

Grandview Peaks

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



BOARD OF DIRECTORS UPDATE

Due to the warnings about the coronavirus, we will delay public board meetings at the pavilion until the threat has passed. We will communicate our plans via email or newsletter until we can safely hold public meetings at the pavilion.

The Board is pleased to announce that three new Board members have been appointed; Bruce Little as Secretary and Jeff Simek and Steven Arrowood as Directors. Please thank them for volunteering their time and experience to the GVP POA Board. They are being brought up to date and will attend their first Board Meeting in June. There are now seven (7) members on the Board.

Per the Association By-Laws, Board members will need to be elected for one-year terms at the October Annual Meeting. With this in mind, the Board Nominating Committee will continue to solicit potential future Board Members. If you are interested in serving please contact Julie Gonzalez.

The Board would like to thank the many volunteers who commit their time and energy to various projects around GVP. We plan to thank these individuals and show the savings that the community enjoys in our new segment called *The Volunteer Corner*. Please read this new section and remember to thank your neighbors for their contributions.

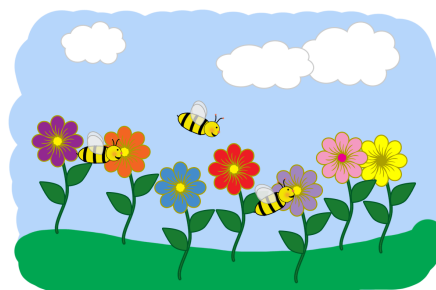
To enable more of you to find a way to participate in the maintenance and improvement of GVP, below is a list of openings for Committee leadership and/or participation we hope you will consider.

- Front Gate Landscaping - participating member in the maintenance of the area and future design enhancements.
- Roadway Committee- participating member in the oversight of future road and culvert repair projects.
- Gate Committee- participating member in the oversight of gate maintenance, both mechanical and the electronic access system.
- Internet Project- participating member of the Internet Project team.
- Trails and Culverts- participating member in the oversight and maintenance of GVP trails, platforms, etc.
- Communications- Leadership of committee to improve communications and transparency throughout the community.

There have been numerous budgeted projects completed and more underway. The major projects include repair of the gravel pit road culvert (this is deemed an emergency exit by the Neighborhood Watch team), full community mulching and the front gate replacement.

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



Of Interest to the Community

[Grandview Peaks Community website](#)

The following COVID-19 information is reprinted from the March newsletter for continued community awareness:

COVID-19 Information: Now on the Grandview Peaks Community website, access information from the Centers for Disease Control and Prevention, the North Carolina Department of Health and Human Services and McDowell County Emergency Management. You can find COVID-19 public health advisories and alerts, interactive maps, case summaries, news, and situation updates.

COVID-19 Scam/Fraud Alert: It has been reported that attempts are being made to exploit COVID-19 worldwide through a variety of scams, such as:

- Selling fake at-home test kits and cures for COVID-19 online, phishing emails from entities posing as the WHO and CDC, malicious sites/apps that lock device access until payment is received.
- Robocalls seeking donations for illegitimate or non-existent charities.

For more information, visit the U.S. Department of Justice at <https://www.justice.gov/coronavirus>

If you think you are a victim of a scam or attempted fraud involving COVID-19, contact the National Center for Disaster Fraud Hotline at 866-720-5721 or via email at disaster@leo.gov.

Front Gate:

Our testing of the new gate system is complete. A questionnaire was sent out to ensure we have your correct information and can implement changes to the system as rapidly as possible. If you didn't get that email, please get in touch with Julie Gonzalez at Julie_Gonzalez@att.net so we can update your information. We plan to be able to roll out individual codes and devices sometime in June. For entry, GVP property owners should enter the following access code sequence at the keypad: **# 2448**. Personal entry codes will soon be provided to each property owner.

The new Gate Schedule is:

COVID-19: CORONAVIRUS
Prepare Protect Prevent

GET THE LATEST INFORMATION
COVID-19 Facts and Figures
for North Carolina

Updated each morning by 11 a.m.

NCDHHS
North Carolina Department of
Health and Human Services

McDowell County
Emergency Management

COVID-19 Advisories & Alerts

View and sign-up for text, voice and/or
email notifications on Covid-19 and other
emergencies in McDowell County.

