

Grandview Peaks

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BOARD OF DIRECTORS UPDATE

The new Board has settled in and have been conducting regular meetings both on Zoom and in person. Immediately after the election the Board votes for the Executive positions and the results are as follows;

President- Mike Piacentino
Vice President- Steve Arrowood
Secretary- Donna Michelsen
Treasurer- Kevin Powers

The remaining Board members are Bruce Little, Charlotte Elliott, George Krul, Jeff Simek and Bill Varney.

One of our first steps was to assign liaison responsibilities for each of the Committees in GVP. Committee assignments can be found on our GVP website. [Grandview Peaks Community website](#)

The Board has met five times since the election in October, with a considerable amount of time in Executive Session to discuss the legal matter relating to the GV Landscaping litigation. We believe that our current best option is to settle this matter and are working through the legal details as I write this article. Please be assured we will always have our community's financial interest in mind when evaluating best options and deciding on a resolution. If we reach a resolution to this litigation we will issue a separate communication detailing the settlement.

We hope this newsletter keeps you updated and informed with the ongoing activities at GVP. As always you are welcome to participate on any of the Committees, please contact Julie Gonzales who can put you in touch with the appropriate person. Also, if you have any complaints or concerns you are asked to send an email to Julie at julie_gonzalez@att.net, she keeps track of all of these matters on our behalf. I want you to know that our Board Meetings are open to all members to observe (with the exception of Executive Sessions) and you may raise a subject for discussion by contacting Julie to get on the agenda.

Best wishes for a safe and healthful 2021

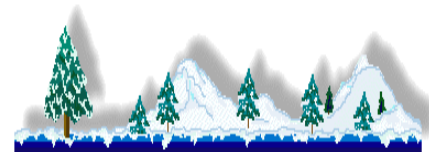
Upcoming Events

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



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.



Grandview Peaks would like to recognize the contributions of the many volunteers who saved us an estimated \$75,000 over the past year by performing tasks that improved our quality of life and otherwise would have been billed by external contractors — including carpentry repairs, renovating the lakeside boardwalk, shoring up the roadways, overseeing gate improvements, researching internet opportunities, replacing the waterfall pump, cleaning up trash and debris and serving on neighborhood watch teams, just to name a few. Thanks one and all -- and we encourage everybody to get involved and make a great community even better.

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!**



Architectural Review Committee: From The Architectural Committee was busy during 2020, reviewing and approving architectural plans for twenty three (23) property owners and providing Impact Fees totaling \$32,000. We wish to thank the following committee members for their service.

Tony Kombol, Chairperson

Daphne Sanders

Bill Clapper

Linda Piacentino

John Breeden, Liaison

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 not met and has nothing to report. All social activities are suspended until further notice pending the Governor's future orders.

Communications Committee: "Committed to Telling it Straight"

The Communications Committee continues its mission to provide current and transparent communications to Property Owners -- increasingly through our new website www.grandviewpeaks.org



The site is "open to the public," however to receive the full benefits and access to locked areas, you must register. Simply visit www.grandviewpeaks.org and click on the "register" link in the upper right corner. As part of the simple registration process, you can make selections on what, if any, information you would like to share with your neighbors and you can also sign up for a weekly update, which will notify you of any changes on the site, new information, upcoming events, etc.

Remember, that the website allows you 24/7 access to quickly contact our property manager or board members, an events calendar, maps of the Grandview Peaks subdivision and walking trails, links to our covenants and restrictions and other documents of interest to owners. We even have a link to a Grandview Peaks weather station.

Of course, for "breaking news" we have the ability to send "blast e-mails" to the community.

A "thank you" to Donna Kaisoglus, who has updated and improved our contractor and supplier database. As you know, finding reliable people who actually show up and do good work at a fair price can be a challenge. This database allows your neighbors to share their experiences with contractors, home service providers and other vendors. To either add your recommendations or review the recommendations, just click on the "Contractor/Supplier Recommendations" link on the right-hand side of our website! And, a "thank you" to "Jerry" Mocello, whose great work you are currently reading. Jerry compiles and edits our quarterly newsletter, which is also archived on the website.

If you have any suggestions for enhancements to the website or other ways in which we can keep our friends and neighbors better connected and informed, just drop me a line.

Lake Committee: The Board has approved the purchase of a "Bear-Proof" trash container for the Pavilion area. The Lake Committee is finalizing plans for locating the receptacle at a convenient location and it should be in place this Spring.



