

Grandview Peaks

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



BOARD OF DIRECTORS UPDATE

We are constantly amazed by the passion and talent that exists within our community. So many of you volunteer your time and talents to enable all of us to enjoy this wonderful community. Without the many hours of sweat equity provided by the volunteers, our costs to manage and maintain the community would be much higher.

One such volunteer effort came from John and Patty Fleming who, earlier this year, spent more than 80 hours of their time sanding, routing and staining the boardwalk around the beach. It looks beautiful. Please thank the Flemings again for their efforts. John is continuing his community support by leading the new kudzu eradication team.

During these uncertain times the Board has been meeting at the pavilion (rain or shine), while maintaining the mask and social distancing requirements enacted within the State. So, outside of the usual mowing, mulching, speed limit reminders, RFID distribution and tending to the trash on the beach the Board has been working on numerous items; here are just a few of the highlights;

- Developed a short- and long-term Road Maintenance and Repair Plan. This plan was developed in house and reviewed by an expert engineering firm. A special thanks goes out to Sal Fatigate for his efforts. This document is the basis for the work currently being done by the Roadway Committee and for the evaluation of the adequacy of our reserve funding.
- The Roadway Committee has inspected all of the roads, created priorities for maintenance and repair and will oversee the asphalt crack-filling project later this year. You have probably seen this group of volunteers working on the road shoulders. They are in-filling the void spots on the shoulders of the road, which is designed to prevent water infiltration beneath the roadway. This work will minimize the potential for further cracking during the freeze/thaw cycles this coming winter and extend the life of our existing roads.
- We are currently working with a 3rd party Reserve Analysis expert to evaluate the financial basis for our reserves and to give recommendations, if needed.

Upcoming Events

Annual Board Meeting at the Lake Pavilion on October 31st - time to be determined.

Due to the warnings about the coronavirus, no social functions will be planned or held until further notice.



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

Please note that the restroom at the Lake is open. However, it is not cleaned on a daily basis; use of this facility is at your own risk



BOARD OF DIRECTORS UPDATE (cont.)

- The new gate and access system has been developed, tested and implemented so we are now back to being a gated community.
- Almost as long as there has been a Grandview Peaks, an independent group of neighborhood volunteers called Neighborhood Watch has served in a “safety and watch” capacity. These volunteers improve our quality of life in many ways, including helping emergency responders navigate our labyrinth of roadways. In support of their efforts, the GVP Board recently authorized the purchase of LED “flares” and other equipment to help these volunteers to safely guide first responders in an emergency. We also authorized GVP funding to purchase two portable “heart-start” defibrillators that can be used by their trained members in critical emergencies in which minutes matter – potentially providing a life-saving response even before the ambulance crews can arrive. Of course we hope they never have to be used, but we are comforted to know they will be available and in the hands of those neighbors who have given their time in training and response – should the need arise.
- The Covenant Committee inspection process has been effective in eliminating those home build projects that have (or were close to) exceeding the 12 month external completion requirements.

Internally, the Board has been restructured so that Board members do not lead a Committee. This helps to assure that Board-level decisions are not taken at the Committee level. Instead each Board member is designated as a liaison to a Committee. Here is the current structure;

- Lake and Landscaping- Steve Arrowood
- Covenant and Communications- Jeff Simek
- Social and Nominating- Ginia Morfe
- Architectural Review- John Breeden
- Treasurer and Financial Controls- Bill Baecker
- Board Secretary and Recordkeeping- Bruce Little
- Gate/Access and Roadway- Mike Piacentino

We are always happy to have more people contributing to our Committees. Please let us know where you think you would like to be involved. The more volunteers we have the less work that each individual volunteer will need to handle. Specifically, we currently need people to help on both the administrative and inspection side of the Roadway Committee. There is also an opening to lead the Communications Committee. Communications is an area we all believe can improve.

