas first, and addressing the upper section at a later time.

We also re-explored soil nailing the upper slope instead of the (more expensive) lower slope. We asked Wurster and Kessel Engineering to re-visit their recommendations with this scope in mind. After discussing it between themselves, Kessel agreed with Wurster soil nailing the upper slope (allowing us to move the road into the mountain) would remove a sufficient amount of earth to stabilize the lower slope.



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To see documents and videos related to road repair options, please refer to the “Members Only” section of the POA website.

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You will recall that originally Kessel deferred on soil nailing to Wurster. After discussing this change with Wurster in detail, they agreed to Wurster’s proposed solution. The resulting solution will be a designed solution, to be inspected by Kessel as work progresses. Wurster has Errors and Omissions (E&O) and Liability insurance for this project and they are also NC

licensed Professional Geotechnical Engineers. Neither Kessel or Wurster guarantee their work, that is the reason for E&O and liability insurance. No engineering or construction firm will guarantee anything but the quality of the work they perform to the specifications supplied. We expect to have quotes for this approach by the upcoming meeting in preparation for an assessment vote. We expect this to be less than half of the original quote.

Separately, we are installing three culvert exit extensions, one just before the Messner’s driveway, one at the “Y” between Grants Mountain Road and Pisgah View, and, depending on the outcome of the assessment vote, one below the T on Grants Mountain Road. We are also obtaining quotes to patch a few sections of road.



After the July meeting, Allen Gurley approached the Board with a proposal to correct the erosion caused by the culvert at the Messner’s driveway. Ron Anderson (Kessel) visually looked at this area and agreed the soil there appeared to be stable, and the culvert discharge was chiseling away at it (no tests were performed at this site). The correction will be a boulder wall, with structured fill. This will not be an engineered solution, we are relying on Allen’s experience with the assumption the existing soil in the area is firm. The culvert extension will be placed as Allen’s work proceeds.

Finally we are in the process of updating the road and culvert condition maps for the upcoming meeting.

Thank you again for your patience, thoughts, and support.

Financial Update

Anne Faul, Treasurer

As was discussed at the July meeting, our spending on roadside mowing is significantly over budget due to unanticipated cost increases when we had to change contractors. (Our budget for mowing for the year is \$4600 and, year-to-date we have spent \$8365.) To meet the 2022 budget, we will re-allocate money budgeted for possible legal fees and defer some road maintenance.

Reserve Update

Howard Helland, Treasurer

The budget situation outlined above underscores the need to increase the annual POA fee to address increasing operating costs and to build reserves to maintain our common areas.

I outlined the need to conduct a reserve study and to undertake a systematic building of reserves at the July POA meeting. Subsequent to that meeting, the board engaged Global Partner Solutions to conduct that study. The report will be available soon. To learn more about reserve studies and reserve funds, click the link below for a short, informative video.

<https://www.rdanorthwest.com/reserve-study-professionals/knowledge-corner/video/reserve-study/>

Thinking of Selling Your Lot? Make your sale go smoother...

Please follow the steps below to ensure a smooth transition.

- Email the Grants Mountain POA, Inc. Treasurer at treasurer.grantsmtn@gmail.com to verify your account balance (Lot #) prior to closing.
- Annual POA Dues are billed in January for the calendar year and are not pro-rated for an exchange of property. Consult your realtor/attorney for pro-rating this expense on your closing documents.
- It is the responsibility of the Seller to notify the Grants Mountain POA Treasurer of property transactions. Please send Buyer contact information to the Grants Mountain POA Treasurer.



Big Shout Out...

For spraying kudzu in
AUGUST (for the 3rd
year):

Rich Messner

Dillon Robinson

For clearing a large,
fallen tree on lot 64:

Rich Messner

George Cunningham

For trimming trees and
bushes at the front
entrance:

Myra & Dillon Robinson

For mulching the front
entrance:

George and Dottie
Cunningham

For decorating the front
entrance, gate and "T"
and for July 4th:

Kristie Black

Myra Robinson

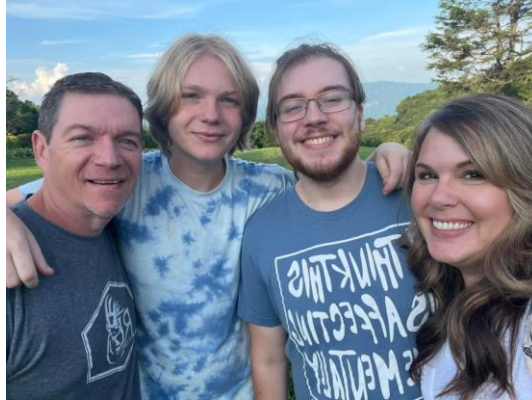
For making and
donating beautiful
wreaths for mailboxes
for July 4 and holidays:

Constance Gravitt

Thank You!

