



Summer 2019

GRANTS MOUNTAIN

NEWSLETTER





**Hello Grants Mountain Property Owners**  
**Welcome to our latest edition of our community newsletter!**  
**[www.GRANTSMOUNTAIN.com](http://www.GRANTSMOUNTAIN.com) username: clear password: creek**



Make sure to “friend” [Grants Mountain POA](#) on Facebook for more updates & great conversation about our community. There are great conversations & pictures updated daily! Check it out!

## **GATE CODE CHANGES**

As of July 1 2019, the gate codes will be changing. The old codes will remaining in effect until July 15<sup>th</sup>.

***Remember, this is the best way to keep our mountain safe!***

Property Owners: 1919 (available 24hrs per day / 7 days per week)

Contractors: 2019 (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.

## **Mark your calendars!**

### **Semi-Annual Property Owners Association Meeting – Fall 2019**

Saturday, September 7 2019 from 10a-12p @Glenwood Community Center, 1745 Old Highway 221, Marion

Agenda for the meeting to be announced no less than 30 days prior to the meeting. However follow up to topics discussed at our April 13<sup>th</sup> meeting is guaranteed to be on the agenda (roadway repair, raising of the dues, rentals, etc)

**This meeting is for ALL property & homeowners! Please plan on attending so your voice can be heard!**

Can't make the meeting? Send us an email with anything you would like reviewed & we can make sure that happens!



## **Financial Report**

*By Anika Jaan, treasurer*

Expenses so far this year have been minimal. Aside from routine electrical, administrative, and mowing costs, the board spent \$381.69 on repairs to the gate (most likely purposely damaged) and \$302.21 on new WiFi security cameras to reduce security issues in our community. Our total expenses to date this year are \$3067.01.

The board has approved the purchase of more rip rap and physical labor at 81 culvert locations to improve drainage of the ditches and keep the road in the best shape possible. Exact price is to be determined but estimated at \$800-\$1000.

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 for 2019. Please note that a 10% late fee has now been added to the current balance. Reminder, if you paid your dues but it was postmarked after June 1<sup>st</sup>, you are still on the list for owing late fees! *These will not be waived!*

Please remember everyone, we need help maintaining our roads! Every last dollar is important!

03 Fortune  
08 Loyd  
14 turner  
19 Malcolm/Decker  
24 Schneider  
41 Trefz  
51 Curtis  
53 & 54 Smith  
67 Vanhook  
69 & 20 Marshall  
72 Barrett  
73 Balsoma  
77 Muoio

Liens are being placed on the following lots that owe more than 2 years' dues after many attempts to receive payment. A 10% late fee will also be added to the 2019 balance.

08 Loyd  
24 Schneider  
77 Muoio



As a result of needing desperately to fix our roads and not having had a single increase in dues, even for inflation, the board has deemed it necessary to be stricter. We must collect late fees, and from now on, lots owing more than one year in late payments will have liens put on their properties. Please note that we are not doing this lightly. All properties have received multiple emails, mailed copies, and phone calls to all available numbers and addresses regarding their dues.

### **Board Message**

As a follow up to our spring 2109 members meeting, the board is meeting with a local attorney to get clarification on a few topics:

- What paperwork is needed to implement the proposed \$5,000 contractor deposit to safeguard our roads?
- Answers to our many questions regarding the legality of rentals in our community.
- What are the procedures & options for raising our yearly dues to best support the safety of GM?

The board will update the community as information is available but most questions will be answered at our fall 2019 meeting on 09/07/19. We hope to see you there!

### **Just a friendly reminder...**

*By Dillon Robinson, President*

Hello Neighbors! I would like to remind you of a few things that have come to my attention. I am concerned about our safety on our roads this summer. It has been noticed that we need to slow down while traveling on the roads in our community. This means in your car or Atv's. We have narrow and curvy roads. You cannot see around the sharp curves so you might meet oncoming traffic. Please follow the speed limit signs. Also we have increased construction traffic so be careful when meeting trucks on the road because they cannot move over because of the narrow roads.

One last thing. Please pay attention when you pay your dues. They are due June 1st and please pay the late fees after that date. Our Treasurer works hard to keep the books and not paying the late fees causes more work for her and most important it's hard to manage finances when the money does not come in on time.



