



Grandview Peaks

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

[Grandview Peaks Community website](#)

ANNUAL POA MEETING SUMMARY

The Annual POA member meeting was held on October 12 at 10:00 AM at the Lake Pavilion and there were 148 property owners present in person and by proxy. Mike Ruhlen gave the President's report and reviewed the following Board activities:

Financial Controls approved, building completion covenants, contiguous lots assessment covenant, impact fees level, executive sessions, legal opinion concerning contiguous lot owners, and request for proposal for landscaping/maintenance services. The membership approved to retain the current level of impact fees at \$2,500.

The treasurer's report was given, and the membership approved the 2020 Budget as presented. Other highlights of the annual meeting included an update from the technology committee on the progress of high-speed internet services, and updates from the architectural review committee, landscape committee and the social committee.

A property owner presented the use of individual mail boxes vs cluster boxes. The majority of the property owners agreed that cluster boxes were more secure and aesthetically pleasing.

Property owner, Kristen Lewis, presented an offer to assist property owners with their trash disposal.

There were no additional board nominations received with the exception of the current board members. The following seven (7) property owners were elected to the Board of Directors for a term of one (1) year to fill the seven (7) vacancies:

Mike Ruhlen, Ginia Morfe, Bill Baecker, Ginger Smith, Tom Sykes, John Breeden, and Mike Piacentino.

GVP POA Board of Directors

More Important News

POA Assessments: We remind all property owners that the annual 2020 assessment is \$835.00 per lot and will be 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.



GVP Holiday Party will be held at the Marion Train Depot on **12/14**. Email has been sent with details.



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

Of Interest to the Community

Resignation Announcements:

We have had 2 recent Board Member resignations. We appreciate the tremendous service both have given.



Mike Ruhlen: Mike is an original GVP POA Board Member and served as President this past term. All of you have seen the expertise and finesse with which Mike has led the community attended Board Meetings. That's just the tip of iceberg. Working side by side with us, Mike has spent untold hours on Board activities and has greatly helped establish the newly formed Board with his great leadership skill. Mike has stepped down due to complications from a medical condition that developed after Labor Day, to ensure a more rapid and complete recovery.

Tom Sykes: Tom stepped in to fill a Board vacancy over a year ago and has served a full term this past year, tirelessly leading the Landscaping committee. Tom worked hard to keep the community what it was when he and his wife Kathy decided to move here – peaceful, beautiful, and filled with great people. During the last few months, he and Kathy have faced some medical issues so Tom has had to resign for health reasons.

On behalf of the community, we want to thank both Mike and Tom, and their wives, Cathy and Kathy for their contributions and send our best wishes for speedy recoveries.

Legal Matters:

As you know, the contract with Grandview Landscaping, LLC was terminated on September 30, 2019. As we discussed at the annual meeting, Grandview Landscaping retained legal counsel concerning the termination. The association's attorney informed their counsel of our grievances of non-performance and damages to common areas. The association has negotiated a probationary term for services with Naturescapes Landscaping. Once we have more information concerning this matter, we will update the community.



We have recently received a lawsuit that was filed by a property owner against the association, the declarant and successor declarant. A claim has been filed with the association's Directors & Officers Insurance Policy and they will be covering defense costs. The matter is concerning association covenant amendments and their validity. Once we have more information concerning this matter, we will update the community.

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

Summary of Landscape Maintenance Services:



We have hired **Naturescapes Landscaping** to perform the maintenance within the community.

