



Grandview Peaks

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

[Grandview Peaks Community website](#)

Roadways Repairs and Impact Fee Increase

At the March meeting, the Board discussed the significant level of damage to GVP roadways resulting from weather, erosion and heavy construction vehicle damage as well as routine wear and tear. As a private community, our roadway maintenance is NOT supported by township, county, state or federal funds, and we have enjoyed the ability to rely upon Todd Black for repairs during the early build-out of GVP. However, the Association (every property owner) is now completely responsible for maintaining our existing surfaced roads.

Starting last year, we began setting aside a small portion of each annual assessment in a reserve fund in order to accrue funds for future major road repairs. We also initiated an impact fee to more directly account for construction damage from new projects. The community roads have sustained significant damage to the berms and rights-of-way as a result of heavy vehicles trying to make turns or unload equipment at the road-edge. Numerous potholes and asphalt breaks have also occurred. Several areas in the community experience repetitive damage and erosion due to construction vehicles and will require preventative counter-measures. With this background information in mind, we reviewed an estimate for the current repair of areas with significant damage that totaled \$71,000. This sum is required to repair defects that require patching, sawing out and replacement of existing asphalt, sealing and "gator sealing".

In light of increasing road repair costs, the board members deemed the present impact fee to be insufficient to account for the repair of ongoing construction damage. After debate the board unanimously voted to increase this fee to \$5,000, deeming this preferable to a general increase in association annual assessments at this time. The increase in impact fee is effective immediately. The board then voted unanimously to authorize up to \$71,000 for the repair of existing significant damage. In addition, the board voted unanimously to take preventative measures, including heavy landscaping and signage to protect problem rights-of-way.

GVP POA Board of Directors

More Important News

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

Upcoming Events

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

April 5 – Friday Night Socials
begin every Friday from 7-9 PM.
Casual gatherings – just BYOB
and snacks to share.

April 12 – Open Board Meeting
@ The Lake Pavilion 5-7 PM
BYOB and snacks to share

April 13 – Trivia Night @4:30 PM

May 18 – CPR-First Aid class

May 25 – Memorial Day Potluck



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

Of Interest to the Community

Tax Re-Assessments:

Many of you are aware of the recent McDowell County Property Tax Re-Assessment. After speaking with property owners, it is very clear that this re-assessment is not accurately reflecting our true property values.



If you feel your Assessment is in error, it is imperative that **you** take the appropriate action as outlined in the tax document. **This is a time sensitive issue and you must act before the allotted time is up.** Please do not assume that the county will just automatically reassess everyone's property in Grandview Peaks because a few neighbors have called or appealed for correction.

Many neighbors have used real-estate websites to pull recent sold homes in the neighborhood for comparisons. **Don't delay, follow the instructions on the tax document if you feel you need to dispute your current tax assessment or [Appeal Online](#) using this link.**

Please Volunteer for the Gate and Paint:

We will be organizing a joint clean-up/beautification day for the Lake and the Front Gate area, date **to be announced**. We are looking for volunteers to help those committees beautify the gate and lake areas. We will pick a Saturday morning (weather permitting) in April to work together as a community to clean up the gate and the lake! An email will be sent out when a date is chosen with details. Many hands make light work. Please volunteer to help!

The Gate: We will be looking for volunteers to help with removing debris, planting flowers, cutting trees etc.



The Lake: We will be looking for volunteers to help stain the board walk around the beach area and the Adirondack chairs and picnic tables as needed.

Newsletter Frequency:

Since the board now has established communication routines with the community and procedures are well established, we think it is time to adjust the frequency of the newsletters to quarterly. We will continue to keep the property owners informed of issues and decisions in a timely manner via newsletter or email when needed.



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

Upcoming Open Board Meeting

The Board of Directors Meeting will be held on **Friday, April 12, 2019, at 5:00 p.m.** at the Pavilion / Lake Area. The purpose of this meeting is to provide public visibility of POA Board of Directors meetings and to transact association business as described in the agenda.

