



# Grandview Peaks

PO Box 390, Rutherfordton, NC 28139 T: 828-484-0469

[Grandview Peaks Community website](#)

## Community Gate Area Beautification Day

On April 27, over 30 GVP Residents turned up with tools, equipment, strong backs and **great community spirit** to tidy up the landscaped areas at the front gate.

The beautification project included weeding, mulching, planting and trimming of bushes and trees. Our sincere thanks are extended to all who came and contributed to any portion of this morning! What an improvement – and we can all enjoy it every time we go through the gate!



## More Important News

**POA Assessments:** We need to remind all property owners that the annual assessment is \$685.00 per lot and was due on the 1st of January. Any property owner who does not pay their annual assessment within thirty (30) days of the due date will incur a late fee of \$20.00 per month. Failure to pay may compel legal action to be taken to recoup any unpaid assessments for the POA.

You can mail your payment to:  
Essential Property Management

PO Box 390  
Rutherfordton, NC 28139

Phone: (828) 484-0469

Fax: (828) 484-0473

E-Mail: [Julie.Gonzalez@att.net](mailto:Julie.Gonzalez@att.net)

Emergency # 828-242-1572

## Upcoming Events

The following activities are at the Lake/Pavilion unless otherwise stated.

**Friday Night Socials** begin every

Friday at 7 PM. Casual gatherings – just BYOB and snacks to share.

**July 6 – Independence Day**  
Celebration @ 5PM

**August 31 – Labor Day Potluck**  
@ 5 PM



Check the **Grandview Peaks NC Homeowners** Facebook page and emails for up-to-the-minute social event information and details.

# Of Interest to the Community

## **Resignation Announcement and Appointment of Interim Board Director for the Remaining Term:**

We are sadly saying farewell to Jeff Puglisi. Jeff has resigned from the Board and he and Kelly will be moving soon. To say we will miss him is an understatement. Jeff is an original Board Member and has worked tirelessly for the betterment of GVP.



We are thrilled to have Michael Piacentino join the Board as an Interim Board Member, filling the vacancy. When there is a mid-term resignation, the Board is responsible for assigning an interim Board Member to fulfill the remaining term. Mike and Lynda are actively involved in many aspects of the GVP community and he is a much-appreciated addition to the Board.

**Reminder:** The use of fireworks, firearms and open burning are not permitted within Grandview Peaks. Use of firepits is allowed, but only under extremely safe conditions. Users should exhibit extreme caution regarding winds, dryness of surroundings and should NEVER leave a fire unattended.



## **Common Areas: Pack out the Trash you make!**



We all want to be spared from smelling stinky garbage and seeing piles of refuse and trash stacked up near the bins at the Lake and Pavilion when we are trying to enjoy ourselves. There isn't any trash collection service that picks up the trash in these common areas. The best thing all of us can do is follow a few simple rules:

1. Pack out any trash you create. Come prepared and if you make trash – take it home with you to dispose of it.
2. If you use the receptacles, make sure that only non-perishable trash is deposited in the bins so it will keep the stink down – especially in the summer months.

**Remote Control for the Gate:** We have found that remotes will open the gate even if there is a temporary problem with the gate entry keypad. If anyone is interested in purchasing and configuration details for a remote gate control, please contact Julie Gonzalez for details.



*GVP Neighbors, please submit any concerns to [Julie\\_Gonzalez@att.net](mailto:Julie_Gonzalez@att.net)*

## POTLUCK AND \$10? – The GVP Social Committee

So.... why do you have to pay \$10 per person and bring a covered dish to events? I'm so glad you asked. This is for the big summer events and below is an explanation of where the money goes and has gone, but first a little history lesson. Todd graciously hosted all the big parties prior to the turnover of the POA to the Board. For these big events where everything was provided, he paid upwards of \$5000 for a single event. We are so grateful for all those wonderful events.

When Todd turned over management of the community to the POA, the Board made the decision that assessment dollars would not fund the Social Committee, but instead it would be entirely self-funded. Hence, we started charging a small participation fee for the larger events. It would have been about \$25 per person to cover the costs of previous events. There are a lot of expenses associated with holding an event beyond just food: rentals of a tent, tables, chairs, coffee urns... Purchase of coffee, water, ice, supplies like paper products, napkins, name tags...

