

## PINE MOUNTAIN ESTATES

2885 Pine Mountain Dr.  
Connelly Springs, NC

**828-437-4894**

Office Hrs: Thurs-Fri  
10:00 am—2:00 pm

Email:  
PineMountainPOA@  
gmail.com

### Pine Mountain Board of Directors:

President: Edie Stitt  
V. President: Gary Cooke  
Secretary: Kevin Womack  
Treasurer: Keith Shifflett

Other Board Members:  
Hal Abernathy

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

Password is provided on  
your invoice.

### Up & Coming Pine Mountain Events:

#### Spring/Summer Meet & Greet

Murder Mystery Party

“Hulas & Homicide”

#### All Welcome

Light snacks provided

Wanda & Gary's  
5937 Tommy's Trl  
432-9844

#### Pine Mountain Board of Directors Meeting Held Monthly

2nd Saturday

POA Office

10:00 am



January 2020

Pine Mountain Quarterly Newsletter

### From the President...

Pine Mountain's infrastructure dates itself from present going back to forty-five years old. The Maintenance and Construction Committee and the Board of Directors have been addressing several categories of problems.

We have emergency issues requiring immediate attention, such as water breaks. There was a complicated water line break in a pump station causing a water outage over Thanksgiving. While this inconvenience was significant, we were informed by our water operator and maintenance tech that if the people in place could not diagnose, understand, establish the logistics, and act- it's likely that as of this writing, the problem would still be unresolved. The cost was hugely controlled keeping it in-house.

There are discovery issues, where the planned maintenance/repair leads to uncovering additional and oftentimes greater problems. Examples of this are building drainage, minor re-wiring, and simple water line repairs with 'hidden' complicating issues. This week, we finished rewiring a new electrical service board into the Maintenance/Office building because after finding half of the 'burned' and no grounds in the system; the simple task of hanging new lighting was obviously no longer a cheap or easy project.

Pine Mountain has long-term issues that have never been handled quickly. Even when prioritized as action items, our problems are often found in the finances or the labor. For example, we are having trouble finding some types of sub-contractors to do a well-defined job in bypassing a tank so it can be taken offline and refurbished. At least 17 pipefitters and/or plumbers were contacted – with one response.

The infrastructure at Pine Mountain significantly affects the value of your property. The Board of Directors are charged with a fiduciary duty to protect Pine Mountain's assets

and your property value. Currently, water and sewer issues require immediate attention. From tank repair/refurb and electrical systems controlling water flow to motors and ensuring the safety of the grounds and buildings around these systems must be brought to code and made dependable.

We need your support in paying your assessments timely.

Members-in-good-standing have demanded accountability. Everyone knows that assessments would be far lower if all members were paying their share in a timely manner. The Board updated Pine Mountain's Collections Policy to include turning water off for non-payment and established a dollar threshold for foreclosure.

If you're one of those dutiful paying Members, Thank You for the progress made! Go experience and enjoy Pine Mountain. The picnic table at the overlook was recently re-built and the view trimmed back. The trails will lead you to several beautiful waterfalls in our greenways and into the state park. The golf course greens/tee boxes haven't played or looked so well in years. Check out the Information Center at the entrance for homebuilders willing to work on the mountain, and also for local and regional information. Plan a picnic with the charcoal grill at the Pavilion. And as always, we welcome volunteers and can find a place for your special skills.

Thanks again- and Have a Happy New Year!