Finally, we absolutely have a need for new Board members. Two Board members are definitely resigning and another may need to step aside due to personal obligations. Please seriously consider joining the Board, this is the best spot to be if you seek to influence the direction of the GVP Community in the future.

Annual Board Meeting

Lake Pavilion – October 31st – Time and Covid-19 precautions TBD

Yep...It's Halloween – Trick or Treats...!!!

Of Interest to the Community

[Grandview Peaks Community website](#)



Board Nominations:

For anybody who has ever started a sentence with the words: "If I ran things around here..." Well, now's your chance.

Every fall, during the Grandview Peaks Annual Meeting, each of the seven positions on the Board of Directors is up for election. All nominees, including current Board Members that want to serve the community in the coming year will be presented. Communitywide vote determines who will fill the seven positions. We expect that at least two current board members will be stepping aside, so even if you are happy with the current Board representatives, we still need additional volunteers. No prior experience is required. If you're a member of the Association (owner, resident, etc.) you are already qualified!

If you ever thought about joining the Board, or would like to know more before you make a decision like that, please contact our property manager, Julie Gonzalez julie_gonzalez@att.net A Board Member will then contact you to answer your questions and explain what it's really like to sit at the head table and shape the future of our community

Internet Update:

After three years of our community volunteers exploring alternatives with several providers, the Grandview Peaks Property Owners Association Board has determined that because of high risk, cost and administrative burdens of advancing a communitywide upgrade of our internet services the effort was no longer viable. The Board has voted to suspend further efforts with Spectrum, the only vendor that was currently interested in the project. It is important to understand that this does not affect Frontier, which continues as the community-wide solution for internet connectivity.

After three years of exploring different sources of funding and engaging with several providers, and guided by telecommunications consultants, Spectrum was the only entity that remained at the

table. However, Spectrum was unable or unwilling to negotiate on critical requirements of the community, which included: affordability, choice and risk.

The Board remains open to and welcomes other vendors and technologies that may emerge over time providing a more flexible approach to improved internet service. The Board is also committed to sharing information on technologies that some homeowners in Grandview Peaks have already implemented on their own that might also provide benefit for similarly situated homeowners. These include microwave (point-to-point) internet delivery, wireless hotspots and signal amplifiers, among others. Due to the topography, not all homes would have access to these alternatives, and some may require experimentation or additional cost.

Kudzu Containment:

Kudzu, also known as Japanese or Chinese arrowroot, is the name of an aggressive and invasive weed-like vine that can quickly overtake an entire mountainside in a matter of months. Kudzu climbs and coils, and can quickly smother other, more beneficial, plants, shrubs and trees. While Grandview Peaks has largely been spared of an onslaught of Kudzu, some have noticed small pockets of the plant and a volunteer committee is now forming to seek out and remove the Kudzu before it can take hold and spread. If you would like to lend a hand to this effort, please contact our community manager, Julie Gonzalez, julie_gonzalez@att.net to volunteer. The group will be active in spotting Kudzu, informing lot- and home-owners about the issue and, with permission, offering assistance in removing the vines. As with any type of unwanted weed, it's best to get ahead of the issue now, instead of chasing it once it's out of control. Again, volunteers interested in helping should contact Julie for more information.

GVP Brush Dump Policy:

As you may be aware, Grandview Peaks developer Todd Black has allowed the disposal of brush and other yard waste in an area he owns located nearby the Pavilion. However, this site is now permanently closed. Residents are now required to haul brush off-site to an approved disposal site, as open burning of yard waste and debris is not allowed within Grandview Peaks. The waste transfer station on Landis Lane does not accept such material, however, McDowell County's primary waste disposal site, located at 3809 NC Highway 226 in Marion, accepts a wide range of materials, including brush and other yard debris. A modest fee may be charged. Complete details are available in a brochure at the following website:

<https://www.mcdowellgov.com/county/mcdowell-recycles/brochures.pdf>

Neighborhood Watch:

Enhancements to Our Emergency Toolkit

The Neighborhood Watch is a dedicated group of volunteers who work very hard at everything they do to assure the safety of our residents and visitors. We are always looking for ways to improve our operations and build on the tools that we use to best serve everyone in the community, especially when a 911 call is made from within Grandview Peaks.



