



Grandview Peaks

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

[Grandview Peaks Community website](#)

ANNUAL MEETING SUMMARY

GVP Community:

The Annual Meeting of the membership was held on October 13. Highlights from the meeting are as follows:

- Attended by > 135 Property owners either in person or by proxy
- President's Report summarizing some of the accomplishments and ongoing work the new Board of Directors tackled in the first year - Ginia Morfe
- Technology Update on status of the Internet work. Established partnership with Frontier to improve existing infrastructure and customer service but still seeking an alternate solution that will solve the internet problem for the whole community – Ginger Smith
- Architectural Control Update – Team is meeting with builders and refining the ACC process. Now collecting impact fees on new builds that will go toward future road repairs – John Breeden
- Treasurer's Report – Bill Varney. 2019 Budget was approved as presented.
- Open discussion from the floor
- POA Board Elections - No new nominations were submitted and the existing board was unanimously reelected for another year.

GVP POA Board of Directors

Upcoming Events

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

Dec. 15 – Holiday Party @ Pilot Mountain School 6 PM



More Important News

POA Assessments: We need to remind all property owners that the annual assessment is \$685.00 per lot and is 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. 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

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

IMPORTANT: Neighborhood Watch Update

As a result of some recent emergencies in the community, the Neighborhood Watch Team would like to urge residents to take some actions. Please read this section and take any appropriate actions to make it easier for emergency responders to navigate in the neighborhood and respond to emergencies.

911 Addressing: Some of our property owners have still not updated their **911 ASSIGNED ADDRESS** number with the corrected 911 address numbers that were assigned in 2016. Some house numbers were incorrectly assigned by the county office prior to 2016. If you built your home prior to 2016 and you did not obtain your new address number, please contact McDowell County 911 Addressing Office to ensure your home has the correct address number displayed on your home. If in doubt, call the addressing office to confirm that you have the correct 911 address number posted on your property. Also, new 911 addresses are needed prior to requesting permits for any new construction.



The **McDowell County 911 Addressing Office** is located at 41 South Garden St. @ McDowell EMS Station 1. Office Hours: 7:30am -4:00pm Mon - Fri. **Addressing Coordinator:** Angie Wright 828-652-3241 angie.wright@mcdowellgov.com. A residential reflective 911 Address Plate is only \$5 per plate.

Reflective or prominently displayed house numbers should be posted near the road by your driveway so headlights from Emergency Responders can clearly see it.

If you have already built on your property, please **remove the LOT # signs** to avoid confusion for first responders.

If you have to call 911 – be sure to **tell them right away** that you are in **McDowell county**. This is especially important if using a cell phone to make the call. This will save valuable minutes in dispatching help from the correct location and could save lives and property.

Other Emergency Tips for Residents:



The Neighborhood Watch Team will be mobilized to assist responders and will be directing residents away from the scene. In addition to the fire and ambulance vehicles that are called to a scene during an emergency, there are also MANY volunteer fire fighters that come in their own vehicles.

In a recent incident, emergency responders brought to our attention the risk of residents walking the roads at night without reflective gear. If you need to go out at night, you should wear reflective gear.

Check out the GVP Neighborhood Watch documents on our [GVP Website](#) for information on the Neighborhood Watch Team and to ensure you are prepared for emergencies.

Of Interest to the Community



GVP Holiday Party:

The GVP Social Committee will be hosting a **Holiday Party** on **Saturday December 15** at *The Pilot Mountain School Hall* (4806 US 64 in Morganton) at 6:00 pm. Join your neighbors for a festive evening of food, music, and friendship.

Bruce's Fabulous Foods in Marion will be catering this event. The buffet style dinner will feature Yankee Pot Roast, Southwestern Pork Loin, Roasted Vegetable Lasagna, potatoes, vegetable, tossed green salad, fresh baked rolls, and Bruce's famous mini-cheesecakes.

Iced tea, water, and coffee will be also be served and if you wish, you may bring your own wine.

The cost is \$20 per person. If you plan on attending, **please drop your payment off by Dec 1** to 26 Lakeview Trail (1st house on right). There will be a locked yellow box on the front porch.

Please enclose payment in an envelope with your name on it. Cash is preferred. We will **not** be collecting money at the event.

We hope you can join us for this fun evening and look forward to celebrating the holiday season with all of you!



Gas Grill Usage at the Pavilion:

At the Annual Meeting we discussed the usage of the gas grills in the pavilion. There have been several complaints about the gas cylinders always being empty when needed, grills being left dirty and even food being left on the grates – ewww!