Welcome Committee: Recently the Welcome Packet became active on our GVP Community site. Find a link for the Welcome Packet on the right side of the first page. This enables easy access to the Packet by new and current residents. A Welcome Letter and the Packet continue to be sent by email to new owners. For more information or questions, contact Donna Kaisoglus at welcometogvp@gmail.com

HOME SERVICES RECOMMENDATIONS: Home Services

Recommendations has a new format! You are now able to enter additional information about the service you are recommending. Select Contractor/Supplier Home Recommendations, also on the right side of the first page, to view recommendations from February 2020 to the present as well as to complete a Recommendation form. For information or questions, contact Donna Kaisoglus at welcometogvp@gmail.com



The most recent contractor recommendations and forms to add your suggestions are available on www.grandviewpeaks.org. Scroll down the links on the right side of the home page and click on "Contractor/Supplier Recommendations". You'll need to register on the site to obtain this "locked" content, which is available only to Grandview Peaks property owners who have registered on the POA website.

Neighbors will be able to contact the submitter for more detailed information.



Gate Access Committee: Over the past few months, our main entry gate has taken a bit of a beating, but as the old Timex commercial boasts, "It takes a licking, but keeps on ticking."

The right side arm was fixed after giving way for no apparent reason. New hinges that are designed to sustain greater use with less maintenance have been ordered and are on schedule to be replaced.

We'd also remind you that in times of icy or snowy roadways, the Board may choose to keep gates open for a time to avoid "run-ins" and facilitate snow removal.

As for our new gate entry system, everybody seems to have adjusted to using their personal codes, guest codes, generic codes, contractor codes and/or the new RFID tags and remote control "clickers." Our first shipments of remotes proved a bit hit and quickly sold out -- but we have since restocked.

If you still need to purchase an RFID tag for your vehicle, or a remote control unit, please contact our property manager, Julie Gonzalez, who can follow-up on that transaction.

Landscaping Committee: During the winter months, the Landscape Committee enjoys a bit of a break from the heavy lifting of making our community come into bloom. But rest assured the plans are being made for another colorful and productive growing season, and the Committee is always looking for helping hands, green thumbs, strong backs and creative planners!



Roadway Committee: The GVP Roadway Committee was formed in May 2020, executing a plan established by the GVP Roadway Master Plan. Volunteers from the community helped spread over 70 tons of crush-and-run stone alongside GVP roadways, where erosion was beginning to impact the roadways. A grater blade was used to properly slope areas alongside the road to ensure proper drainage. Two major projects completed were Adirondack Trail, near the intersection of Grandview Peaks Dr. Drainage ditches on both sides

of the road were re-shaped and stabilized to slow the flow of drainage, and erosion mats were used to grow vegetation. A drainage culvert was extended to correct an erosion issue on Grandview Peaks Dr, near the intersection of Summit Trail. The Committee will continue to schedule work days in the spring, so volunteers will be solicited.

The Roadway Committee will also be looking for volunteers to assist in the inspection all roads within the community this spring. With over 17 miles of roads to inspect and maintain, we will be looking for volunteers to walk the roads, inspect shoulder areas and culverts, and make notes of conditions. Look for a communication within the next several weeks.

The Roadway Committee will be hard at work trying to protect one of our most valuable assets...we do ask those traveling within the community to observe the 25 MPH speed limit, and **slow down**. And certainly when you see the Roadway Committee working, please **slow down** to a crawl.



Covenants Committee: The Covenants Committee continues to work with homeowners and builders on construction projects within the Community. Builders have seen a dramatic impact due to COVID-19 on their availability of personnel, sub-contractors, and material, all adding time to projects in progress. The Covenants Committee will continue to monitor construction progress within the community, providing feedback to homeowners and builders when necessary.



FINANCIAL REPORT – 4th Qtr. 2020

Operating Cash on Hand @ 12/31/2020.....\$91,200
All Reserve Funds Total @ 12/31/2020.....\$216,974
Annual Assessments Due @ 12/31/2020.....\$ 8,420

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.

- As 2020 comes to a close, the community has been able to continue to build reserves, aligned with budget projections.
- By the end of 2020, we had received 99.5% full payments of the annual assessments billed for 2020.
- A total of \$32,500 impact fees have been collected year-to-date, bringing the total Road Repair Reserves to \$113,670.
- Burnette’s Paving was contracted to seal all road cracks and all spider cracked areas were GatorPaved within the community at a cost of \$65,000. Project was completed in November.

Important Reminder

POA Assessments: We remind all property owners that the annual 2021 assessment is \$985.00 per lot and was due on the 1st of January 2021. 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**

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E-Mail: julie.gonzalez@att.net

Emergency # 828-242-1572