We are pleased to inform everyone that we will soon be adding two additional AEDs and several roadside LED flares to our toolkit. These new tools will significantly improve the effectiveness of our emergency support program. An AED, or automated external defibrillator, is used to help those experiencing sudden cardiac arrest. Having three AEDs increases the ability of our trained and certified emergency support team to provide immediate aid, as needed, to anyone experiencing serious heart issues. We have added roadside LED flares to our toolkit to help improve each First Responder's success with quickly reaching the scene of an emergency. While a majority of homeowners have properly posted their required 911 house address numbers, there are still many who have an incorrect address posted or an address that is not clearly visible, day and night. As a result, First Responders (EMS, FIRE, POLICE, RESCUE) continue to have difficulties with finding some homes. The LED flares will be used every time a 911 call is made from GVP. The first Neighborhood

Watch team member to arrive at the home will place a LED flare at the entrance to the driveway. The flare will serve as a highly-visible beacon for First Responders and will help to prevent them from missing the home and delaying their arrival.

Emergency Text Notifications

Last month, the Neighborhood Watch launched a new communications application which will send GVP Community Emergency Notifications to residents and other owners. More than 220 households have signed up for emergency text messages. In August, each of those households was sent a TEST message and instructions for setting up their mobile phones. The messaging system reported that 99.5% of all text messages, as well as duplicate email messages, were successfully delivered to the households in less than one minute. Follow-up will be conducted in order to improve the success rate. As a reminder, if your household has not yet signed up but is interested in being sent GVP EMERGENCY text messages, please contact your Neighborhood Watch Block Captain. Sign-up is limited to one (1) mobile phone number and e-mail address per household.

Use the link to find the contact information for your Block Captain. [Directory of Block Captains](#)

If your household chooses not to sign up for GVP EMERGENCY text messages, we will not be able to send you emergency notifications. GVP EMERGENCY messages are intended to advise the community of circumstances that may necessitate that you 'prepare to take action'; or

'immediately take action'. These may include severe weather conditions such as tornadoes and floods, threatening wildfires, evacuations, etc. However, GVP EMERGENCY messages should not be your sole source of information.

While GVP EMERGENCY text messaging can be an effective tool, it is your responsibility to utilize multiple emergency notification sources as assurance for being adequately and quickly informed of threatening situations. These may include radio, television, emergency phone apps, etc. To improve your awareness of local emergency situations, we also encourage you to sign-up for McDowell County Emergency Management notifications at [McDowell County Emergency Management Notifications](#)

The Volunteer Corner

We all owe so much to each and every person who cheerfully and tirelessly volunteers their time and expertise to benefit this community. No one gets paid for the work they do. They give of themselves out of the kindness of their hearts and because they love Grandview Peaks and care about the people here. Some volunteer over and over again because no one else steps up to help.



Below are some of the great contributions made by our neighbors:

- Thank you to the Welcome Committee Volunteers: Donna Kaisoglus, Mary Ann Rotsch, Patty Fleming, Sharon Morris and Martha Mills for their contribution of visiting, welcoming and bringing GVP gifts to our new residents
- Steve Sandahl and Steve Hahn are volunteering the use of their personal equipment for use on the in-filling of road shoulders for the Roadway Committee. As the equipment operators you can see the quality work they are doing. Assisting them with shovels and brooms are more volunteers who have committed numerous hours. Let's all give a big thank you to Kevin, Bob, Chuck, Earl to name a just a few.
- Tom Mills, Rick Rotsch and Kevin Powers provided at least 16 hours of free labor to repair the railing and part of the sub-structure at the gazebo. Staining will be done after the appropriate aging of the wood. Thank you gentlemen. Their next project is repair of the waterfall platform on the Waterfall Trail to assure continuing safety for all.

