

Grandview Peaks

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

[Grandview Peaks Community website](#)



POA BOARD NOMINATION & ELECTION INFO

GVP Community:

The Property Owners Association is charged with electing its Board of Directors at the Annual Meeting of the Membership. This year, the **Election and Annual Meeting** will take place on **October 13**. In order to prepare a ballot, the Nominating Committee of the board opened a nomination period this summer and concluded it on July 31. No individuals other than existing Board members had expressed interest in running for these positions by the close of the nomination period.

As described in this newsletter, our friend and colleague Don Fowler found it necessary to step down from his elected role with the Board. Under the Bylaws of the Association, the Board exercised its authority to appoint a new Board Member so that the work of the Landscaping Committee could continue in an uninterrupted manner and with a Board member as its leader. We are grateful to Tom Sykes for his willingness to take both a Board position and serve as Landscaping Committee Chair. He will be standing for formal election to the Board along with existing Board Members at the annual meeting.

The Nominating Committee has verified that all candidates are property owners at GVP and that no nominees hold a conflict of interest with respect to the operation and interests of the POA. We are pleased to provide statements from each of the Board candidates in this issue. It is also important to note that NOMINATIONS FROM THE FLOOR will be accepted at the Annual Meeting.

We encourage your attendance and your participation in this important meeting.

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**

Emergency # 828-242-1572

Upcoming Events

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

Aug. 17 – Friday Night Social
7 PM

Aug. 21 – Trivia Game Night
7 PM Lots of fun!

Aug. 24 – Friday Night Social
7 PM

Sept. 1 – Labor Day Potluck at
5 PM [Sign up link](#)
Craft Fair starts at 4 PM

Sept. 3 – Fish and Fry 9-12

Sept. 14 – Social - more info to come

Sept. 29 – Dancing under the stars - more info to come

Oct. 13 – Annual Membership Election & Budget Meeting

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

Of Interest to the Community

Resignation Announcement and Appointment of Interim Board Director for the Remaining Term:

Don Fowler has resigned from the Board. Don has played a huge role in helping to establish the new POA Board. He created and chaired the new Landscaping Committee, which is one of our more time-consuming committees. He has put landscaping processes in place, gathered a committee dedicated to the beautification of GVP and has worked closely with Todd to transition responsibilities from Todd to the Board. We are really going to miss him at our Board Meetings, but fortunately we'll still have him and Brenda as much loved neighbors.

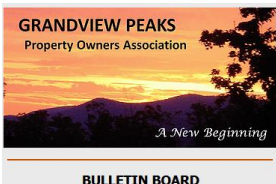


We are really lucky to have Tom Sykes willing to jump right in to take over Don's responsibilities. When a Board position is vacated mid-term, the By-laws of the Association allow for the Board to appoint a new person for the remainder of the term so that everything continues to run smoothly. Tom has been appointed by the Board to be a Board Director and Chairman of the Landscaping Committee for the interim. Within this, his first week, he has already taken on the responsibility of the Landscaping Committee and is leading an effort to address road erosion problems. We really appreciate his enthusiasm and willingness to jump right in

911 Addressing: It is crucial that everyone obtain their correct **911 address** so that in an emergency, the responders will be able to find your home easily. All homeowners should **ensure that your posted house number is same as that issued by 911 Addressing**. 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. Residential 911 Address Plate is only \$5 per plate.



New POA Bulletin Board: There is a new section on the [GVP Community Website](#) where you can see when the last newsletter was sent or any other important POA board information. Although we send to the whole list, sometimes any number of problems could prevent it from getting to you. If you haven't received the latest newsletter, just contact Julie and request a copy.

Annual Craft Sale: There will be many GVP residents participating in our annual craft show which will start at 4PM just prior to our Labor Day Potluck. Please come early and support these talented crafters/artisans. A lot of work goes into the products they make. There will be GVP t-shirts for sale as well as special orders taken. There will be handmade wooden trinkets, Clay figurines, Carvings, Knives and books written by one of our very own, just to name a few. If you want to sell, there is still time - Please contact Jude Eckert at 828-200-2790.



