



# Grandview Peaks

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

[Grandview Peaks Community website](#)

## SUMMARY OF THE BOARD OF DIRECTORS MEETING GRANDVIEW PEAKS PROPERTY OWNERS ASSOCIATION

The GVP POA Board meeting was held on May 11, 2018 and approximately 40 people were in attendance. The Board held a regular meeting and ended with a time for community Q&A. Many of the topics discussed are included in this newsletter. Based on a lot of feedback the Board received after the meeting, the next Board meeting will have the following guidelines in place during the Q&A portion of the meeting.

- All feedback and questions are welcomed by the Board
- Anyone wanting to speak during the Q&A can sign in just prior to the meeting and include the topic of their question
- Each person on the sign-in list will be called on and will be given 2 minutes to share their question or concern
- Comments are not to single out a specific individual in this public forum
- All discussion is to be respectful and constructive
- The chairperson facilitating the Q&A will be representing the Board in the management of the Q&A discussion and has the Board's approval to manage the meeting according to these guidelines
- Disrespectful people causing disruptive behavior will be asked to leave

We look forward to being with our neighbors at the next Board meeting. The date will be announced via the GVP Board Newsletter

**GVP POA Board of Directors**

## More Important News

**POA Assessments: We need to remind all property owners that the annual assessment is \$635.00 per lot and is due on the 1st of January. If you haven't already mailed your payment, please do so. There is 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](mailto:julie.gonzalez@att.net)**

**Emergency # 828-242-1572**

## Upcoming Events

**June 1 - Friday Night Social**  
7:00 BYOB and a snack to share

**June 6 - Movies at The Lake:**  
*"The Greatest Showman"*  
When it is getting dark – bring your own chair, beverage & snack

**June 15 - Friday Night Social**  
7:00 BYOB and a snack to share

**June 23 - Game Night**  
6:30 More info to come

**June 29 - Friday Night Social**

**July 7 - Fourth of July Potluck**

**July 11 - Movies at The Lake**

**July 20 - Friday Night Social**

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

# Of Interest *to the Community*

**Essential Property Management** is empowered by the Board to receive all communications and pass them along to the Board for review. Julie has the support of the Board to respond to emails on behalf of the Board with appropriate information.



**Speed Limit:** Please respect the 25 MPH speed limit when driving in the community. Contractors will also be reminded to adhere to this policy and to advise their subcontractors.

**Road Maintenance:** Road maintenance is costly. Normal wear and tear is expected and has been paid for by Todd up until the turnover of the community to the property owners. An annual budget for road repair was in place for 2017 based on historical costs. This past year, the cost of ongoing road maintenance was significantly higher than previous years due to an unusually harsh winter, where freezing and thawing caused roadways to heave and due to the increased amount of heavy construction vehicles. To ensure that the burden of increased construction is not carried by the community as a whole, an Impact Fee has been established.

**Impact Fees:** To help offset the cost of our annual road repairs, a \$2,500 impact fee will be charged to the contractor of all new home builds, starting May 12, 2018. These fees will be used to pay for repairs to the roads due to heavy trucks and equipment used for building site development and delivery of building supplies.



**Late Fees:** A late fee of \$20 per month will be charged to property owners who have missed their payment due date. The first fees were issued in February 2018 to those who missed the January 2018 due date. These fees will help to cover collection costs.

**Filing Liens:** In order to collect any unpaid association fees, the POA will now file a lien with the county for all unpaid fees totaling \$1,000 or more. Although we will continue to work with the property owner to receive payment, we will delay filing a lien until the unpaid balance reaches \$1,000 or more, due to the costs incurred for legal services and processing costs for filing a lien. Liens give the POA an interest in the debtor's property. After filing a lien, the lien becomes public record, which places the POA in line with other creditors and improves the chances of collecting.

**Gate:** The gate is open on weekdays during the day to minimize damage to the gate by construction vehicles. It is generally closed in the evenings and on weekends unless a special need arises for it to remain open.



*GVP Neighbors, please submit any concerns to [Julie\\_Gonzalez@att.net](mailto:Julie_Gonzalez@att.net)*

# Keeping our Neighborhood beautiful



## **Landscaping Maintenance Schedule & Contract**

It takes approximately 6 working days to mow with the large mowers and 10-12 working days to clean up with the walking mowers and trimmers. If an owner has cut or trimmed their lawn, riding over the area will do more harm than good. The committee will determine what is best for the grass and the area. Please understand that weather conditions play a large part on growth patterns and mowing restrictions.

Our landscape contractor's agreement is for five years. It includes a 5% escalator each year. The increase is to compensate the contractor for annual increased payroll and tax liabilities as well as equipment maintenance and replacement expenses. In addition, the agreement that was negotiated between the contractor and Todd Black prior to the turnover meeting includes maintaining all new areas that Todd is developing on an ongoing basis without further increases for maintaining those extra areas. The POA's additional costs will be the expense associated with additional mulch, stone etc. that the contractor will use during the normal replacement schedule as mandated by the budget.