## **Volunteer Opportunities**

*By Terri Miner, Vice President*

Hello everyone! I hope everyone is gearing up for a great summer here on the mountain. Some of the projects we are looking to hopefully complete this year (pending finances) are to keep the front gate by Ashworth Rd cleaned up and bushes trimmed, working on clearing our drainage ditches, and getting the fences cleaned and painted. I will put out on our [Facebook page \(Grants Mountain POA\)](#) when I hope to start some of these projects. If you are around and could volunteer to help this would be greatly appreciated. The Board has worked very hard this last year and some of our projects were to put reflectors on the road, clean and dig out the culverts. We also had someone not from our community dump about 8 bags of trash alongside of our road heading up to the gate and our neighbors here on Grants Mountain stepped up and removed the trash bags. We have also removed some down trees that were a potential hazard to the road. **A very BIG Thank you to everyone who has volunteered their time to help with the upkeep of our community.** If you have any suggestions on things we need to look at please contact me or one of the other board members.

*Many thanks to our community members who continue to take time out of their day to keep our community looking & feeling its best! Hats off to you!*

## **Seasonal Weather News**

*By Joan Messner, Member at Large*

Summer has arrived on Grants Mountain. Historically, May is the fifth warmest month of the year. Daytime maximum temperature last month (May) averaged 76 degrees, the average nightly low temperature was 51 degrees. Rainfall for May was 4.7 inches. This weather and rainfall have promoted a beautiful assortment of flowering trees, shrubs and wildflowers in our community. The mountain laurel, azaleas, dogwood, red buds and rhododendrons are beautiful, as were the wild blue and purple irises in the spring. Unfortunately, this beautiful weather has also supported the growth of kudzu in several lots around the mountain and is spreading rapidly. ***Please, check for kudzu on your lot(s) and if you find any, please work to remove or control it.*** If you haven't been to your lot recently, email back to: [mal@grantsmountain.com](mailto:mal@grantsmountain.com) and I will check for kudzu on your property and send pictures. Having kudzu on your lot may make it difficult to sell and risk spreading to other areas on the mountain. And, lastly, we need rain!! It's been dry for the last few weeks and our gardens are in need of water...



Don't forget to RSVP to the 2<sup>nd</sup> Annual Grants Mountain July 4<sup>th</sup> Celebration hosted by the Tabers!



Time to have some fun at the

**2nd Annual  
GRANTS  
MOUNTAIN  
July 4  
Celebration**

**Please bring your own  
lawn chairs, beverages &  
friends & family!**

110 Mountain Crest Drive South  
Thursday July 4th @3p

RSVP Melissa Tabor 561-379-8034  
*many thanks to the Tabor's for hosting!*



**Recommendations from your fellow Grants Mountain Property Owner:**

Keep the list updated from first recommendation. Break them into groups such as restaurants, lawn care, maintenance, cleaning services, etc as the list gets bigger but continue to ask for more so we all can share in the good fortunes of our neighbors.

**Local home repair, remodeling & electricians**

Foothills Cleaning & Restoration, 27 Church Street, Marion  
828-803-7239

Recommended by Terri Miner

Glen Davis Electrical Contractor, 490 Reid Street, Marion  
828-365-6432

Recommended by Joan Messner

John Hall Electrician & Plumber  
828-668-7192

Recommended by Stephan Amsbary

Brandon Wilson  
828-803-1519

Recommended by Stephan Amsbary

Tom Smith, Handyman Services  
561-891-1052 or 828-765-9181

Recommended by the Gravitts

**Solar Panels**

Summit Solar  
864-250-0026

Recommended by Terri Miner

Internet Service  
Sky Runner

828-258-8562

Recommended by Terri Miner

Tree Services

JC Property Professionals  
828-803-1148



Recommended by Terri Miner

### **Deep Dive into the Bylaws & Covenants**

FRIENDLY REMINDER: Article XII states "If the lot has been improved (built upon), then the owners of the improved lot shall maintain their lot(s) to neatly kept & moved condition. All stumps, brush piles & debris shall be removed from lot(s) or hidden from site from roadways." Meaning, keep your lot looking good folks! It will help everyone in the long run!

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!

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Anika Jaan, lot #, [treasurer@grantsmountain.com](mailto:treasurer@grantsmountain.com)

Catherine Owens, lot #55, [secretary@grantsmountain.com](mailto:secretary@grantsmountain.com)

Joan Messner, lot #64, [mal@grantsmountain.com](mailto:mal@grantsmountain.com)