The BEST way to say 'thank you' is by stepping up and volunteering to take some of the load off of the people who have been 'carrying' us and give them a much-needed break.



VOLUNTEERS NEEDED NOW:



There are a number of Committee and Board positions that **need to be filled**. There is a lot that goes on behind the scenes at GVP and these positions are critical to things running smoothly. It doesn't have to mean a huge commitment. Every little bit helps.

Please reach out to Julie if you'd be willing to join in any capacity to help. Thank you!

Committee



Architectural Review Committee: From June to Aug 24 the ACC has received and approved five new construction and five lot improvement applications. Lynda Piacentino has been interviewed and accepted as a new member of the ACC board and has recently been confirmed by the POA board. Contact Tony Kombol at ajkombol@gmail.com or (cell) 704=763-1960 if you are interested.



Note: Please remember all buildings under construction are required to have an inspection box containing a copy of the building permit and the builder's contact information.



Social Committee: The Social Committee has been on hiatus during the Governor's "stay at home" order since there is nothing to plan. The next event on the social calendar is Wednesday, December 30 for an Eve of New Year's Eve Party at the Marion Train Depot. The committee will make a decision in November whether or not we can safely proceed with plans for this event. Also, a GVP resident donated a box of 300 plastic dinner ware to use for future events.

Communications Committee: "Committed to Telling it Straight"

The Communications Committee was recently established by the Grandview Peaks Board with a mission to deliver the information you need - even before you might even realize that you need to know it.



For several years, our communications have been largely based on e-mail blasts. And while that

will continue, in the weeks ahead we expect to integrate some new tools that will allow us to communicate on a more consistent basis.

We expect this will include a new website that is intended to provide a single repository for the official business of Grandview Peaks. A calendar of meetings and events... a way to obtain necessary forms and procedures and an archive of background information. Over time we could also build interactive forums that would allow you to offer feedback and recommendations on contractors and suppliers, and share your thoughts about your favorite day trips, recipes, restaurants and amusements. You'll be able to get the day's weather forecast and check on the latest news.

In the meantime, whether it's an e-mail blast - or the quarterly newsletter that you're reading right now -- we'll be working to get you the information you need: communication that is relevant, easily accessible, clearly written and crisply delivered.



Welcome Committee: A *Welcome Packet* was compiled for new residents during 2019. This packet includes information such as the many Activities available to residents within the GVP community, Common Area Rules for the Pavilion, Lake and Beach, Emergency Contacts, Utilities, Area Shopping, and Entertainment/Attractions. Contact information for new owners is being

supplied by Essential Property Management. Beginning Fall of 2019, distribution via email of a *Welcome Letter and the Welcome Packet* have been sent to those who purchased a lot or moved into a home in GVP as of January 1, 2019.

Committee members are attempting a personal welcoming visit and delivery of a GVP engraved beverage bottle for each household member who began residing in the community January 1, 2019 forward. Any resident may purchase the GVP engraved bottles for \$10 each. Contact the Welcome Committee member listed below.

Anyone who is aware of a new resident should feel free to notify the undersigned so we can be sure every new owner and resident receives the Welcome Packet and Beverage Bottle. There are times when contact information for new owners is unavailable so notification of new residents is very helpful and appreciated.

The *Welcome Packet* can be viewed on our community site: [Grandview Peaks Community](#) Find a link for the *Welcome Packet* on the homepage of the site. This enables easy access to the Packet by new and current residents. A *Welcome Letter* and the Packet continue to be sent by email as well. Contact: Donna Kaisoglus - Welcome Committee- welcometogvp@gmail.com

HOME SERVICES RECOMMENDATIONS: There have been times for all of us when we ask the question or are asked ourselves, "Can you recommend someone to" In early February a *Home Services Recommendation Form* was activated on the homepage of the GVP community site. [Grandview Peaks Community](#) GVP residents are able to recommend home service vendors and all other residents are able to refer to those recommendations when searching for a home service. This form is for positive recommendations only. If you have worked with a home service provider who met or exceeded your expectations, this is a great place to share that individual or business with your neighbors.



