

**PINE MOUNTAIN  
ESTATES**

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Connelly Springs, NC

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Office Hrs: Mon-Fri  
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**December 2017**

**Pine Mountain Quarterly Newsletter**

Pine Mountain Board of  
Directors:

President: Wanda Merial  
Vice President: David  
Lankford  
Secretary: Edie Stitt  
Treasurer: Jim Sayball

Other Board Members:  
Hal Abernathy  
John Horton  
Valerie Kratzer

To review all news, board  
meeting minutes, and so  
much more for members,  
go to:  
[PineMountainNews.com/](http://PineMountainNews.com/)  
Members Only Area

**Pine Mountain  
Neighborhood Watch  
Facebook Group:**

Join the fun! Folks on  
Pine Mountain are sharing  
photos, local events,  
setting up outings, keeping  
neighbors informed and  
much, much more.

Join Pine Mountain's  
Private Facebook page!!

You can either:  
**PineMountainNC.com**  
Under the POA Office  
tab—right column.  
Or  
Email your request to:  
[WMerical@msn.com](mailto:WMerical@msn.com)

Gary Thorpe will be organ-  
izing **Wards Gap Road  
clean-up**...need volun-  
teers. Info will be posted.

**Annual Meeting:**

2018 POA Annual  
Membership Meeting  
will be held at the  
Pavilion on:

**June 9th**

Starting at 10 am!

Agenda:

- Voting results
- 2018-2019 Budget
- Member's  
Concerns
- Much more

**From the Editor...**

By Wanda Merial

As with the outside world—things are always  
changing. 2017 saw some major changes where  
the members decided to take charge of how  
things operate on Pine Mountain. Not just once,  
but twice, the members removed the Board of  
Directors that refused to honor our annual voting  
rights and honor our governing documents.

With only a few months in place, the Interim  
Board has conducted the long over due Annual  
Assessment, created a new Collections Policy and  
Rule Enforcement Policy. What's coming are  
either new or updated Employee Handbook,  
Member's Handbook and a Board of Directors  
Handbook.

One of the key issues here is following our  
governing documents for members and  
employees alike..

[PineMountainNews.com](http://PineMountainNews.com) website is a new  
addition to spreading the word.

1. News Update: provides a summary of recent  
activities, whether it's general mountain information  
or board approved action items.

2. Members Only: a single location for: List of  
Contractors will work on the mountain, Members  
Phone Listing, Monthly Board Meeting documents,  
governing documents, policies and procedures along  
with new and approved forms (i.e. Complaint Form  
and our new Golf Sponsor Form)

**Moving forward to Digital.** All members  
should have received a letter explaining our move  
to save money by going digital. All invoices, voting  
and information will be sent out to all members  
through email notices.

To ensure you receive all the notifications, please  
contact the Office with your current information.

**Save the Date:**

January: 13th—Board Meeting, 10 am, POA  
February: 10th—Board Meeting, 10 am, POA  
March: 10th—Board Meeting, 10 am, POA  
April: 14th—Board Meeting, 10 am, POA  
April: 21st—Welcome Committee's "Meet Thy  
Neighbor" 2-4 pm, Ruth/Randy Robertson's  
house, 6130 Pine Ridge Dr.  
May: 12th—Board Meeting, 10 am, POA

May: Elections for New Board Members  
June: 9th—Board Meeting & Members Annual  
Meeting  
October: 13th—Members Annual Picnic  
October: 27th—Golf Halloween Open  
December: 1st—Golf Toys for Tots  
December: 25th—Christmas Open House,  
5937 Tommy's Trail

Dates are not provided for Board Meeting during the months July through December because it all  
depends on when the new Board of Directors wishes to meet.

**Welcome Committee!**

The Welcome Committee sponsored the  
Fall 2017 "Meet Thy Neighbor" social on  
October 21st at Jean and Ed Yackenovich's  
lovely home where everyone enjoyed good  
fellowship and lots of food. A gorgeous fall day  
and the weather couldn't have been more  
accommodating! Thanks to all who came and  
participated .

We have new neighbors: Richard Young on  
Fern Lane, moved in mid-November and David  
& Sharon Burrows, Tricia Bush's parents,  
moved in one of the townhouses on Kinglet  
Drive.

The Welcome Committee takes great pride  
in providing our new members with a welcome  
package of goodies (food and information) to  
let them know we're happy they're here.

**Golf Course in Summary!**

This year began with a weather rollercoaster that lasted till Spring. With snowy weather in January  
we rebounded with the best February in more than a decade.

We signed in approximately 20 new annual memberships an seasonal memberships plus added 3  
new charity events throughout the year.

The golf course is still in need of some TLC in areas of neglect (select tee boxes, fairways and some  
drainage) but we were able to take care of removing a lot of tree stumps, dead trees and  
accomplished tree trimming that helped the playability on the course.

2017 ended with 3 very successful annual events: Friendship Methodist Church (2nd year), annual  
Halloween Open (3rd year) and the 3rd year for Toys for Tots.

Our plan for 2018 is to expand in tournaments, sell advertising spots on Tees and new park  
benches.

We're looking forward to a healthy and prosperous New Year! Come join us!!!

**Golf Annual Calendar Events:**

**Oct. 27th:** 4th Annual Halloween  
Open sponsored by Norman's Café  
and PMGC

**Dec. 1st:** 4th Annual Toys for Tots  
golf tournament scheduled for Dec.  
1st.

**Hours: Open Year Round—weather permitting:  
8:00 am — 6:30 pm**

Members Men's Group: Members Ladies' Group:  
Mon and Thurs @ 10:30 am Tuesday @ 1:00 pm

[Join our Facebook page and/or our Newsletter for updates.](#)

## POA Office News...

By Patti Cline

We had our first winter snow storm, a BIG THANK YOU to Greg and Jimmy for plowing the roads so quickly. Hopefully we won't need to plow too many more times this winter. Thank you to Matthew and Jimmy for walking so many miles as they re-painted all of the yellow lines on our roads so one can see coming and going with the dense fog here on the mountain.

