

GRANDVIEW PEAKS

February 2018
1st Quarter
Newsletter

Essential Property Management, PO Box 390, Rutherfordton, NC 28139
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GVP Community Website at:
<https://grandview-nc.wixsite.com/gvp-community>

Letter from The Board of Directors

We would like to start off by thanking everyone for taking the time to attend the Turnover Meeting and expressing how much GVP means to all of us. As the first Executive Board of Directors of the brand new POA, we are taking the vote of confidence you've placed in us very seriously. The clearest message that came out of the Turnover Meeting was a commonly held sentiment that we maintain the quality and life-style that we all appreciated when we purchased in GVP and that we do so in the most cost effective way possible. We are all strongly committed to this and will undertake the appropriate due diligence prior to making any significant decisions.

The Executive Board of Directors has been working hard to appoint committees to achieve the goals set out for 2018! Some of these goals include:

- a. Organizing Social Events;
- b. Improving our internet service;
- c. Meeting with contractors to maintain a clean working environment and to complete construction on time;

We have set up the following committees to achieve our goals and maintain our beautiful community.

- a. Architectural Control Committee;
- b. Gate Maintenance Committee;
- c. Budget Committee;
- d. Landscaping Committee;
- e. Violation Control Committee;
- f. Social Events Committee;
- g. Technology Committee

These committee members are donating their time for the benefit of our property owners. A big THANK YOU goes out to all the volunteers.

Sincerely,
The Board of Directors

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The purpose of a newsletter is to provide information to our residents. We will continue to provide information to our property owners via newsletter. We will be providing the newsletters via e-mail and upon the owner's request, by US Mail. We ask all residents to make sure that all contact information is kept up to date.

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.

If you have any questions regarding your account, please feel free to contact the management company at (828)484-0469.

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

Roadways

The asphalt paving project was completed last year. We ask everyone to be cautious during construction as not to damage our roads. Repairs can be very costly.

Financial Status Update

As of December 31, 2017:

Operating Account	\$ 891.09
Accounts Receivable	\$ 7,472.00
Expenses Year To Date	\$174,929.07
Asphalt Project Cost	\$137,000.00

ATV Use



Reminder... ATV's are prohibited in our community.

NUISANCE: *The pursuit of loud and/or inherently dangerous activities including, but not limited to, the use of firearms and the use of any all-terrain vehicles, including 2-wheel, 3-wheel, and 4-wheel motorcycles, which might tend to cause noise, dangerous conditions, and/or disorderly conditions shall not be undertaken on any part of any lot, any common area, or private road.*

Valentine's Social

Saturday, February 17, 2018



Time: 6:00 pm to 10:00 pm
Place: Pilot Mountain School
4806 US 64, Morganton, NC

Tickets are \$10 and must be purchased in advance by 2/3/18. Contact Lauren Scoppettulo at [luvmygolden@verizon.net/](mailto:luvmygolden@verizon.net) or by phone (609)709-4481 or Pam Brint (815)262-9609.

Snow Plowing



We received complaints from property owners that some roads were not cleared immediately after our last snow. We ask that everyone be patient. The roads will be cleared once it is determined that it is safe to do so. Some areas may be cleared, while others are not because of ice buildup on the road or black ice. Once ice builds up on the asphalt, depending on the thickness of the ice, it may be hazardous for us to try to remove the ice and/or damage the asphalt. Each road will be evaluated and the committee will make the necessary determinations.

Campers and Trailers



We need to remind our lot owners that it is not permitted to store your camper on your vacant lot. Campers are permitted to be stored once the home is built on the lot as long as they are maintained out of view.

If you camp on your property, you are not permitted to connect any utilities to your camper.

NO CAMP FIRES!

Want to contact the board? Here's how:

If you would like us to review or discuss a particular concern, please email our Property Manager - Julie Gonzalez, and we will address it at our next Executive Board Meeting.

Committee News!

Your newly formed Board is working hard since you voted and established the first GVP POA Board of Directors. One of the big steps already taken by the Board is the establishment of a number of committees, each focused on very specific areas. Recently you've seen communications from both the Social Committee and Technology Committee and the other committees are already doing a lot of work behind the scenes. So, this seems like a good time to formally introduce each committee and let you know what each one is about.

GVP Social Committee

The Social Committee is committed to coordinating a variety of events throughout the year. These events will be self-funded by charging a minimal amount per person to cover modest expense and doing a lot of BYO. We've already come up with a long list of potential ideas and will be reaching out to you to get your ideas on the types of events you would enjoy. Please come to our inaugural event, a Valentine's Day Social on February 17 and stay tuned for social events to be scheduled for March and on.

GVP Technology Committee

The GVP Technology Committee is committed to serving the community on any technology centric topics. Our main focus will be assessing the technology needs of the community, researching options and providing solutions to the problems. Our first project is to research options/alternatives for better internet speed/bandwidth within the community. We will be happy to discuss or advise on any topics that require some technology expertise.

GVP Violation Committee

The Violation Committee is responsible for the identification and verification of reported covenant violations in the Grandview Peaks neighborhood. We assure the timely and courteous notification of violations to the appropriate property owner via Essential Property Management Company. The board can also act as a ruling body if said Violation is in dispute by the property owner.

GVP Gate Committee

The Gate Committee is responsible for operation and maintenance including the lights at the gate. We have the ability to open the gate manually if loss of Power!!

GVP Budget Committee

The Budget Committee will review and discuss current and future projects of GVP-POA. Prior to the Property Owners annual meeting, the Budget Committee members will provide recommendations to the Board for the following year's Annual Assessment Fee.

GVP Landscape Committee

The landscape committee will provide oversight for the landscape maintenance of GVP. We will work with the contractor to maintain the GVP common areas to the same standard that has been maintained since the inception of GVP. We will make suggestions and work with the GVP POA Board to make improvements to GVP common areas, as provided within the approved budget. Examples are, determine the needs for plants, mulch, beach maintenance etc. and assure that all common areas are maintained to a satisfactory level. We will place notices and information on the GVP website as necessary to inform property owners of any landscape improvements and/or safety issues as necessary.

GVP Architectural Control Committee

The responsibility of the Architectural Control Committee is to review home plans including any exterior remodeling work and to make sure the plans meet all the guidelines set down in the covenants deed restriction.

GVP Nomination Committee

The responsibility of the Nomination Committee is establishing and overseeing the process of identifying Board nominees.