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 August 10, 2018 BOD Meeting:

- A Lake Committee was formed for the purpose of maintaining the lake. There are so many issues involving the care and maintenance of the Lake that it needed a separate committee. For example: pump and fountains maintenance, water quality testing, maintaining the fish ecosystem balance, sand retention on the beach.... Please reach out to Julie if you would like to volunteer for this committee.
- A Roadway Committee was formed to keep track of areas that need asphalt repair and for erosion repair/prevention. Please reach out to Julie if you would like to volunteer for this committee.
- Decided to engage the community in a focused effort to catch Bluegills to reduce their population from our lake. The 1st GVP Fish and Fry will be held on Monday, Labor Day from 9-12. Everyone is invited to come, even if you don't fish. Come and participate! The more hands we have the easier it will be and of course more fun too.
- We have had several complaints about residents finding pet waste on the beach. We decided to prohibit pets on the beach due to the many health risks stemming from organisms associated with pet waste. A separate communication with more details has been sent. Signs will be posted prohibiting pets on the beach. Pets will still be allowed in the other common areas at the lake, pavilion and grassy areas, just not on the beach. We urge all pet owners to be extra vigilant in picking up waste in these common areas.
- Discussed the need for additional signs for the common area at the lake stating the rules (e.g. take out the trash you make, no pets on the beach, etc.).
- Detailed discussion on the nomination process and the need to communicate this. Please see page 1 for more details. Bios of candidates running for election to the Board are listed in the next section.

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.



POA BOARD CANDIDATES – BIOS

Ginia Morfe: GVP POA Board President and Social Committee Chair

I have served as President of the Board, and Chairman of the newly formed Social Committee this past year, the inaugural year of GVP's POA Board. I feel strongly about my personal commitment and the Board's overall commitment to fulfill what was requested when all were voted in a year ago: Maintain costs, and preserve GVP's beauty and appeal as it is. This commitment is a central theme for the Board and drives all of our decisions.

I would like to continue to serve on the Board for the coming year to preserve continuity as GVP transitions from a Developer-led community to a Self-managed community with a Board made up of neighbors. In my work life, I have been VP of Marketing in the pharmaceutical industry, and more recently, as an independent consultant, have provided corporations with a variety of advisory services: Leading large international teams in strategic planning; Facilitating consensus building workshops; Performing deep business analyses and recommendations of smaller companies' organizational structures, strategic plans, and client portfolio. I have also previously served as President of the Board of a non-profit organization focused on At-risk teens. My husband Simeon and I love living here in GVP and I would be thrilled to continue contributing my time and skills to GVP as a Board Member.

Mike Ruhlen: GVP POA Board Vice President and Nomination Committee Chair

My wife Cathy and I acquired our property in 2010 and moved into our GVP home in 2014. We are able to spend most weekends at GVP and have come to deeply love the many positive things that accompany our life here. Like many of you, my blood pressure drops and I begin to relax as soon as I pass through the gates. Because I am not yet a full-time resident of GVP, I believe I bring the perspective of those property owners that have not yet had the opportunity to build and I am in GVP enough to understand the concerns of those who have. I support the Board's work and mission of supporting GVP as a premier mountain community.

I have had the privilege of serving on the board as Vice President and Chair of the Nomination Committee. My career as a physician and healthcare administrator has provided a deep understanding of not-for-profit organizations, including related financial, legal, regulatory and contractual matters. I have held many leadership positions in healthcare and I believe I bring skill sets from each of these to the work of the Board. I would look forward to the privilege of serving GVP as a board member for the next year.

POA BOARD CANDIDATES – BIOS CONT.

Ginger Smith: *GVP POA Board Secretary and Technology Committee Chair*

I have served on the Board as Secretary and as Chair of the Technology Committee. My husband Roy and I fell in love at first sight with GVP and started making plans to move here permanently shortly after we built our house in 2013. This year the POA Board has made great strides establishing the relationships, committees & processes needed to make this community run effectively and efficiently. I would like to continue to serve for the coming year to keep that momentum going and to continue refining the communications channels so the community is kept well informed and involved. The Technology Committee is in the midst of detailed project planning to bring an internet solution to the community and I would like to lead that project to completion. I would be happy to provide another year of service to the community to help keep GVP the way it is while nurturing the outstanding community spirit that makes this such a unique and great place to live.