Meet Your Neighbors

Myra Robinson, Member at Large



Registered Nurse and recently graduated with her Master's Degree as a Psych Nurse Practitioner. Howard owns and runs a Property Management business located in Maryland. Howard also serves as Secretary on the Grants Mountain POA.

Howard writes, "We have begun building our dream log home on Grants Mountain and will be full time residents on the mountain. We look forward to being your neighbor."

The Barberas

"This is Nancy and Peter, and we live in Waxhaw NC. We are originally from Long Island. We have three grown children and two fur babies. We plan to retire soon and start building then. We love any outdoor activity and can't wait to explore the area. We're ready to start our new chapter!"



The Hellands

The Helland's, originally from Maryland, moved to the Raleigh area 12 years ago and then moved to the Marion area almost 2 years ago. They have 2 boys, Hunter and Logan. Hunter is in college in Raleigh and Logan just graduated from High School. Megan has been a

Keep in touch!

If your contact information, including address, email and/or phone number has changed, please email updated information to Anne Faul, POA Treasurer at treasurer.grantsmtn@gmail.com

Heartfelt Sympathy is sent to.....

Constance Gravitt on the passing of her husband; Mitchell of a heart attack Easter Sunday, April 17,2022. He was 82 years old on March 2. After 45 years, Mitchell retired in 2009 from Vulcan Materials Company as a Technical Specialist. His passion was traveling. During his life, he visited 29 countries on 5 continents in addition to travelling all over the USA. Memories that we all will have of Mitchell is when asked, "Mitchell, how are you today?" his response was, "I got up this morning." Donations in Mitchell's memory can be made to SPCA or St. Jude Children's Research Hospital.

Liza Rushford and Family on the passing of Gail Wilson, Liza's mother. She was 84 years old. Gail was lovingly cared for by Liza for four years. The last six months she was in Hospice where she passed away with cancer.

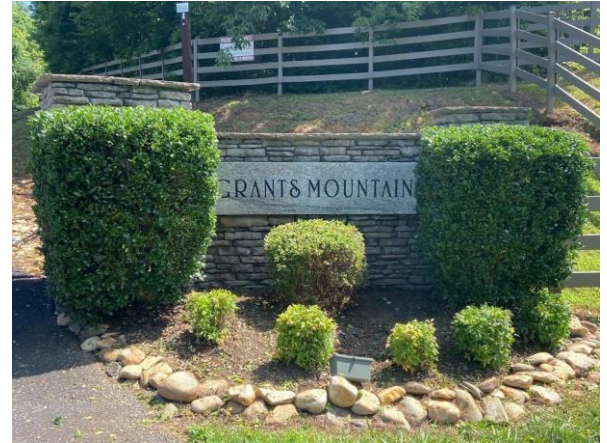


Grounds Committee needs YOU!

Many hands make light work

By now, you probably received information about the newly formed Grounds Committee to help keep our community looking it's best.

As you can see from the description below, the Grounds Committee covers a lot of (forgive the pun) ground. Everything from suggesting ways to improve the appearance of our community to sticking plants in the dirt – there's something for every skill level, interest and even location, as much of the work can be done remotely.



Check out the description below and contact Anne Faul if you're interested in helping.

(treasurer.grantsmtn@gmail.com or 919.270.6488

Committee Responsibilities

The Grounds Committee works with the Board of Directors to maintain and improve grounds and landscaping for the safety and enjoyment of Grants Mountain property owners. The committee's primary responsibilities are to manage the condition of Grants Mountain grounds and landscaping, and monitor and coordinate landscape contractor selection and performance. Grounds and landscaping activities include mowing, snow removal, tree removal, fence maintenance, entrance and gate landscaping, culvert cleaning and leaf removal.

Manage Grounds and Landscaping

- Monitor landscape and grounds conditions and make appropriate recommendations to the Board regarding projects, maintenance and improvements
- Coordinate and oversee removal of fallen trees on association roadways or common areas
- Ensure non-encroachment of invasive plant species on common grounds and landscaping
- Monitor and appropriately address snow- and ice-related road conditions
- Organize and supervise volunteer projects to maintain and improve grounds and landscaping
- Address lot owners' concerns related to grounds and landscaping

Oversee Landscape Contractors and Projects

- Identify landscaping and grounds needs including maintenance, new installations and removal
- As needed, prepare scope of work for landscaping contracts
- Research landscaping companies, secure bids, evaluate proposals and make recommendation to Board of Directors
- Coordinate grounds and landscaping activities with landscape contractors
- Monitor landscape contractor performance
- Provide quarterly updates to the Board of Directors
- Provide input to the Board of Directors for annual grounds and landscaping budgets