NIXLE

Centers for Disease Control and Prevention
CDC 24/7. Saving Lives. Protecting People™

Coronavirus (COVID-19)

How to Protect Yourself >

If You Think You Are Sick >

What You Need To Know

- OPEN 7-8:45AM WEEKDAYS ONLY to minimize gate activity for contractor access
- CLOSED the rest of the time

GVP Brush Dump Policy:

The GVP policy has been changed so that construction debris can no longer be dumped at this location. The area is now gated and is only available for property owners to dump small landscape clippings /debris from routine maintenance of their property.

The gates to the brush dump will be open for Property Owner use on the first weekend of every month, unless communicated differently. Possible exceptions may be due to weather or flooding in that area. Hours will be:

- Saturday from 10 AM to 4 PM
- Sunday from 12 NOON to 5 PM

Neighborhood Watch:

Emergency Notifications - The Neighborhood Watch currently uses an automated phone calling app to alert the Grandview Peaks community about emergencies that warrant immediate attention or action. We will soon be enhancing our capabilities with rapid-distribution text messaging.

Emergency events are often related to circumstances that pose a threat to life and/or property and 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.

Our ability to distribute emergency notifications in a timely manner has proven effective. However, it is critical that we all utilize multiple geographically relevant emergency notification sources as assurance for being adequately and quickly informed of potentially life threatening situations

McDowell County Emergency Management routinely distributes important information, advisories and take-action alerts for emergency circumstances using a very effective mass messaging platform. This platform employs voice, text and email messaging to rapidly transmit information based on its importance and timeliness. The Neighborhood Watch subscribes to McDowell County Emergency Management messaging as its primary and additional source of timely emergency information. We strongly recommend that you to do the same.



The messaging platform used by McDowell County Emergency Management is managed by Nixle, a nationwide community information service. This platform is used by many government agencies for the secure, reliable, and high-speed distribution of informational messages. McDowell Emergency Management categorizes most messages as Alerts (urgent 'take action now' emergency notifications) and Advisories (less urgent 'need to know' or 'need to prepare' notifications).

Subscribing to McDowell Emergency Management messages provides you with that additional and very important source of rapid and reliable life-saving information. It only takes a few minutes to sign-up and there is no cost to enroll.

To subscribe to McDowell Emergency Management text messages only, text MCDOWELL911 to 888777 from your mobile phone. To sign-up for voice, text, and/or email messages, go to [Mcdowell County Emergency Management](#). Click only the green **Sign-Up** button at the top of the page to enter your information and to select basic options for receiving emergency messages. Click the **I Accept** button to submit your information, then, be sure to open the **Settings** tab to customize your message options.

Directory of Block Captains & Team Members - For a directory of block captains and block assistants, including their contact information and the streets within each block. [Block Captains](#).

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:

Monday, December 28, 2015, 7:31 PM

McDowell County Emergency Management

Share Tweet g+ Forward

ALERT: TORNADO WARNING
SEEK SHELTER NOW.
FOR MCDOWELL COUNTY UNTIL 7:45 PM
EVENT: TORNADO WARNING ALERT:
A TORNADO WARNING IS IN EFFECT UNTIL 7:45 PM EST FOR NORTHWESTERN RUTHERFORD AND SOUTHWESTERN MCDOWELL COUNTIES. AT 7:05 PM EST...DOPPLER RADAR INDICATED A SEVERE THUNDERSTORM CAPABLE OF PRODUCING A TORNADO. THIS DANGEROUS STORM WAS LOCATED 14 MILES NORTHWEST OF RUTHERFORDTON...OR 5 MILES NORTHEAST OF LAKE LURE...MOVING NORTH AT 30 MPH. LOCATIONS IMPACTED INCLUDE... SUGAR HILL AND OLD FORT.

INSTRUCTIONS:
A TORNADO IS LIKELY DEVELOPING. SEEK SHELTER IN AN INTERIOR ROOM ON THE LOWEST LEVEL OF A HOUSE OR OFFICE BUILDING. PLACE AS MANY FLOORS AND WALLS BETWEEN YOU AND THE OUTSIDE AS POSSIBLE.