As an electrical engineer, my career has been mostly tech related with design, teaching/writing and project management experience. I was also a chief of staff for a technology executive at a financial institution. I am experienced at working and communicating with all types of folks to get things done. I am tenacious and dedicated to doing the best I can for this wonderful community.

Bill Varney: *GVP POA Board Treasurer and Budget Committee Chair*

I am retired and a full-time resident in Grandview Peaks with my wife, Lois. With 45 years of experience as a teacher, accountant and corporate CFO at Fortune 500 and medium companies, in accounting and financial management, I spent the first year on the Grandview Peaks Board as Treasurer. As the Grandview Peaks Property Owners Association Board begins its second year, I wish to continue my efforts with the Board to provide the services we need, at the lowest costs. Our spending has been and will continue to be focused on the areas that maintain the look and feel of the development we bought into and to maintain or improve all our property values.

John Breedan: *GVP POA Board and Architectural Control Committee Chair*

I am committed to GVP as shown by our home ownership since 2013. In fact, we sold our home of 5 years on Grandview Peaks Drive and purchased another lot on Mountain Vista to build a smaller home. As a member of the first POA Board and Chairman of the Architectural Control Committee, I feel it is important to maintain continuity during this initial period of a new board. My intent is to continue to work to insure all new structures including houses, garages, sheds and fences meet the standards set in the GVP covenants. I had my own business for 17 years and then was a Project Manager for a residential developer/home builder in Gainesville, FL for 15 years and I have extensive experience as a liaison between builders, homeowners and sub-contractors.

POA BOARD CANDIDATES – BIOS CONT.

Jeff Puglisi: GVP POA Board and Violations Committee Chair

I have decided to seek re-election for this upcoming year for a position on the POA Board. I have greatly enjoyed working with the current board members and Julie this past year. We have worked as a great team to accomplish our goals of keeping the neighborhood the wonderful place it is, while at the same time limiting unnecessary spending. We have approached all issues in a courteous and common-sense way, seeking appropriate resolutions that work for the individual and the community as a whole.

As the Violation Committee Chairman, we have addressed all violations reported in a timely and courteous manner. I believe my positive attitude, common sense approach and love of our neighborhood are my best leadership traits. It would be my privilege to represent my neighbors for the upcoming year as a board member.

Tom Sykes: GVP POA Board and Landscaping Committee Chair

I have recently joined the POA Board and it is an honor to work with the current Board members and with the community. I want to personally thank Don Fowler and the Landscaping committee for all of their hard work, commitment and dedication to continue to make GVP look great. I look forward to working with them and everyone throughout the community.

I would like to continue to serve on the Board for the upcoming year to help GVP with landscaping and to preserve the beauty of our community. I currently have my own business as a Manufacturing Recruiter. I recruit top notch talent (both active and passive candidates) to provide value to my clients. My success in the industry enables me to work with very high-level individuals with Global Organizations. I have also been a teacher, athletic director and coach; I have consistently demonstrated my commitment to building strong teams throughout my career. GVP is our home! I look forward to working with the other Board members and committees. I feel that I can add value throughout the community by utilizing my skills and time as a GVP Board member.

Committee



Social Committee: We had our 2nd game night on July 21. Everyone has been enjoying this so we plan on keeping it going. August 10 was a movie night, and it was held on a Friday rather than our traditional Wednesday. As we gear up for the Labor Day Party, we have modified the online RSVP to also allow people to sign up to volunteer for some of the tasks related to set up and cleanup. We appreciated all the help from folks at the Independence Day party and look forward to your help again.



Architectural Control Committee: Our community continues to grow as we can see by all the new construction underway. Just a reminder that an ACC form needs to be submitted prior to the start of construction. There is a 5-10 day turnaround to review submitted forms. The ACC forms should be submitted to our property manager, Julie Gonzales, and any questions you have regarding the form should also be directed to Julie. Julie works for the Board by receiving ACC forms and passing them directly to the Architectural Control Committee for review



FINANCIAL STATEMENT AS OF JULY 31, 2018:

| | |
|--------------------------------|-----------|
| Operating Account: | \$121,880 |
| Reserve Account: | \$ 58,306 |
| Past Due Accounts Receivables: | \$ 8,278* |

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.