The water line in front of the POA office had a small leak, part of the road had to be broke and resurfaced after the pipe was fixed. Also the injection pump at well house # 1 had to be replaced. The old stone walls at the entrance way was falling apart, stones falling and the mortar would crumble in your hands. Jimmy and Matt did an excellent job rebuilding all of the walls. They were ready to replace the old boards on the welcome building and found it to be filled with termites and termite eggs. Ron Schwing and Jimmy have worked together putting ideas together for a new rebuilt building. Ron has even constructed a model to show to the board as an idea at a low cost. Great team work.

A thank you to Kelly L, Matthew K, Kim R and the golfers for all the help feeding and finding homes for the two stray dogs. Sandy and Momma friendly smile and wagging tails will be missed.

A Thank You for donations from Mike O'Hagan, Wenke Surface, Virginia Jordan, Max Butler and Betty Brown for donations for the five new picnic tables purchased this fall for the pavilion. Remember the pavilion is for all members to use for family gatherings or just a small picnic. The golfers have enjoyed having a place to use when they have tournaments. If you would like to use the pavilion for an event please call the office to reserve your day and time.

With the cold winter stay inside days ahead, remember the library at the office is here for your enjoyment. I hope everyone had a safe and enjoyable holiday season. Keep warm and safe this winter.

**Thank You!**

### Firewise Committee!

The Firewise Committee will complete the application to become a recognized Firewise Community. This application is a necessary Part of the process in receiving Federal Funds for Firewise projects.

The Committee will continue to seek Home Risk Assessments. If you haven't submitted yours and you need help, please let us know.

The next Firewise Committee Meeting will be January 6th at 10 am in the POA Office. The agenda will be update options for tree disposal, signs, a Spring Fundraiser and plans for a Spring Community workday.

### Environmental Committee!

Two applications were submitted for approval in October 2017 while there was no organized Committee in place. Immediately after the new Committee was formed in November—all applications were submitted to Committee Members. One application was approved while the other was incomplete and the majority declined approval. The concerns have been identified and are being presented to the Board:

1. Rubbish placed on POA property is still a concern. Especially in and around the POA building. This issue is currently being worked.
2. Letter and delivery boxes. The Committee is working with the Board to ensure all full-time residents will have a mailbox on POA property.
3. New Environmental Committee application forms are being created.
4. Reminder: Signs placed on POA property must be approved by the Environmental Committee.

### Construction & Maintenance Committee!

1. Assisting with the POA building problems—finding estimates.
2. Clean-up inside and outside the Maintenance building is underway.
3. POA maintenance and Golf are creating a complete inventory.
4. Looking into the damages of the Guard House due to termite damages.
5. The sign at the intersection of Wards Gap Road and Old 18 is need of repair.
6. Handling complaints concerning the POA dumpsters.

## Financial Brief: Sep—Nov 2017

POA Income

POA Outgoing

| POA: | Dues & Services | Utilities | Maint    | Permits, License, Ins, Taxes | POA Office & Salaries | Legal    | Equip & Machines | Bldg, Grounds, Roads | Total Out | Difference |
|------|-----------------|-----------|----------|------------------------------|-----------------------|----------|------------------|----------------------|-----------|------------|
| Sep  | \$ 8,266        | \$ 3,393  | \$ 2,611 | \$ 3,041                     | \$ 8,394              | \$ 3,155 | \$ 885           | \$ 216               | \$ 21,695 | \$ 13,429  |
| Oct  | \$ 34,072       | \$ 3,235  | \$ 2,439 | \$ 8,974                     | \$ 10,078             | \$ 1,118 | \$ 2,018         | \$ 3,200             | \$ 31,062 | \$ (3,010) |
| Nov  | \$ 9,737        | \$ 2,332  | \$ 320   | \$ 910                       | \$ 9,226              | \$ 1,063 | \$ 60            | \$ 0                 | \$ 13,911 | \$ 4,174   |

Golf Income

Golf Outgoing

| Golf: | Income    | Cart Fees | Total In  | Utilities | Maint  | Cart Rentals | Pro Shop / Ads | Permits, License, Ins | Salaries  | Total Out | Difference |
|-------|-----------|-----------|-----------|-----------|--------|--------------|----------------|-----------------------|-----------|-----------|------------|
| Sep   | \$ 12,433 | \$ 8,628  | \$ 21,061 | \$ 1,859  | \$ -   | \$ 766       | \$ 1,459       | \$ 738                | \$ 9,792  | \$ 14,614 | \$ 6,447   |
| Oct   | \$ 9,526  | \$ 7,005  | \$ 16,531 | \$ 1,305  | \$ 113 | \$ 2,993     | \$ 1,799       | \$ 879                | \$ 14,620 | \$ 21,709 | \$ (5,178) |
| Nov   | \$ 7,048  | \$ 4,663  | \$ 11,711 | \$ 892    | \$ -   | \$ 2,993     | \$ 1,539       | \$ 814                | \$ 11,688 | \$ 17,926 | \$ (6,215) |

**Note:** Quarterly Dues are requested/due at the beginning of: Jan, Apr, July & Oct. Annual Treasurer's Reports range from July to Jun, POA's fiscal year, not calendar year. This Financial Brief is in consolidated form—for a more explicit detailed report, please request a copy through the POA office. If you would like for this review to continue, please notify the editor. Thank you. Disclaimer: The Pine Mountain Treasurer did not submit this Financial Brief.