From the beginning, the Social Committee decided NOT to rent a tent due to the huge expense. We ask people to bring food to share to reduce catering costs. The \$10 we collect is used for a variety of expenses:

- Supplies like water, ice, coffee, paper products, etc.
- Initial rental of chairs/tables. We took advantage of a rental company going out of business and purchased tables and chairs so we could eliminate repeat rental fees
- We purchased certain items to eliminate the cost for repeat rental fees: coffee urns, tablecloths, Christmas party centerpiece décor & glass goblets
- Venues such as Christmas have a facility rental fee that we've paid for
- Some smaller events throughout the nice weather are hosted free of charge (Derby Day brunch with free Mint Juleps & Mimosas and the S'Mores Singalong)
- There are plenty of other free events to enjoy: Trivia Nights, Movie Nights, Friday Night Socials, and more

At our recent Board Meeting, a question was raised asking if we have set aside money to replace the tables and chairs when they wear out. The answer is no. We run quite lean with our finances, but if the tables hold up for a few years, we can very slowly accumulate a small amount of funds to go towards replacing tables when they wear out.

Thank you all for being wonderful GVP neighbors and for all your participation at GVP events. In response to the questions we've been hearing about the \$10 and potluck, we wanted to take time to let you know that as a Social Committee, we are very frugal and have been making small investments along the way to keep costs down.



# Board of Directors Meeting

## Discussion Topics & Decisions

The 2 priorities that factor into every decision we make are keeping the community as it is and keeping costs down.

### Summary from April/May/June BOD Meetings:

- Approved to install a STOP sign at intersection of Mountain Vista and Scenic Overlook and a "DEAD END – NO TURN AROUND" sign on Ausable Trail since there is no cul-de-sac, making it impossible for some trucks to turn around without using/damaging private property
- Looking into storage options for gaming supplies. Need more space than the existing shed. Would like to separate the gaming supplies from the party supplies to allow the entire community access to the gaming equipment.
- The Emergency Exit routes (hiking trails) are marked on a map and posted to the Community web page. These routes just utilize the hiking trails in the case of a road blockage and people truly need to exit immediately. Everyone would still funnel out the front gate.

The Neighborhood Watch team has looked into emergency exits several times in the past and will be investigating alternatives and provide recommendations to the board.

- Discussed ways to increase community involvement.

## COMMUNITY VOLUNTEERS NEEDED:



It seems like many of the same people volunteer for multiple tasks because no one else is volunteering or we are not effectively communicating the need for volunteers and asking for help effectively. We would like to reduce the load on those volunteering significant amounts of their time and try to spread out the load among more members of the community.

Board members, committee chairs and committee members spend much of their time volunteering to help keep costs down in Grandview Peaks. Keeping assessments down is something that everyone wants. Whether their time is spent in project management activities like research, planning or oversight, execution activities like set-up or clean-up for events, planting or managing landscape, or communication activities like attending meetings to exchange ideas to solve a problem. Sometimes it just means volunteering your time to do something that needs to be done so we don't have to hire someone to do it (i.e. taking trash to the dump a couple of times a week or just after an event).

**RIGHT NOW, WE NEED A FEW MORE LAKE COMMITTEE MEMBERS.** But there are lots of ways to help.

**EXTRA HELP IS ALWAYS WELCOME!** It doesn't have to be a huge time commitment; it doesn't even have to be a commitment to join a committee. Sometimes no particular skill is needed, just willingness to lend a hand to help out and take direction from the team leading the event. For example: it may just be volunteering to help set up at a social event or offering to lend a hand to do some maintenance like joining a team to paint the decking at the lake. We would love to see more of the community get involved.

**If you are interested in volunteering for a particular activity - please reach out to Julie Gonzalez [Julie\\_Gonzalez@att.net](mailto:Julie_Gonzalez@att.net).** Just provide her with your contact info and tasks you are interested in, committees that interest you or skills you would like to share (i.e. carpentry, planting, painting, party set up, electronics or mechanical skills, you have a truck and can do trash pickup, or just help with grunt work ...). That information enables the team doing the work to contact you for help when they could use a hand without having to send multiple emails to the whole community asking for a few volunteers for different tasks.