To view an up to date Report of all Recommendations, click on the link included in each GVP Newsletter [Home Services Recommendations Report](#). Neighbors will be able to contact the submitter for more detailed information. If you do not see what you are looking for, contact the undersigned.

Contact the undersigned if you are looking for a service that is not listed on the Report. Donna Kaisoglus at welcometogvp@gmail.com

Lake Committee:

The good news is that the Grandview Peaks Lake and Pavilion are attractive recreational areas that receive a lot of use. The bad news is that the Grandview Peaks Lake and Pavilion are attractive recreational areas that receive a lot of use -- and we need to "clean up our act."



As our Pavilion, lake and trails provide a haven from the summer heat, it's important to underscore that if you carry it in, you must carry it out! Particularly during weekends, the pavilion and beach areas have been filled with ugly reminders of the good times that were had: over-flowing trash containers, cans and bottles, many half-filled with alcohol and other waste strewn about.

In addition to creating an unsightly and stinky mess -- and requiring that a good Samaritan picks up your mess -- it's an invitation to insects, rodents and even larger visitors, including bears. All residents and their guests have a shared responsibility to keep Grandview Peaks tidy. Violators may have their access privileges suspended. Please follow simple common-sense guidelines, which include:

- Residents and their guests should remove their own trash when leaving the beach and pavilion.

This applies not only to individuals but also those hosting larger gatherings.

- Glass bottles are not permitted at the beach or pavilion.
- Trash containers are provided as a courtesy and under no circumstances should be used for food waste, which attracts potentially dangerous and meddlesome wildlife. Food waste must be removed from the area when departing the beach and pavilion areas.
- Property owners are directly responsible for communicating rules and expectations to family members, guests and renters, and owners are directly accountable for the actions of their family members, guests and renters.
- "Tag" your vehicles. The number of non-residents sneaking in and using the lake and pavilion area is an increasing issue, so moving forward, you will be required to display a blue "Grandview Peaks" tag on your dashboard or hanging from your car's rear-view mirror to identify that you are authorized to use the area. Invited guests should use your "hang tag" if they take a vehicle to the area. If you don't have or need additional tags, please contact Julie Gonzalez, our property manager julie_gonzalez@att.net
 ☐ Don't take offense if you're asked if you are an owner; non-GVP residents create a potential liability issue when using our amenities. Signs will be erected at the parking area identifying the lake as "Private Property" and trespassers may be prosecuted.
- Play around but put it back: If you are playing shuffleboard, corn hole or any of the other games at the Lake, the equipment is free to use but please remember to return it to the storage shed. If games are broken or disappear, we may have to resort to a "bring your own" policy.
- Report any unauthorized visitors or misconduct to our Property Manager, julie_gonzalez@att.net

While most of this is common courtesy and common sense, it will take all of us working together to ensure the lake and pavilion area remains the community's crown jewel that it has been in the past.



Gate Access Committee:

Our phased roll-out related to codes, tags, remotes -- virtually all aspects of the full conversion to the new automatic gate-opening system at Grandview Peaks is entering the next phase.

Our first priority was to reach out to full-time residents, then part-time residents and vendors with personalized ID codes to tap into the gate keypad for entry. Then we launched the sale and installation of RFID Tags on vehicles. As we continue the phased implementation, we will contact lot

owners with details on their personalized codes, so if you haven't heard from us yet, rest assured you haven't been forgotten.