- **Routine maintenance along roads and common areas:** March 15th - October 15th
- **Mowing & Trimming:** Approximately 12 feet on both sides of the roads
 1. Commons by the gate and the lake area, will be mowed weekly during the season
 2. Mow and trim all other areas bi-weekly
 3. Side cutting the upper banks and lower slopes approx. 15' late fall
 4. Side cut mowing past safe zone one pass on lower banks and one pass on upper banks every 6 weeks during mowing season
 5. Mulch beds will be maintained weed-free on a weekly bases during the mowing season
 6. Removal of dead or dying plants in shared planting beds
 7. Herbicide application on road monthly
 8. All grass should be cut between 3-4 inches
 9. Prep and Seed 3 acres a year of shoulders of roads
 10. Fertilize 10 acres per-year
 11. Leaves and grass clippings will be removed on a regular basis
 12. All areas will be mulched once a year 1-inch thick early Spring
 13. Maintain hiking trails
 14. Trim trees by the gate in the fall and shrubs in the fall, spray as needed
 15. All roads and ditches will be blown during Fall season to maintain integrity of shoulder and drainage
- **Repair:** Repairing banks, shoulder and Hydro-seeding:
 1. Shoulders will be prepped with a tractor rake where accessible
 2. Banks will be raked with arm rake attachment on tractor
 3. Areas where erosion is significant, dirt will be hauled to repair site from the site beside the lake
 4. Hydro seeding will be done after areas are ready for seed (All materials will be provided by GVP)
 5. The work will be performed throughout the property in a 2-year period, which means ½ of all the repair will be done on the first year and the other ½ on the second year of the agreement, prioritizing the work that can be done faster
- **Storm Clean up:**
 1. Community will be cleaned up within twenty-four (24) hours after a storm (Falling trees up to 6", limbs and other natural debris, everything needs to go to the brush dump behind the lake).
 2. If a severe number of trees fall during a storm, cost of work will be charged separately.
- **Lake:**
 1. Trash should be removed once a week during the off-season and twice week during the season.
 2. Bathroom must be cleaned on a weekly basis
 3. Pavilion will be blown off and picnic tables wiped down weekly. Game area maintained weekly
- **List of Materials provided by GVP:**
 1. Replacement plants
 2. Fertilizer
 3. Grass Seed
 4. Mulch
 5. Hydro Seeding Supplies



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 July-November BOD Meetings:

- Developed the procedure for dealing with covenant non-compliance:
 - A friendly letter will be sent informing the property owner of the non-compliance and request that they contact Julie to discuss details and possible paths to compliance.
 - If there is no response from the first letter, a second letter will be sent with further details including a hearing date with the Covenant Committee.
 - After the hearing, a letter will be sent with the Committee's determination from the hearing and any follow up details.
- Discussed whether contractors will be allowed to pump water from the well by the gate or from the lake. Due to the potential costs associated with problems that could be caused by pumping, it was determined that Contractors can bring their own water to building sites. They will no longer be allowed to pump from the well or the lake.
- The original impact fee of \$2500 has been reinstated and was also voted on by a show of hands at the annual meeting.
- The 2020 budget was approved and also voted on by a show of hands at the annual meeting.
- Discussed the request for individual mailboxes. The majority of community members are happy with the cluster mailbox system. The community design intent was to protect the visual beauty of the community by use of the mailbox clusters thereby eliminating the need for roadside mailboxes. Our community has minimal rules regarding private property displays such as yard art, front porch flags, etc. Mailboxes attached to your primary residence fit into this same category.

In summary, roadside mailboxes will continue to be prohibited to maintain the beauty of our community, however, traditional 'next to your front door' mailboxes and drop boxes can be attached to the exterior of your home or garage structures. It will be your responsibility to obtain the approval of the Post Master to enable home delivery and to make all other necessary arrangements.

A VERY SPECIAL THANK YOU !!!!



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.

We want to thank everyone who has volunteered their time and tell them how much we appreciate all they do.

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. These are the kinds of activities that could use more help.

- Lake Management
- Landscaping oversight
- Road Management
- Planning, setup and cleanup of community Social events
- Building experience to participate in Architectural reviews of proposed new home plans
- Technology or Business background to help explore internet options
- Electro-Mechanical background for gate maintenance
- General oversight of needs as they arrive
- Decorating and maintaining the front gate area
- Extra hands for projects as they arise
- Writing or layout skills for working on Newsletters
- Other – what are your interests and ways you can help

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



Social Committee:

Events: The recent Soup and Stew event was a great success with over 40 attendees even on a rather chilly day. The Christmas Party is scheduled for December 14 and will be held at the Marion Train Depot. Emails have already gone out letting GVPers know how to make a reservation.

Completed Shed addition: The small shed addition is complete and all the recreational gaming equipment has been put in the new addition and is available to all GVPers. Thank you to the men who worked to make this addition look like it was part of the original larger shed (which is locked because it contains supplies purchased by the Social Committee for community events).

Welcome Packets: The Social Committee has begun giving out Welcome Packets to new neighbors. When a lot is purchased, a Welcome Packet is sent via email with an introduction to the surrounding area. This enables individuals to have convenient access to helpful information that aids in their relocation.

When a home is purchased or built, someone from the Social Committee welcomes the new neighbors and delivers a welcome gift that includes beverage bottles with a GVP logo.

