



Grandview Peaks

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

[Grandview Peaks Community website](#)

What improvements are planned for the common areas at the Lake?

Many of you have observed changes at the Lake over the past 9 months or so and may be wondering what is planned there. Todd has planned several enhancements to the common area at the lake.

Here is what is planned for the **Recreation Area**:

- Badminton court
- Shuffle board
- Horse shoe pit
- Two corn hole areas

Here is what is planned for the **Lake**:

Addition of a new dock (approximately the same size as the dock we have now) and it will also include a dog ramp – to accommodate our swimming pooches.

These additions are slated for completion in the next few months, just in time for spring-time fun!

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 is 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 12 – Open Board Meeting
@ The Lake Pavilion 5-7 PM

May 18 – CPR-First Aid class @
The Lake Pavilion
(see Page 3 for more information)



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

Neighborhood Watch Update

Your Neighborhood Watch Team in Action:



In the last few months, we have had a few medical emergencies in our community. Your Neighborhood Watch Team has responded to each one in a timely and professional manner. The Watch Captains and Team Members have recently fine-tuned the emergency response protocols in our Neighborhood.

In the event of any emergency in Grandview Peaks, McDowell County Emergency Services will send an informative Text Message to our Grandview Peaks EMS Liaison, which will then be forwarded to all Watch Captains and Team members. Each Team member has a specific role and location where to post themselves during any emergency. They have all been issued reflective vests and will have flash lights at night.

- It is imperative that during any emergency, you stay home and do-not attempt to go to the site to offer help.
- If you see emergency vehicles while driving, please pull as far over as possible to allow them to pass.

Our goal is to assure the most rapid and safe arrival of emergency personnel to the scene.

We have an amazing group of Neighborhood Watch volunteers who have worked very hard in assuring we live in a safe neighborhood.

Check out the GVP Neighborhood Watch documents on our [GVP Website](#) for information on the Neighborhood Watch Team and to ensure you are prepared for emergencies.

911 Addressing:

This information has been previously communicated but is listed again since it is so important. Emergency responders can only help you if they can find you.

Please be sure your 911 address is correct!



If you have to call 911 – be sure to **tell them right away** that you are in **McDowell county**. This is especially important if using a cell phone to make the call. This will save valuable minutes in dispatching help from the correct location and could save lives and property.

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. A residential reflective 911 Address Plate is only \$5 per plate.

Of Interest to the Community

BURNING and CLEAN-UP:



It's been a rough winter and with warmer temperatures returning to our region, spring clean-ups are starting across GVP. Since we have welcomed a number of new residents over the last year, it is important to emphasize that the dry debris left over from winter in combination with the spring breezes creates excellent conditions for the spread of wildfires.

As you start your spring-cleaning activities, please note that open burning of any material is prohibited by the GVP covenants and this requirement will be strictly enforced for the safety of all. Burning of downed wood is allowed in fire pits, but we encourage all to refrain from overly large fires that can spread sparks in the breeze.

Remember that there is still an open brush dump area near the Lake that is open to residents to dispose of brush and leaves. Proceed like you're going to the lake but take a left off of Lakeside trail onto the gravel road and go about 150-200 yards. Brush dump is on the right. **YARD WASTE ONLY - PLEASE!!!**

Please help us keep this beautiful community safe, sound and free of fire!!!!

CPR-FIRST AID Class:



The Neighborhood Watch team has been working with the county to hold a basic First Aid training course here at GVP. Mr. Kehler, EMS director for McDowell county, has agreed to provide this training.

The class is scheduled for Saturday May 18th at the pavilion. The charge for this training will be \$35/person. An email will be sent as the date approaches with more details and sign-up/payment instructions. This notification is for awareness and planning purposes only.

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. We took a break from meetings in December, but below are details from the January and February 2019 meetings.

Summary from recent BOD Meetings:

- Discussed a Gate Maintenance contract. Contract is very costly and problems requiring maintenance are very infrequent. Decided for this year to pay for repairs as needed and re-evaluate a maintenance contract next year.
- Discussed a request from a property owner wanting to put up a shed as the first building on their property. This is within covenant rules as long as it is not used for lodging. However, Architectural Review Approval is still required.
- Pot holes and asphalt areas needing repair are being marked and Roadway Committee will work to get them repaired. They will also be pursuing bids for sealing cracks and future repair work so we have an idea how to plan for those future repairs.
- Discussed the Technology Committee project for high speed broadband. Gave overview of the project plan. Lots of effort underway to apply for grants, design high level infrastructure, research options, gather customer feedback and request proposals from local providers to partner with us. Request \$1500 to use for legal advice for signing agreements/contracts with respect to this project.
- Landscape Committee requested that something be done to deal with the mess made by contractors at the water supply at the Gate. Gary will install some large rocks to contain the area. The rocks by the entry waterfall will be moved closer to the road to keep trucks from running off the road and making a mess in the mulch.
- Discussed the need to hold a spring meeting at the Pavilion. Scheduling a meeting for 4/12 at the pavilion from 5-7 PM to accommodate folks that work.

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.



Committee



Technology Committee: After expending significant effort on Frontier (as they were deemed our lowest cost option), we have actually seen a degradation in their reliability and customer service, indicating that they will no longer be considered for our solution for future high-speed broadband. We have solicited many local broadband suppliers for implementation proposals for a high-speed broadband network and are in the process of handling questions and evaluating proposals. We now have a high-level

fiber optic network design for the community and have partnered with a local company to submit for some state grant funding. We continue to research other available funding options. We are looking at all possible solutions that will provide access for the entire community to high-speed broadband. If anyone has fundraising expertise and would like to work with us, we would be grateful for your help. Please contact Ginger Smith at handywench@gmail.com if interested in volunteering to help with funding.



Architectural Control Committee: Please remember if you plan to build any of the following – you need to submit an ACC form. Contact Julie Gonzalez for details at julie_gonzalez@att.net or 828-484-0469 Ext 101. If you have any questions or need help filling out the application, please contact John Breeden for guidance at johnnyboy1760@gmail.com or 828-712-6104.

- New Construction
- Addition to the exterior
- Shed (any outbuilding)
- Fence

FINANCIAL STATEMENT AS OF January 31, 2019:



Operating Account:	\$ 257,291
Reserve Account:	\$ 95,230
Past Due Accounts Receivables:	\$ 42,593

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 met all our expenses by year end 2018, including adding additional funds to our reserve account for non-recurring future major repairs. We are in better shape than outlined in the 2018 budget – due mostly to the implementation of the impact fees (\$20k) and Todd's contribution (\$25k) towards road repairs.

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