For full details, [view this message on the web.](#)

Sent by **McDowell County Emergency Management**
294 South Main Street, Marion, NC 28752
Powered by Nixle, LLC.

ALERT DETAILS
Event Description: Tornado Warning
Severity: Extreme - Extraordinary threat to life or property
Urgency: Immediate - Responsive action SHOULD be taken immediately
Certainty: Likely (p > ~50%)
Category: Meteorological (inc. flood)

- The construction of the original shed at the lake was led by Tom Mills and John Breeden. Todd Black provided the materials and all the labor was free. Estimated saving to the community - \$2,000
- The second shed adjacent to the original shed was donated by Jim Farrar and is used to store the game equipment. The shed was restored to match the original shed and the work was performed by Tom Mills, Kevin Powers and Rick Rotsch. Estimated savings to the community - \$1,200
- The arched bridge leading to the walkway around the beach area at the lake was reconstructed as a level bridge. The work was performed by Tom Mills, Kevin Powers, Rick Rotsch and Phil Douglas. Estimated savings to the community - \$1,200
- GVP recently replaced the security cameras at the gate. Simeon Morfe donated his skill and time installing the cameras. Estimated savings to the community - \$500.
- Thanks to Sharon Allen, Sandy Hancock and Gay-Marie for recently completing spring clean-up and decorating at the gate; I think all will agree it is a beautiful welcome to our neighborhood.
- A special thank you to Ginger Smith who recently resigned from the GVP POA Board. Ginger made numerous contributions to the community during her 3+ years and as one of our original Board members. Thanks Ginger for all your hard work!

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: The Architectural Review committee is continuing to review applications. For March-May there were 11 applications, 4 for new construction and 7 for lot improvements. We are still looking for new members for the review 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 no plans to meet or begin planning any future events until the Governor lifts the "stay at home orders" to allow socializing of large groups. The only future event on the calendar at this time is for Wednesday, December 30, 2020 at the Marion Train Depot to celebrate the "Eve of New Year's Eve". We were unable to rent the Depot for December 31 because it was already reserved.

Communications Committee:

The Communications Committee continues to identify useful forums to get out important and useful information to the community. Please take advantage of the GVP Facebook page (Grandview Peaks NC Homeowners), the [Grandview Peaks Community](#) website and other communications that are intended to keep all property owners informed.



As always, if you have any suggestions or would like to contribute information or articles for the newsletter, please send them to: gvpnewsletter@gmail.com. Your thoughts and contributions are appreciated.



Welcome Committee: The GVP Welcome Packet continues to be shared with new lot owners and new residents via email. The same Packet is available on the community website. [Grandview Peaks Community](#) A visit to new residents and delivery of the engraved beverage bottles is also continuing. If you are aware of a new resident, please share with the undersigned so no one is missed. Also, any new resident who has not been visited by a Welcome

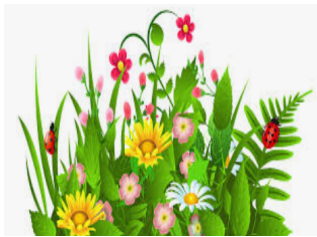
Committee member or a new lot owner who has not received a Welcome Packet email, please contact the undersigned. If you would like to purchase an engraved beverage bottle at \$10 each, contact the undersigned. For more information or questions, contact Donna Kaisoglus at welcometogvp@gmail.com

HOME SERVICES RECOMMENDATIONS: 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. 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. This Recommendation Form is for positive comments only. Find a link to complete the Home Services Recommendation Form on the first page of the GVP Community site. [Grandview Peaks Community](#)



To view an up to date Report of all Recommendations, click on the link included in each GVP Newsletter [Home Services Recommendations Report](#).

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



Landscaping Committee: We continue to have good results from Naturescapes landscaping services. Their responsiveness and quality of work continue to be excellent.

Erosion Mitigation - Sommers Brothers contractors completed work on two sites on Waterfalls trail and a major repair at the intersection of gravel pit road and Waterfalls trail. All three sites were checked following 36 hours of rain and all three sites handled the water without issue.

Walking Trail - The walking trail continues to be monitored on a regular basis and is currently in good shape. Brush and tree trimming along the trail will be done late in the fall.

Front Gate Waterfall - Dean Taylor has been working on the waterfalls at the gate and new pumps are being ordered. We should see the waterfalls running again soon.

