



Grandview Peaks

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

[Grandview Peaks Community website](#)

Upcoming Events

August 10 – *Movies at The Lake*: When it is getting dark – bring your own chair, beverage & snack. *Movie* : TBD

August 21 – *Trivia Game Night*
7:00 Lots of fun!

Sept. 1 – *Labor Day Potluck*
5:00

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

SUMMARY OF THE BOARD OF DIRECTORS MEETING GRANDVIEW PEAKS PROPERTY OWNERS ASSOCIATION

The GVP POA Board meeting was held on July 13, 2018 at the pavilion and approximately 60 people were in attendance. Topics discussed are included in this newsletter as our way of keeping you informed even if you couldn't attend.

During the Q&A, neighbors expressed an interest in receiving a summary of Board Meetings after each meeting rather than having to request anything. We will see how it works to increasing the frequency of our newsletter to monthly and including a summary of the recent Board Meeting plus any other important information.

GVP POA Board of Directors

More Important News

POA Assessments: We need to remind all property owners that the annual assessment is \$635.00 per lot and is due on the 1st of January. If you haven't already mailed your payment, please do so. There is a late fee of \$20.00 per month. The Board will consider filing a lien against your property for unpaid assessments.

**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

Emergency # 828-242-1572

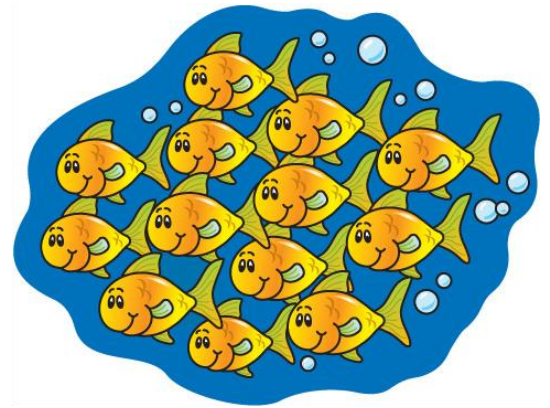
Of Interest *to the Community*

Giving trucks the right of way to save our roads: Everyone one is aware of the cost of maintaining our roads and that the heavy construction equipment is taking a toll on them. We have an impact fee for all new construction to help offset some of the cost of road damage but here's something all



of us can do to reduce the damage to our roads from heavy vehicles. **GIVE TRUCKS THE RIGHT OF WAY!** If you see a big vehicle coming your way, pull over and stop to let them pass and let them have the road. A car pulling off the edge of the road doesn't do much to hurt the road but a heavy truck pulling off the edge of the road to give a car the right of way actually crumbles the edge of the road. Let's show the truck drivers we want them to stay on the road and that we will give them plenty of space. It saves us money in the long run.

Biting Fish: We have been discussing the issue of the biting fish (bluegills) in the lake. Much research was done and the options seem to be catching and removing them from the lake or using some type of poison to kill all the fish in the lake and then restock. We want to make every attempt to be as non-invasive as possible. All agreed that there should be no limit on the number of bluegills that can be caught and we are urging everyone that fishes to **keep the bluegills you catch**. Please do not release them back into the lake.



Our first attempt at cast netting was unsuccessful but they seem very easy to catch on a line. About 50 were caught and cleaned and a fish fry was held at movie night to share the catch. Thanks to all that participated. Further experimenting will be done. Anyone with suggestions or expertise, please reach out to us.



Disrupting the Maintenance Crew: Please do not speak with Gary or any of his crew with concerns or questions regarding landscaping and maintenance. All concerns should be directed to Julie.

Feeding Wildlife: Many of our residents like to feed the wildlife in our area to enjoy their beauty when they visit to eat. However, we have had many bear sightings. So please keep this in mind when feeding wildlife.



Mailbox keys: are being distributed by Todd Black. Please contact him at (828) 475-4844.

GVP Neighbors, please submit any concerns to Julie_Gonzalez@att.net



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 July 13, 2018 BOD Meeting:

- There are many issues that have been brought to the Board's attention concerning the construction of homes. Such as: trash being discarded, no dumpsters, trucks parked on site being stored by contractor, no permits or information in permit boxes, no construction activity for months at a time and speeding. These issues will be addressed directly with the property owner for each site. Possible fines to be issued for non-compliance.
- The pavilion and lake area cannot be reserved or used exclusively by any one property owner. The area is open to be used by all property owners.
- We ask all property owners and their guest to refrain from leaving trash in the pavilion, lake or beach area. We ask that you leave the area as it was when you got there. If you see trash on the floor, please pick it up and dispose appropriately. No glass of any kind is allowed in the area.
- The trails are to be used for walking and hiking. No vehicles of any kind should be used on the trails with the exception of Gary and the sales office staff.
- Approved to install a "DEAD END – NO TURN AROUND" sign on Highland Trail since there is no cul-de-sac, making it impossible for some trucks to turn around without using/damaging private property.
- Approved to install two reflective signs at the lake "NO LIFE GUARD ON DUTY – SWIM AT YOUR OWN RISK" as requested by the insurance company.
- The float was installed successfully and the total cost was covered by donations. Thanks to everyone for their part in making this happen.
- We have received a few requests to allow property owners to post for sale signs on their property. This is a restrictive covenant and the Board of Directors cannot vote on this issue. The covenants are clear, NO SIGNS.
- We have received complaints concerning erosion along the roadways. Many of these areas that are now eroding were areas that Rutherford Electric Company trenched to install underground power lines. They will only cover up the trenched line, they will not compact or seed the area. These areas are addressed as reported and will be resolved during the fall and early spring. They cannot be resolved during the normal mowing season. If you know of an area that is eroding, please email Julie Gonzalez to make sure that it is added to our list of concerned areas. Only a few areas can be done per year as allowed by the budget, so areas will be done in priority order.