Our next step is to distribute the RFID cards and remotes. Shortly, you will be receiving an instruction sheet to order RFID tags, RFID cards and/or remotes. Essentially, you order what you want, send payment to Julie and she will mail you back what you have requested. Please note that we still need your patience and understanding because the remotes and RFID cards are delayed due to the pandemic.

Remember that in no case are you locked out!! If you haven't yet received your personalized gate entry code, continue to use the "universal community code" of #2448 (remember to first hit the "#" sign on the keypad before entering the four numbers: #-2-4-4-8).

Roadway Committee: We have established a Roadway Committee and you may have seen us working on the road shoulders within the community. Our goal is to mitigate road damage in GVP in order to extend the useful life of the existing roads. We have three primary focuses;

- Inspecting the road surfaces and overseeing the annual crack filling project.
- Inspecting the storm water culvert system and making repairs when necessary using voluntary labor.
- Reinforcing road shoulders to assure proper drainage and minimizing cracks/breaks caused by the freeze/thaw cycles.



Most of you have seen the gravel being placed along the shoulders of the roads. This is meant to prevent the chipping and breaking of the road surface edges. So far, the volunteers have placed 50 tons of crush and run stone. The Committee has plans to place another 40 tons before the end of the year.

The community has also purchased 10 tons of landscaping stone which the Committee is using as dams in the culverts to slow water flow and prevent further erosion. The Committee is also coordinating with the Landscaping Committee to prepare culverts for the hydroseeding project that will commence later this year.

I want to make special note of two residents, Steve Sandahl and Steve Hahn. Both are volunteers on the Committee and they both happen to own tractors with front end loaders and one of them has a dump trailer. Most of this work cannot possibly be done without the help of these gentlemen. To avoid any confusion, the community pays for the use of the equipment through a formula that considers gas, wear & tear, maintenance, etc. on these private machines. The rates we pay are less than half what it would cost to rent this equipment commercially. Steve and Steve volunteer their time and operating expertise to the community. Please thank them when you see them. As well, please thank the laborers who are using the shovels, brooms and strong backs.



The largest cost long term to the community is the cost of road maintenance. The more preventative care we can do the longer our roads will last. We believe that we have already prevented a lot of road damage. One of the minor downsides is some pieces of gravel will be pulled off the shoulders onto the roads if run over. I myself carry a broom in the back of my truck and stop many times to sweep the gravel off and hopefully other people will also take that type same initiative. All of us could participate by doing this small part. When you see gravel on the road just think of it as a

few thousand dollars of road damage that was just prevented.

One of my big concerns is that people do not realize that they need to slow down and maybe even stop or pull over onto the shoulder and grass to allow a big truck to pass. Please remember that your vehicle has less potential to do damage to the road edges when compared to the larger construction vehicles. So it is incumbent upon us to help look out for the roads in this community.

We are always looking for able-bodied volunteers to help us in this laborious pursuit, if you are interested text me at 414-651-4881 and my name is Dick Pederson. For those who cannot commit to the labor side of the Committee, we also need people who can be on a quarterly inspection of the roads and culverts, keep records for priority setting and assist with Committee administration. The more we can do to prevent damage is a cost saving to all of us.

FINANCIAL REPORT – 2nd Qtr. 2020



Operating Cash on Hand @ 7/31/2020.....\$205,000
All Reserve Funds Total @ 7/31/2020.....\$183,890
Annual Assessments Due @ 7/31/2020.....\$ 9,173

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.

- By the end of July, we had received 98% full payments of the annual assessments billed for 2020. A total of \$27,500 impact fees have been collected year-to-date, bringing the total Road Repair Reserves to \$60,500.
- Burnette's Paving has been contracted to seal all road cracks and all spider cracked areas are to be GatorPaved within the community at a cost of \$65,000. Project will begin in September,

Important Reminder

POA Assessments: We remind all property owners that the annual 2020 assessment is \$835.00 per lot and was due on the 1st of January 2020. Any property owner who did 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**

Emergency # 828-242-1572