You don't have to commit to doing it forever - just help out when there is a need if you're free. This is just a way to get more involved and help make life better in Grandview Peaks. These activities are very rewarding and also bring us together as a community.

# Committee



**Social Committee:** Thank you to Todd, the games are here! We now have a badminton court, shuffle board, horse shoes, and corn hole. At our Memorial Day event, it was so much fun watching folks enjoy these new games. Also, thanks to Todd, GVP has upgraded from the porta potty to a really attractive new facility.



A sad farewell and a big thank you to 3 original Social Committee Members: Jude Eckert, Lyn Howick, and Lauren Scoppettuolo. All three of these ladies have contributed so much of their time and energy into making GVP events a success. We will miss each of them very much. The good news is that we have quite a few new Social Committee Members with great ideas for future events.

Please keep an eye on the GVP Homeowners Facebook page. We post all events there and if there is a last-minute change due to weather, it will get posted also.



**Technology Committee:** We expect to have proposals from a few local internet suppliers in the next month or so. Proposals are taking longer than anticipated due to the size of the monetary investment these providers are proposing (requiring high level sign-offs) as well as the engineering design effort. Once we receive the details of these proposals, we will hold an information session at the pavilion to present options and answer questions. We will also hold a webinar covering the same information for people who can't be here in person.

We have made some repairs in the security shed and replaced equipment that has failed. We have also performed minor repairs on the electronics at the Gate, saving the community the expense of multiple service calls.



**Roadway Committee:** The roads have been patched throughout the community by Premier Seal Coating. They will be back in the fall to do the Crack Sealing and Gator Sealing. During the summer, the cracks in the roads will be sprayed throughout the community to kill the grass in preparation for crack sealing in the fall.

**Lake Committee:** Repairs have been completed on the lake pumps and aerators. Many thanks to Jeff Puglisi for all he did on the Lake Committee (and for painting the new railing!)



The bluegill population is under control thanks to the community effort to 'fish them out'!



**Landscaping Committee:** The committee has planted more flowers by the gate in front of the GVP sign. Our sincere thanks go out to all those who came out to help in the spring. Things look great!

We have sent the Request for Proposal (RFP) out to landscape companies throughout the area. If anyone knows of a Landscaping Company that may be interested in bidding, please send their information to Tom Sykes at [tom@mrlowcountry.com](mailto:tom@mrlowcountry.com) and he will send the RFP to them.

The existing contract with Grandview Landscaping LLC has been terminated effective 10/1, but we encourage him to submit a proposal. Proposals are due back to GVP for evaluation by mid-July. Thank you to the volunteers who have stepped in to help with evaluating the proposals.

**Nominating Committee:** All Board members hold one-year terms and all positions are therefore open for election at the Annual Meeting this fall.



### **Nomination Process for upcoming Board Election**

According to the By-Laws of GVP, Article III – Committee: Section III. Nominating Committee. A nominating committee shall be established which shall consist of the Vice-president and three Board members designated by the executive committee. The purpose of said committee shall be to assist the Board in researching candidates to serve as officers of the Corporation. Members of the nominating committee shall serve until their function of assisting with said nominations have been completed.

**If you are interested in running for election to the Board of Directors for 2019/2020, please email your “resume” as your intent to run notification to management at [julie\\_gonzalez@att.net](mailto:julie_gonzalez@att.net). Management will provide all resumes to the Committee for review. All resumes must be submitted by July 31, 2019.**

### **FINANCIAL STATEMENT AS OF May 31, 2019:**



Operating Account:	\$ 196,055
Road Repairs Reserve Account:	\$ 40,000
Other Reserve Accounts:	\$ 92,090
Past Due Accounts Receivables:	\$ 14,454

All property owners have the right to review association records. If you would like copies of the financial statements, please feel free to contact management for a copy.

Cash flow projections for the remainder of 2019 estimates that the POA will end the year with approximately \$12,000 in the operating account. Here are the current balances in each reserve account:

Roadway Asphalt / Sealing:	\$ 72,800
Gates and Motors:	\$ 5,123
Pavilion Replacement:	\$ 8,843
Lake:	\$ 694
Trails:	\$ 1,765
Other:	\$ 2,865