

GRANTS MOUNTAIN POA NEWSLETTER

ISSUE 28



WINTER 2024



Hello Grant's Mountain Property Owners. We hope this newsletter finds you all healthy, happy and ready for the winter months ahead. We would also like to wish everyone Merry Christmas and a Happy New Year. The board members wanted to get the community up to date with the progress made in the wake of damage from Hurricane Helene. As most of you are aware, we suffered major tree damage during the storm because of the high winds. The roads in and out of the development were impassable for 2 days. Several homes suffered damage due to falling trees and several lots still have trees and debris strewn throughout the development. Over a span of 4 days the residents were able to further clear the roads for vehicle traffic. Unfortunately, we are now left with down trees and debris near the roads edge. Luckily nobody was injured or hurt on Grants Mountain because of the storm and our hearts go out to all those who were affected in Western North Carolina.

Presidents message- Alan Ledbetter, President The board has identified several trees that are considered an urgent safety issue within the development and have emailed the affected lot owners with pictures and expectations of work to be completed. There are three urgent trees outside the electric gate that fall on the responsibility of the POA. We have obtained three quotes from Tree service companies and Blue Oak was chosen. We expect that work to start on January 9th, weather permitting.

We also identified several downed trees and debris marked as non-urgent and emailed those pictures to all the lot owners as well. It's imperative that residents and lot owners read these emails from the POA to stay informed about ongoing issues and the progress made within the development. The affected lot owners with trees and debris marked non-urgent were notified to continue clearing their own property or hire a tree service to clear it. The covenant states "All stumps, brush piles and debris shall be removed from lot(s) or hidden from sight from the roadways." The board generated a slide show showing the lots that need to be cleared. The board feels the non-urgent clearing will need to be addressed / completed by Jan 31st, 2025. This gives plenty of time for lot owners to come and clean their lot or hire a professional service to complete the work. After Jan 31st, 2025, the board will re-

evaluate the remaining lots that need attention and hire the best professional removal service to perform the work.

As of today, Blue Oak has put us on their schedule to begin clearing the URGENT trees in the development. This would start January 9th, 2025.. If you would like to contact them regarding any non-urgent trees you were emailed about, here is their contact information. The heavy equipment needed to fell and remove these trees will be on the mountain already and would result in cost savings for lot owners.

BLUE OAK AFFORDABLE TREE SOLUTIONS

(828) 785 9123 blueoaktree308@gmail.com 56 Landis Rd. Marion NC 28752

Upcoming Projects-

1. Begin tree and debris removal within the development. We need the affected lot owners to be proactive and assist the POA with this project.
2. We would like to address the Cul de sac on South View Ct this next year. The Cul de sac remains an issue due to erosion and tire ruts created by water and vehicles when using the turn around. The board would like to extend the asphalt deeper in the circle and level the gravel area to create a smoother transition onto the roadway.
3. We would like to begin the process of replacing the fence boards that are in bad shape. This project could be done overtime and with the community's help to save money. This type of project could be completed if we had enough volunteers.

Vice President message- Liza Rushford, VP. Jon and I would like to thank our fellow neighbors for clearing the roads after Hurricane Helene. We were out of town when Helene impacted our area and had to rush back because of the devastation Baxter endured. We arrived on the mountain at 1am and couldn't believe the number of trees that had fallen and the amount of work our neighbors had completed. As Alan Ledbetter referenced in a previous communication, we will need to use POA funds to clear some problematic areas after Helene. Unfortunately, the current amount of dues collected each year just covers the normal yearly expenses and will not cover emergency expenditures. The board has been working along with the Documents Committee to revise the documents that govern Grant's Mountain POA. A new Covenants document will be presented to lot owners proposing some changes to our current Covenants, which are over twenty years old. One of the most important changes would be an increase to the annual dues. A copy of the revised new Covenants document will be sent to all lot owners, along with the new Rules and Regulations document and the By Laws. It's important lot owners attend either in person or via zoom the February 8th, 2025, meeting to discuss these proposed changes. The board is open to any suggestions and discussion in making the necessary changes to our existing documents. We ask for your participation and engagement in helping the board make the changes needed for a better community.

Secretary message- Kristi Black, Secretary. The mailbox roof painting and re-staining has been completed. Also, the new metal parcel boxes are in use and the residents are pleased with less trips to the Post Office.

As you all are aware, the POA continues to struggle financially, facing rising costs for roadside maintenance, utilities, gate maintenance and basic operating costs. Our annual dues remain \$250.00, unchanged from our inception in 2002. Prices are 21% more expensive than in 2020. Prices have almost doubled for lawn/snow removal services due to increased fuel prices and operating costs. We have not been able to increase our dues for various reasons in the past, however we need to have a serious discussion regarding raising our annual dues at the next meeting. If we are successful in passing new Covenants, this would eliminate the need for future special assessments to cover the shortfall every year. The current dues collected each year aren't enough to fund any projects or fund the emergency or reserve fund.

Remember to check your upcoming emails for important updates and or changes to ensure you have the correct and most recent information. Please update your contact details needed.

Financial update- Sam Martin, Treasurer. 2024 has turned out to be a very productive year. We completed paving and boulder wall projects, improved road signage, restored the mailboxes and added additional parcel boxes among g other things. We also completed a reorganization of our financial accounts to now include an Operating Account, an Emergency Account and a Reserve Account. Be on the lookout for a full financial update and a 2025 budget proposal in the coming weeks.

Member At Large message- Teresa Carley, MAL Joel and I just wanted to wish everyone a Merry Christmas. We've been working hard at removing trees and debris on our property and along the roadways from Hurricane Helene. I look forward to the next members' meeting and welcome feedback and discussion on the proposed Covenants and Rules & Regulations documents. Hope to see you all there.

Reminder- . The roadway signage is complete within the development. Please obey the posted speed limits, as we still have several areas with downed trees near the road's edge. If warranted **STOP** and allow one vehicle to proceed before continuing. Drivers should be cautious of oversize trucks on the road, due to ongoing construction on Lot 10 on Grants Mountain Rd.

We welcome all comments and suggestions about the newsletter, including your ideas on what you would like to see included. Please feel free to email us with any suggestions. See email addresses at www.Grantsmountain.com. 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

MARK YOUR CALENDERS

We have set the date of the POA members' meeting for February 8th, 2025, to discuss Covenants, By Laws and Rules and Regulations documents. The Board has been working hard at updating the documents required to operate the POA, as the current documents expire January 1, 2027. The Covenants will be extended as is for a period of ten (10) years if not updated. At the February Meeting we will be discussing the proposed changes and any additions to these documents. We will have a brief discussion and overview, however due to the length of these documents we feel the property owners need time to review and respond via email with questions and concerns prior to bringing this to a vote.

Thinking of selling your lot?

Please follow the steps below for a smooth transaction

- Email the Grants Mountain POA 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 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.