The agenda for this meeting is set forth below. The Board of Directors reserves the right to amend the agenda as needed prior to the meeting. *If you would like to be heard at the meeting, you will need to submit your request in advance by email to julie_gonzalez@att.net.*

MEETING AGENDA:

- 1) Call the Meeting to order by Mike Ruhlen, President
- 2) Approve the Minutes of the Prior Meeting 03/08/2019
- 3) Treasurer's Report by Bill Baecker
- 4) Manager's Report by Julie Gonzalez, Property Manager
- 5) Old Business:
 - a. RV Screening
 - b. First Aid Training Course 05/18/19 at the Pavilion Update
 - c. Erosion Repair Update – Scenic Vista; Saratoga; and Stoney Creek
- 6) Committee Updates:
 - a. Landscape & Roadway Committee by Tom Sykes
 - b. Covenant Committee by Jeff Puglisi
 - c. Architectural Control Committee by John Breeden
 - d. Social Committee by Ginia Morfe
 - e. Technology Committee by Ginger Smith
 - f. Gate Committee by John Breeden
 - g. Lake Committee Update by Jeff Puglisi
- 7) Open Floor to Owners who requested to be heard
- 8) Adjournment

Property Owners and Residents are encouraged to attend. This is a Board of Directors meeting is not a membership meeting. However, there is a line item on the agenda to open the floor to owners concerns and comments. Should you wish to speak during the open forum, you will need to sign in at the beginning of the meeting. You will then be given the floor for two (2) minutes to present your concern.

If you have a specific concern that you would like the Board to review prior to the meeting, please email your concern to our office [at julie_gonzalez@att.net](mailto: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 March BOD Meeting:

- Emergency Roadway Repair and Impact Fee Increase: Please see detailed article on page 1. The picture below is an example of the road damage.



- In January, the GVP POA Board was saddened to learn of Bill Varney's intent to resign from the Board and accepted his resignation with regret. Bill was an original member of the first Board and acted as the POA Treasurer from the time of his first election and re-election until this year. We were fortunate that Bill brought a lifetime of finance and accounting experience to the role of Treasurer, and we are extremely grateful for his attention to detail and dedication to our community. His many hours of service to GVP made us stronger and are deeply appreciated.

In accordance with our bylaws, the Board sought an immediate replacement in order to maintain the appropriate number of Board members. We are happy to report that Bill Baecker's name immediately came forward as a qualified candidate for the role. After determining his interest, the Board voted to appoint him as Member of the Board and Association Treasurer at its February meeting.

Bill Baecker has a BS in Business Accounting and a Masters in Health Business Administration. His work experience includes over 40 years in hospitals and healthcare organizations, including 29 years as the Chief Financial Officer of several healthcare organizations. He and his wife, Mary Jo, are part time residents. Bill enjoys golf and metal detecting.

Please join us in extending thanks to Bill Varney for his significant service to our community and in thanking Bill Baecker for stepping in to bring his equally substantial expertise to his new role.

All Board members hold one-year terms and all positions are therefore open for election at the Annual Meeting this fall. The Nominating Committee of the Board will be seeking interest from potential candidates beginning mid-summer.

We will make every effort to send a quarterly newsletter with a summary of topics and decisions made at the BOD meetings 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.



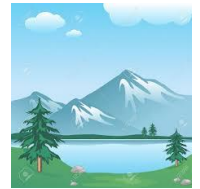
Committee



Technology Committee: We are in the process of working with local broadband suppliers and evaluating their proposals for a for a high-speed broadband network solution.

Lake Committee: The new dock is almost finished with the doggie water ramp. The new privy is coming along nicely as are the game courts and horseshoe pits.

We will be creating a new small picnic area near the new dock for everyone's enjoyment. Looking forward to a wonderful summer!



Landscaping Committee: We are working with our contractor, Grandview Landscaping LLC, to prioritize "spring" clean up, as well as maintenance and repairs to the community common areas.

FINANCIAL STATEMENT AS OF February 28, 2019:



Operating Account:	\$ 254,895
Road Repairs Reserve Account:	\$ 25,000
Other Reserve Accounts:	\$ 75,230
Past Due Accounts Receivables:	\$ 23,888

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.

The road repairs reserve shows we are far short of the \$71,000 needed for current year repairs as stated in a recent estimate.

Past Due Accounts show outstanding annual assessments as well as late fees applied to delinquent accounts.