Beverage bottles are also available for purchase for \$10 each.



Technology Committee: At the annual meeting, the Tech team presented a [summary](#) of the proposals we received from internet providers and sent a survey so everyone had a chance to offer their opinion. THANK YOU to all who responded to our survey and to those who have given words of encouragement and thanks. The entire team has been working very hard to find a solution. Your opinions and comments are so important in helping us put our efforts toward a solution that will work for this community.

We met with Spectrum and gave them a list of the improvements we want to see in their proposal. Having all your comments from the annual meeting and the survey, gave us a good idea of what the community wants. We are also back to the drawing board and working on another idea that would give us more control and greater flexibility. We will keep you informed.

The Tech Committee will be working to upgrade security cameras in 2020. We continue to make gate repairs and may need to upgrade gate motors next year as well.



Roadway Committee: The roads were patched throughout the community in the spring. The Crack and Gator Sealing planned for this fall will be postponed till late next spring to allow for better elimination of crabgrass in the roads in preparation for more effective and longer lasting crack sealing.



Covenant Committee: The newly formed Covenant Committee held a hearing with Property Owners who are currently exceeding the completion deadlines for new home construction. The Covenant Committee's goal is to help our future neighbors to complete their home construction projects in a timely manner by providing assistance when possible. During the hearing, property owners spoke about their project challenges and agreed to provide completion schedules to the Committee for future monitoring of progress.

Future Activities:

1. Create a quarterly process for notifying homeowners as they approach the 12 & 15 month completion deadlines.
2. Monitor the completion of projects currently exceeding the deadlines.
3. Create a routine process for verifying completion of additions/garages/fences approved by the Architectural Review Committee.
4. Create a process for responding to community complaints regarding Covenant violations.



Lake Committee: The Lake Committee has completed a number of projects including development of a sustainable budget for maintenance activities, a monthly schedule for completion of these maintenance tasks, sand replenishment on the beach, wasp eradication under the boardwalk and around the pavilion, removing the tripping hazard at the top of the beach access stairs, completion of the storage shed for recreational items, lake stocking, algae control, privy maintenance, an effort to keep geese off of the swimming dock and installation of an automatic timer for lake refilling.

Future Activities:

1. Dry side dam wall inspections
2. Water quality testing
3. Evaluation and installation of erosion control methods on east and west side of lake/liner edge problem areas.
4. Solar lighting in the privy.
5. Evaluation of electrical plugs and lighting within the pavilion.
6. Establishment of walking access from Lakeside Trail to the far side dock.
7. Continuing efforts to keep geese off of the swimming dock.

Committee



continued

Architectural Review Committee: It has been a busy year for the ARC. GVP is growing. In 2019, the committee has approved: 9 homes, 4 garages, 7 sheds, 3 additions and 1 change in paint color on existing home.



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



Landscaping Committee: RFP proposals were received and a selection committee (made up of community volunteers and landscape committee members) was formed. This committee compiled a comprehensive list of what needs to be addressed by the landscaping company, reviewed the proposals and interviewed the top candidates. They made a recommendation to

hire Naturescapes Landscaping.

We hope everyone enjoyed the fall decor. We will be shopping for Christmas decorations soon and plan to put them out the first of December.

FINANCIAL STATEMENT AS OF October 31, 2019:



Operating Account Balance:	\$ 71,023
Reserve Fund Balance:	\$108,950
Impact Fee Reserve Balance:	\$ 42,750
Past Due Accounts Receivable:	\$ 5,060

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.

Due to the savings from the new community landscaping arrangement and the delay of the road sealing until the spring, it is expected the POA checking account will retain approximately \$17,000 by the end of the current fiscal year. However, the Board did decide to spend up to \$7,500 in unscheduled costs to install rip rap for lake frontage areas where wind is causing erosion damage.

2020 Budget Highlights: At the annual meeting held on October 12, the members approved the 2020 budget.

- An increase in the annual assessment to \$835
- Funding included to mulch the entire complex common areas in 2020 (\$8,000)
- Funding included to upgrade the security cameras by the gate (\$3,300)
- Funding for \$65,000 in anticipated road repairs and sealing cracks: \$22,500 will come from impact fees and \$42,500 from the annual assessment
- Money for continued funding of all reserves in the amount of \$40,464. Board will most likely need to use the gate reserves for replacing the two gate motors in 2020.
- Included \$11,250 contingency for unexpected expenses