For health, safety and cost control reasons:

- to protect against tanks being left on and wasting gas
- to eliminate fire and safety concerns
- to eliminate the need for costly tank refill charges

It was decided to leave grills as they are and to inform the community that:

Anyone interested in using the grill at the pavilion, will need to bring their own propane tank.

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 November 9, 2018 BOD Meeting:

- A Lake Committee was formed for the purpose of maintaining the lake. There are many issues involving the care and maintenance of the Lake that require attention. Pumps/filters/aerators require routine maintenance. Another fishing dock will be added as well as a separate swimming dock for pets. Committee chair is Jeff Puglisi.
- A Roadway Committee was formed to keep track of areas that need asphalt repair and for erosion repair/prevention. Committee chair is Tom Sykes.
- Discussed revisions to ACC form to make it easier to understand and to submit all required documentation.
- Discussed complaint about size of landscaping art – Since there is no covenant specifically restricting landscaping art, the board has no authority to restrict landscaping art and does not feel any restriction is needed at this time.
- Discussed Neighborhood Watch Captain's Report – as a result of the recent fire, further actions are being taken to ensure first responders get to the scene faster. Please see earlier section on advice to residents regarding what they can do to ensure first responders can get to their home more quickly.

POA BOARD POSITIONS FOR THE COMING YEAR:

- **Mike Ruhlen:** GVP POA Board President, Nomination Committee Chair and Financial Controls Committee Chair
- **Ginia Morfe:** GVP POA Board Vice President and Social Committee Chair
- **Ginger Smith:** GVP POA Board Secretary and Technology Committee Chair
- **Bill Varney:** GVP POA Board Treasurer and Budget Committee Chair
- **John Breeden:** GVP POA Board and Architectural Control Committee Chair
- **Jeff Puglisi:** GVP POA Board, Covenants Committee Chair and Lake Committee Chair
- **Tom Sykes:** GVP POA Board, Landscaping Committee Chair and Roadways Committee

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



Social Committee: We are currently working on the GVP Holiday Party (see details on a previous page). We regularly need help setting up for events and cleaning up afterwards. For further events that have an RSVP, we will include a place to indicate if you can help out. We appreciate the community pitching in to help instead of putting all the burden on the social committee for all these great events.



Technology Committee: We have been actively working with Frontier to escalate customer service issues like techs not showing up for appointments. To request assistance on a Frontier issue like this, please email Ginger Smith at handywench@gmail.com with the following info: Service request number, Name on account, Frontier phone number, date of appointment and a brief description of the problem so the issue can be escalated to Frontier management.

We continue to focus on multiple solutions that could provide high speed broadband access for the entire community.

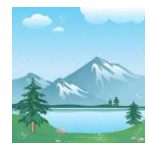
The Gate Committee responsibilities will be transitioned to the Technology Committee as they are primarily technology related.



Roadway Committee: This committee was formed to keep track of potholes and areas that need asphalt repair as well as deal with erosion repair and prevention. Potholes are being marked on GVP roads. If anyone knows of potholes that need to be filled throughout the community, please reach out to Tom Sykes.

We are also looking for volunteers to be on this committee, so feel free to contact Tom Sykes at tom@mrLOWcountry.com if you are interested.

Lake Committee: This committee was formed to oversee all aspects of our wonderful lake. We currently have 5 members. All lake maintenance has been reviewed and scheduled to ensure proper functioning of pumps, filters, etc.



A new picnic area and dock will be added to the left side of the lake with a cool Doggie ramp allowing our furry friends to swim. A larger new permanent primitive restroom (as required by County and State Regulations for our area) will be installed by the current portable toilet. The trout have been restocked - Happy Fishing!

We will be soliciting for volunteers in the spring for painting the dock, deck, and railing. The Committee has many great ideas for our lake - it's going to be a great year!



Architectural Control Committee: The board has decided to require all Builder/contractors or homeowner builders to post an inspection box with a copy of the building permit on site.

An ACC form needs to be submitted prior to the start of construction for the following:

1. New construction of a home on your lot
2. Any addition to the existing footprint of your home
3. Fencing
4. Swimming pools
5. Sheds, Barns or Outbuildings

No construction can start until the ACC form is approved. Please contact Julie Gonzalez for the current ACC form and Guidelines.



Landscaping Committee: The Christmas wreaths are up. The committee will be meeting in December to talk about sprucing up the front entrance for 2019!



FINANCIAL STATEMENT AS OF October 31, 2018:

Operating Account:	\$ 67,193
Reserve Account:	\$ 79,268
Past Due Accounts Receivables:	\$ 3,530*

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, including adding additional funds to our reserve account for non-recurring future major repairs. During 2018, we have received payments from several property owners previously considered bad debt for 2017.