Best Regards,  
Edith Stitt, PMPOA Board President

### Upcoming Events:

- May: Murder Mystery Party
- June: Voting/Elections/Annual Membership Meeting & Party

## Water Checklist/Guidelines:

As soon as you notice a difference in your water pressure:

1. Check inside and outside of your home for water leaks.  
If you do, please call a plumber. If not, continue the list.
2. Ask your nearest neighbor if they are having the same water issue. If not, you maybe the first person to notice a new problem. Usually the highest house will experience a water problem first.
3. Call Envirolink Emergency Service: 252-235-4900—tell them you are in the Pine Mountain Community. Contact the Pine Mountain Board of Directors, the Pine Mountain POA Office and put an announcement on the Pine Mountain's Facebook page. Please include your area or street number and name for new members.
4. Start Water Conservation Immediately! Everyone using the same system will need to conserve water—to prevent any (further) loss of water until the problem has been resolved.
5. The POA Office should send out a Phonevite—notifying everyone effected of the current situation, conservation notice and hopefully a time estimate for repair.
6. The POA Office/POA Board must notify South Mountains Fire & Rescue about our water situation
7. If at any time you run out of water—you can fill up your water containers at the POA Office building—spigot is on the left side close to the first maintenance garage door. Or you can fill up at the Golf Course.
8. Once the water situation/problem has been resolved—a new Phonevite message should go out with a notice on Facebook and update to South Mountains Fire & Rescue.

9. If you had a loss of water services: Open an outside spigot to release air that may have become trapped in the waterline. Open your kitchen faucet to notify you when you have water. As soon as the water is flowing to your home—turn off both the outside spigot and inside water faucet. (Remember: all homes at higher elevations than yours, still do not have water—they will appreciate your announcement that you have water again and they will be next.) Still continue water conservation until everyone has water.
10. Boil all your drinking water for 48-72 hours or until the water tests state it is now safe. Boiling is necessary because: a) if a pipeline broke and was replaced by a new pipeline—outside elements are now in the waterline; b) sediment that has laid dormant within the pipeline is now on the move; c) or anything else that would be unsafe for human consumption.
11. When water is once again flowing to all homes and water conservation limits have been lifted—please remember to refill your water storage containers (5-10 gallons). If you do not have stored water, please consider setting aside a few gallon containers for the next time. These containers are perfect for flushing toilets. (Suggestion: fill old Clorox bottles)

## Water Conservation Tips:

1. Ensure all water taps are off and no running toilets.
2. Shower with less water.
3. Turn off the tap while brushing your teeth and washing your hands.
4. Hold off doing laundry or running the dishwasher.
5. Use as little water as possible!!!

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## From Our Neighbors: (Ark)

I would like to say, ***“Thank you!”*** for receiving us into your neighborhood, and for letting me send a greeting to you here in your newsletter! My name is *Torben Søndergaard*, and I am a missionary from Denmark who loves Jesus. It was not our original idea to come to this beautiful area, but God led us here in an amazing way. We've been blessed to take over this place from Fred, and now we've started a Bible and training school with students from all over the world. We just completed our first three-week school, where we had fifty students, from Australia, China, Europe and many other places. It's really been an amazing, blessed time! We believe in the Bible, and that Jesus is the same, yesterday, today and forever. Some of you have already dropped by and welcomed us into the area. We're so thankful for that! You're always welcome to drop in anytime.

We're excited to have come so far fixing things up, and would like to invite you all to an Open House. We'd love to tell you more about who we are, and show you what we've done with the main building here, and with the restaurant (where we have a little private cafe upstairs). **The Open House will be Saturday, January 11, 2020, from 2pm - 5pm.** Please feel free to stop by! We'll have people here, ready to show you around and share with you what we've been doing! If you have any questions please bring them. We'd love to talk with you! We hope to establish a good relationship here with you all, and look forward to getting to know each one of you. We're excited to see what God is going to do in this beautiful area! If you'd like to know more about us before then, you can go to [tlrmovie.com](http://tlrmovie.com) and see some movies we've made. In our last movie *“THE LIFE”*, you can see how Lou Bega, the singer famous for Mambo #5, comes to Christ, and gets baptized and filled with the Holy Spirit! We hope to see you on January 11th for some coffee and cake and to get to know each other better!

### ***Big blessings!***

- Torben Søndergaard & The Last Reformation