We will make every effort to send a monthly newsletter with a summary of topics and decisions made at the last BOD meeting as our way of keeping you all informed. Board Meeting Minutes are approved at the subsequent board meeting and once approved are available to any owner upon request.



Committee



Landscaping Committee: We are working closely with Gary to keep our neighborhood beautiful. Please do not speak with Gary or his crew with concerns or questions regarding community landscaping and maintenance. If you see anything that needs attention, please email Julie Gonzalez, and let us address it. The Gate/Waterfall area is being tended by committee members. Requested a budget item next year to address seasonal changes for this area. Looking into organizing a day to restore chairs/tables in the public areas. Also investigating a plan to replace chairs with composite materials that will be maintenance free. Looking into ways to retain the sand on the beach to eliminate buying beach sand yearly.



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Volunteer Needed: We are looking for someone to oversee the maintenance of the lake pumps, fountains, and water quality. If you have expertise in this area and would like to help, please let us know.

Violation Control Committee: The Violations Committee has received a fair amount of complaints over the past months. Each one has been individually investigated and if a violation occurred, property owners were notified in a courteous manner. If you have a violation to report, committee members need specific information such as lot numbers or addresses so that follow up can occur. Please email any complaints to Julie Gonzalez. *Reminder: A violation is an infraction of a covenant restriction. Please do not assume a violation exists without first reviewing the association covenants.*



Gate Committee: If you come to the gate and it is not opening, please do not push on the gate. Contact management at 828-484-0469 during working hours or 828-242-1572 after hours.

Social Committee: We could use some help with set up and clean up at some of our events. If you'd like to get involved in helping with events, please let us know.

Thanks to everyone who told us they appreciate the efforts of the Social Committee. That means a lot to this group that does so much behind the scenes work.



We've got a good rhythm going of planning a variety of events with zero budget. Our most recent event, the Independence Day Pot Luck was another great gathering of neighbors. And clean up was a breeze because a lot of folks stayed and helped with folding tables and chairs and putting things away. Looking forward to seeing you all at the Labor Day event!



Architectural Control Committee: There is a lot of construction happening in GVP! The Architectural Control Committee (ACC) is working closely with our future neighbors to help them make sure their Builder understands and follows all the guidelines in our covenants so that our neighborhood continues to be as beautiful and appealing as always.

Some have asked why we send the ACC form request directly to the owner instead of the builder. The reason is that GVP has no direct relationship with the builder. The relationship is with the owner. The builders are aware of the ACC review requirement but ultimately, it's the owner's responsibility to make sure the builders follow the guidelines. It's perfectly okay for an owner to pass the form on to the builder and ask them to fill it out, **but it is the owner's responsibility to ensure that it is submitted to the association in a timely manner.** ACC Forms need to be physically mailed, not sent by email. For application to be considered complete, hard copies must be submitted with all requested documentation attached. Otherwise, it will not be approved until all documentation is submitted.

One example of what is included in the ACC form is information about the time requirement for building. It outlines how long a builder has to complete the outside of the home. After that time, penalties apply. This is for the benefit of everyone in GVP and is to avoid having homes sit unfinished for long periods of time.

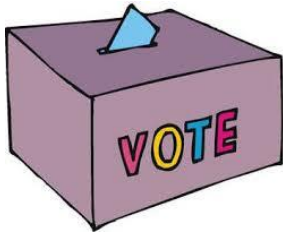


Technology Committee: We met with a NC Digital Infrastructure rep and a private foundation on grant opportunities. Most grants are only awarded to established providers so the Tech team is talking with Frontier to brainstorm solutions and will be reaching out to other providers about partnering on a solution. The fact that we are in McDowell county should give us a very good chance at getting grants awarded. We continue to leverage what we learn to focus on controlling implementation costs due to the availability

of funding. We continue to focus on solutions that will provide high speed broadband access for the entire community.



Budget Committee: The committee will be meeting soon to discuss the 2019 projected expenses. The Board has voted overwhelmingly to "keep GVP as it is" and "keep costs down." These directives are kept in mind for all budgeting discussions and for all of the Board's decisions.



Nominating Committee: The June Newsletter announced that nominations for the Board are open and will remain open until July 31. Potential Board Members should be available to participate in monthly meetings and available to engage in robust email exchanges between meetings. For those interested in seeking election to the Board, an expression of interest or nomination should contain the following:

1. Members of the Board must be Property Owners. The nomination must be associated with ownership of a Lot Number or with a physical address within Grandview Peaks
2. Potential Board Members must be willing to disclose whether or not they may have relationships that could be construed as a conflict of interest with the interests of the Property Owners Association (i.e. operating a business interest that does business with the Property Owners Association).
3. Nominations should describe why the individual is interested in serving on the Board and / or the special talents and interests the individual would bring to the Board of the POA. (i.e. past financial management experience, past general management experience, technical capabilities, former roles on not-for-profit boards, etc.)



FINANCIAL STATEMENT AS OF JUNE 30, 2018:

Operating Account:	\$134,032
Reserve Account:	\$ 58,306
Past Due Accounts Receivables:	\$ 13,473*

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.

We are on track to meet all our expenses by year end for 2018. During the first six months, we have received payments from several property owners previously considered bad debt for 2017. The road repairs were completed with half the funds provided by the developer, Todd Black and half the funds from our cash reserve. The floating dock was installed and almost completely funded by the end of June with donations from property owners.

*Note: \$2,440.00 is being collected via payment plan; \$2,656.00 balance by 2 property owners is being considered for legal action; \$8,377.00 is current assessments for 2018. *All accounts not paid are subject to collection. These means that a lien can be filed against your property and ultimately foreclosure for non-payment.*