**Constructions Debris:** The head of the Architectural Review Committee has spoken with each of the builders and has asked them to make sure their construction crews clean up the sites each day. A \$500 cleanup fee will be charged for non-compliance. He will also ask them to make sure their crews respect our speed limits.



**Pet Owners:** Please be courteous to your neighbors by keeping your pets under your control at all times. Be a good neighbor and pick up after your pet.

## **Memorial Day Potluck and the Big Storm!**

Our first big event was great fun despite an unbelievable downpour and even thunder and lightning while we were setting up. Somewhere between 80-100 people attended and many stayed for almost 5 hours. Good food, good friends, good conversation! Thank you all for coming out, bringing great food and laughing together about the weather.



*GVP Social Committee*



# Board of Directors

## Meeting Decisions

The 2 priorities that factor into every decision we make are keeping the community as it is and keeping costs down.

- The Board agreed that those accounts with a balance of \$1,000.00 or more will be sent to the association's attorney to file a lien against their property. (For more information, See "Filing Liens" in the *Of Interest to the Community* section)
- The funds collected from the impact fee will be used for roadway maintenance and repairs. (For more information, See "Impact Fees in the *Of Interest to the Community* section)

Board Meeting Minutes are approved at the subsequent board meeting and once approved are available to any owner upon request.



Newsletters will be used to communicate Board activity/status to the GVP POA – and will contain any noteworthy updates. Everyone who has supplied email addresses to Julie will get these board communications.

**Remote Control for the Gate:** If anyone is interested in the details for purchasing a remote control to operate the gate and how to configure it, please contact Julie Gonzalez for details.



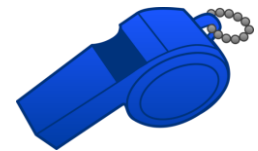
# Committee



**Landscaping Committee:** We are aware of erosion concerns throughout the community. Todd Black has donated gravel to the community to fill along the main roadway, however, there are several shoulders of the roadways that are washing away. The committee will be inspecting these areas and obtaining quotes for materials. The in-house grounds maintenance crew will provide the labor. The project will most likely be done during the late fall when the lawn maintenance schedule is not as demanding. Depending on the cost of the materials, some of the repairs may need to be completed the following year due to budget constraints.



**Violation Control Committee:** The Violation Committee is responsible for the identification and verification of any reported covenant violations in the Grandview Peaks neighborhood. We assure the timely and courteous notification of violations to the appropriate property owner via Essential Property Management. The board can also act as a ruling body if said violation is in dispute by the property owner. Reminder, please make sure to not leave trash outside of your home uncovered to avoid it blowing over onto other properties or from having critters getting into your trash.



**Architectural Control Committee:** Remember all property owners are required to fill out an ACC Form prior to construction or modifications to your home. The impact fee is due when you submit your application for a home build. Please make sure to talk with your contractors to maintain the construction areas clean and neat.

**Social Committee:** The Social Committee is doing great meeting our own goal of having at least one social event a month. Now that the nice weather has arrived, there are multiple events scheduled each month so that all of us GVPers can enjoy getting together with friends and getting to know new neighbors.



The Committee and the Board decided early on that there would be NO Budget for social events. We didn't want to affect the annual dues. So, you will notice that events are mostly BYO and have a minimal charge to cover basics like chair rentals, paper products, etc. We are always thinking of creative ways to have great social times that cost very little. Ideas are always welcome and there will be a suggestion box at most of the events.

# Committee

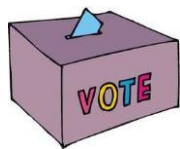


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**Technology Committee:** The survey told us that addressing the Internet issue should be our primary focus. We are in the process of design and cost assessments for running fiber optic throughout the community. Our plan is to make this service available to everyone in GVP but it will be strictly voluntary to participate. However, there may be a financial incentive to get in on the ground floor.

**Gate Committee:** If you come to the gate and it is not opening, please do not push on the gate. Contact management at 828-484-0469 during working hours or 828-242-1572 after hours.



**Nominating Committee:** According to the By-Laws of GVP, Article III – Committee: Section III. Nominating Committee. A nominating committee shall be established which shall consist of the Vice-president and three Board members designated by the executive committee. The purpose of said committee shall be to assist the Board in researching candidates to serve as officers of the Corporation. Members of the nominating committee shall serve until their function of assisting with said nominations have been completed. If you are interested in running for election to the Board of Directors for 2018/2019, please email your “resume” as your intent to run notification to management via email at [julie\\_gonzalez@att.net](mailto:julie_gonzalez@att.net). Management will provide all resumes to the Committee for review. All resumes must be submitted by July 31, 2018.

**Budget Committee:** The committee will be meeting soon to discuss the 2019 projected expenses. The Board has voted overwhelmingly to “keep GVP as it is” and “keep costs down.” These directives are kept in mind for all budgeting discussions and for all of the Board’s decisions.



## FINANCIAL STATEMENT AS OF APRIL 30, 2018:

Operating Account:	\$183,567.06
Reserve Account:	\$ 71,723.27
Past Due Accounts Receivables:	\$17,090.46

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.