Roads - A strategic plan for road maintenance/repair is nearing completion. One of our neighbors, who is extremely knowledgeable in this area, has developed options and a potential timeline for the Board to consider that is intended to maintain a quality road network while optimizing and controlling the amount of money needed in this area.

Technology Committee:

Front Gate - Effective immediately, the gate access procedure for contractors and home service providers has changed. This memo contains specific procedures for your contractors to obtain a gate entry code for access to



Grandview Peaks. NOTE: If your contractor does not have an entry code, they may not be able to enter the community.

As you are aware, we recently completed equipment upgrades at the Grandview Peaks gate to help ensure the safety and privacy of our community. The gate is open mornings from 7:00 - 8:45, the times during which most contractors arrive on site; no codes are required during this time.

For all other times, our policy is for the gate to be closed; contractors/vendors must have an individual gate entry code to gain entry to the community. These assigned codes will allow contractor/vendor access weekdays from 7 in the morning until 7 in the evening and Saturdays from 7 in the morning until 2 in the afternoon. There is no contractor access permitted on Sundays. The following contractors have already received their individual entry codes:

- Bear Creek
- Bear Den
- Carolina Carpentry
- Essential Property Mgn
- Moss Marlow Builders
- NatureScapes
- Owens Builders
- Powell Group
- ROHR Builders
- Schumacher Home
- South Mountain Log Homesite
- Sweet Creek Construction
- Timber Block USA

If your contractor/vendor is not on this list, you must obtain an access code for them by contacting Julie Gonzales, at Essential Property Management: Office: [\(828\) 484-0469 ext. 101](tel:8284840469); Emergency [\(828\) 242-1572](tel:8282421572); E-Mail: Julie_Gonzalez@att.net.

Please watch your e-mail for updates as gate system enhancements continue to roll out in the weeks ahead.

Lake Committee: The Lake Committee continues to make repairs and improvements at the lake and pavilion area.

- The Committee organized a social distancing compliant volunteer project to repaint the boardwalk around the beach. The area



looks renewed and refreshed. Numerous volunteers participated and saved at least 40 hours of paid labor, in addition to over 60 hours in sanding and painting all of the boardwalk structure by John and Patty Fleming. Thank you for your volunteerism spirit.

- The erosion issues around several areas of the lake bank were recently corrected with stone and hydro-seeding.
- The Board approved funding for the installation of electrical outlets to the Pavilion.
- An inspection of the dam was recently completed by Watermark Engineering and it was determined to be in good condition.



Covenants Committee: The Covenants Committee continues to perform monthly inspections on active construction projects to monitor progress relating to Covenant requirements. Construction projects include new home construction, additions, garages, sheds, and fencing. These project types need to be reviewed and approved by the Architecture Review Committee prior to the start of construction.

During inspections, the Committee will follow an inspection checklist, but will also monitor site conditions which include trash containers, site posting locations, and soil erosion control measures. Homeowners are notified of any issues and advised to take corrective actions where necessary.

The committee will also review homeowner generated complaints from within the community. The majority of these complaints center around recreational vehicle and trailer screening, and propane tank screening. The guidelines for properly screening these items are covered by the Covenants.

In February, the GVP Board of Directors requested the Covenants Committee to better define storage trailers for the Covenants. The Committee drafted language associated with storage trailer screening, which was submitted to the Board in March. The committee also suggests that any sites requiring screening, for trailers and RV's be reviewed by the ARC committee for compliance and consistency.

If a homeowner has any question or would like an informal review of their individual situation or concern, a member of the Covenants Committee could meet and provide some guidance.

FINANCIAL REPORT – 2nd Qtr. 2020



Operating Cash on Hand @ 4/30/2020.....	\$265,091
All Reserve Funds Total @ 4/30/2020.....	\$182,040

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 April, we had received 96% full payments of the annual assessments billed for 2020. A total of \$15,000 impact fees have been collected year-to-date, bringing the total Road Repair Reserves to \$57,750.
- Naturescapes continues their work mulching the entire community complex this year and Sommers Brothers completed work on replacing two culverts on Waterfalls Trails and replacing the culvert at the intersection of Waterfalls Trail and Gravel Pit Road.

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

