

# GRANTS MOUNTAIN POA NEWSLETTER

ISSUE 27

SUMMER 2024



Hello Grants Mountain Property Owners. A busy summer is upon us all with this fantastic Western North Carolina weather. The Board members wanted to get the community up to date with our improvements and projects so far this year.

Keep in mind we have not set a date for the upcoming 2024/2025 Annual Grants Mountain POA Meeting. We will let the community know a date as soon as we have one set.

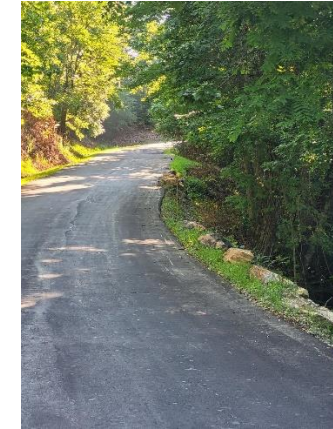
At the February 2024, Annual Meeting we elected new board members in the following positions. Liza Rushford assumed the position of Vice President. Kristi Black assumed the position of Secretary and Teresa Carley assumed the position of Member At Large. Alan Ledbetter remains in the Presidents position and Sam Martin remains in the Treasury position. All of us on the GM Board welcome any input. Please feel free to email us with any suggestions. See email addresses at [www.Grantsmountain.com](http://www.Grantsmountain.com)

**Road update-** Alan Ledbetter, President. The paving on Grants Mountain Rd between the Biggs residence and Pisgah View Dr is complete. It is a major improvement as now the road is fairly level, and the edge has been reinforced with rock walls. Residents are reminded in some areas the road has remained narrow and to use caution when passing oncoming vehicles. We have placed new reflectors on this part of the roadway for better visibility at night. We also plan to install new **curve/15 mph signs** where needed. If warranted **STOP** and allow one vehicle to proceed before continuing. Drivers should be cautious of oversize trucks on the road, due to new construction on Lot 10 on Grants Mountain Rd. See attached photos below.

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Grants Mnt Rd View from Pisgah Dr.



Grants Mnt road from Lot 10

Also, the paving is complete on the lower portion of Grants Mountain Rd. as you approach the electric gate from Ashworth Rd. This portion of road is significantly smoother now. Drivers should be aware the width of the road is the same however, the edge on the drop offside has gained 6 to 10 inches in height. This has created a higher edge with no shoulder due to the steep drop off. Drivers should use caution and be vigilant by paying attention to oncoming traffic. If you meet another vehicle on this part of the roadway and feel it is too tight to pass, **STOP** and let the other vehicle pass or if safe back up to let them pass. There are two areas that have a small shoulder that can provide adequate passing room. We are in the process of obtaining a SLOW NARROW ROAD/15 MPH sign to post on this portion of roadway. Also, we will be posting SLOW DOWN CURVE/15 MPH at several locations throughout the development. Also, the roads committee has been asked for input on ways to elevate this issue by creating a wider shoulder. Gravel has been added to the shoulder areas for the time being. See attached photos.



Uphill view



Uphill view



Downhill view

(cont. from page 2)

If possible and an oncoming vehicle is visible, utilize the gravel as a shoulder area to give yourself more room. There is one small shoulder area at the bottom and one closer to the top of the hill that may be utilized. Basic road rules indicate the vehicle traveling uphill should be given the right of way. We will be posting a **YIELD TO ONCOMING VEHICLE** sign at this location.

We will do our best to inform delivery drivers and non-residents to do the same and be courteous and share the road. Also, there is a posted speed limit of **25 mph**. Please remember this speed limit is just a suggested safe speed. In no way does it mean you drive **25 mph** on blind curves, on narrow portions of the roadway or exceed the speed limit in an unsafe manner. We plan to post **15 mph** signs and mirrors on the blind curves on additional roadways. Please remember we have residents and renters who frequently walk with children and dogs in the community, and we need to be courteous to everyone.

**Road projects-** We are planning to extend the pavement area at the end of the Cul de sac on South View Ct. This will provide a smooth transition into the gravel for all vehicles that need to turn around and hopefully stop vehicles from creating ruts and spinning tires on the gravel.

**Grounds Committee/Beautification Update-** Kristi Black, Secretary. Our current contract with Aaron Wheeler is in place and we are happy with the mowing and hedge trimming in the development. We are continually looking for ideas to enhance the Front Entrance, so any ideas are welcome. For now, the lilies and Forsythia are growing, however, we are looking at ideas to better hold the dirt in place and stop further erosion.

We all know the existing mailbox has needed renovation for some time now. The board felt this was a perfect time to complete that project due to the additional parcel box being installed this month. We are in the process of cleaning/repainting the roof on the existing mailbox and re-staining the log siding. Also, we have added a new parcel box so residents will have more availability for packages and less need to go to the local post office for pick up. Also, we have added a black drop box to the existing mailbox structure for any non-stamped correspondence for the POA. See attached photo.

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**Financial update-** Sam Martin, Treasurer Our treasure's report details our current financial situation. As of July 18, 2024, the POA has \$36,627 in the Operating Account, \$10,000 in the Incidental/Emergency Account and \$9,454 in the Reserve Account for a combined total of \$56,081. The only expenditure worthy to note thus far in 2024, is the \$33,897.42 spent on the road paving/repair project from April/May. Thanks, Alan, for spear heading that.

**Meet your new neighbors-** Liza Rushford, VP Lot 10 located on Grant's Mountain Rd was purchased by Mike and Bethany Miller in October 2023. They have started the phase of grading the lot this month and hope to start building soon. Their plan is to live here full time upon completion.

**Reminders from the POA-** Teresa Carley, MAL

**Reminder-** Kudzu remains a huge problem on Grants Mountain. Please look over your lot and make sure you eradicate any Kudzu vines on your property. It is the lot owner's responsibility to maintain their lots. A big Thank you to Rich Messner and Dillon Robinson for spraying the roadways and easements in the community this summer.

**Reminder-**Annual dues are now past due and considered delinquent!!!! Please remit your dues ASAP as these are needed to complete roadway repairs and general maintenance of the community. We have 3 lots outstanding. Per Grant's Mountain Estate's Protective Covenants, Article X states in part, The Grant's Mountain Estates POA, Inc. shall have the power to file with the Register of Deeds of McDowell County a notice if an assessment has not been paid by June 1 of any year and such lien shall continue until the assessment is paid.

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Also, stay connected and never miss out on any important information relating to Grant's Mountain. If your contact information, including your address, email and/or phone number has changed, please email updated information to Sam Martin, POA Treasurer at [treasurer.grantsmtn@gmail.com](mailto:treasurer.grantsmtn@gmail.com)

### **Thinking of selling your lot?**

#### **Please follow the steps below for a smooth transaction**

- Email the Grants Mountain POA at [treasurer.grantsmtn@gmail.com](mailto: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 document.
- It is the responsibility of the seller to notify the Grants Mountain POA Treasurer of property transactions. Please send Buyer contact information to the POA.

Thanks to everyone who puts in countless hours volunteering in the community. Between the decorations for holidays, the extra landscape work throughout the development and regular maintenance of roads, gates, and tree removal we stay busy. It really takes all of us to keep things running and looking nice.