

**PINE MOUNTAIN  
ESTATES**

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July 2017

Pine Mountain Quarterly Newsletter

## Special Edition

For all of you that do not live on the mountain and those that cannot or do not attend meetings, I can only hope this Special Edition Quarterly Newsletter is informative and will bring you up-to-date on what's happening.

### Special Member's Meeting

#### Meeting Agenda:

1. Removal of all current directors from the board
2. Vote in new Interim Board

#### Scheduled Meeting:

Date: July 15, 2017  
Time: 11:00 am  
Location: South Mountain Fire Dept.  
Address: 8204 Gus Peeler Rd.

Members of Pine Mountain POA have requested to hold a Special meeting according to the North Carolina General Statutes to correct the wrongs associated with our current Board of Directors. The 2016/2017 Board of Directors are still in office even though election proceedings took place to elect 2017/2018 Board of Directors by choosing to claim all ballots are null and void. No substitute ballot or plans for another election have been submitted to the membership.

We encourage you to attend, voice your opinion and participate in the process. If you cannot attend the meeting, please complete and submit the Proxy Representation form that will be mailed out soon.

If you have any questions concerning this meeting, all concerns should be available through Facebook and the Pine Mountain's website. ([www.PineMountainNC.com](http://www.PineMountainNC.com))

If you are interested in staying up-to-date on the progress of this meeting and it's results, please provide your name and email address to the Publicity Committee Chair: Wanda Merical at [WMerical@msn.com](mailto:WMerical@msn.com).

### Publicity Committee Chair Annual Report:

**Pine Mountain's website** receives an average of 1,763 visits per month.

**Facebook** has 67 Members—it contains:

- Neighborhood watch
- Tracks animals
- Shares photos of views
- Discussions
- Announcements
- Good Information
- POA approved monthly meeting minutes & financial reports
- POA documents for members
- Water reports / inspections
- Contractor / Services Listing
- Firewise community documentation for all members
- Committee Announcements
- Humor, inspiration & satire

**E-Newsletter:** Anyone who is interested in receiving the Pine Mountain Newsletter in an email format, please sign up. It's under the "Office" tab.

#### **New Welcome Committee:**

Try to greet every new homeowner on Pine Mountain. Hosting 2 gatherings a year for anyone/everyone to "Meet Thy Neighbor." Next one will be in the Sept / Oct time frame – announcements will be listed on Facebook and the Bulletin Board. Signs will go up about a week before. If you're interested in being part of the Welcome Committee, please let me know. You may be asked to bake something or drop off the goodies to the new homeowner.

Pine Mountain Board of  
Directors:

President: Vacant  
Vice President: Max Poteet  
2nd VP: Ed Harman  
Secretary: Patti Cline  
Treasurer: Glenn Cline

Other Board Members:

Mike Bivens  
Bobby Davis  
Jonny Burch  
Ray Hollowell  
David Newman  
Glen Michael  
John Marlow  
Chris Greene

To review all Committees,  
their duties and their  
members, go to:  
[PineMountainNC.com/  
POA-members.html](http://PineMountainNC.com/POA-members.html)

#### **Pine Mountain Neighborhood Watch Facebook Group:**

Stay informed! Folks on  
Pine Mountain are sharing  
important information,  
photos, local events,  
outings, keeping neighbors  
informed and 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 in Sept...**need  
volunteers. Info will be  
posted on Facebook and  
the Front Gate Bulletin  
Board.

### Welcome!

Welcome to all our new  
individuals/families on the  
Mountain!!!

### Good Friends

Hard to find,  
Harder to leave,  
Impossible to forget.

## POA Office News... Annual Report

By Patti Cline

First of all I would like to welcome all of our new residents to our annual meeting. We have a beautiful mountain with so many things to enjoy. This year is a year we all will remember as the Ben Knob Fire was so close to our homes, we were put on alert to prepare to evacuate. Very scary. A few years ago, the security committee recommended our phone-vite system. The fire department liaison, Bill Korn, would keep me posted so I could use the system to inform everyone. The worst phone-vite message was when I had to let everyone know it was time to prepare to evacuate & water down your roofs as the winds were picking up. Prayers are answered as we were saved from disaster. Since then, we now have formed a new Fire wise Committee.

A new issue is by the lift station of the sewer plant. The White Oak Creek is eroding the bank. Since this is a State protected trout stream, State mandates must be satisfied in order to protect the lift station as well as the trout stream. The cost to correct the situation is estimated to be around \$6,000.00.

The annual water report has been sent out to everyone. If you have any questions you can call the office. We have had the State inspection of the sewer plant and the report came back and we are compliant. The leaning water tank is still in need of refurbishing, Southern Corrosion has given us a bid and is scheduled to be at the July Board Meeting to answer questions we may have. Mr. William Grantmyer from the North Carolina Utilities Commission stated that Southern Corrosion was a very reputable company. Mr. Grantmyer was here to perform a Public Staff investigation and make recommendations to the Utilities Commission in Raleigh due to complainants received. The complainants were about Pine Mountain providing water and sewer service to the commercial properties. The Utilities Commission has reviewed the report filed on May 25<sup>th</sup> and we have until June 30<sup>th</sup> to file a response to the complaints.

Maintenance has been busy. There was a major water leak on Pine Mountain Drive which is repaired but the road is still in processes of being repaired. There was a small leak on the corner of Tommy Trail and Pine Ridge Drive which was very costly as we had to rebuild the concrete vault the broken value was in. Kinglet Road also had two different broken pipes repaired. Asphalt patch work is being done, side road cutting is almost completed and we still have several trees to take down and clean up.

### Firewise Committee Annual Report

We all had quite a scare this past November with the wildfire that burned roughly 6000 acres next door at the State Park. That was our wake-up call and a wildfire drill for our community. A copy of the 2016 Pine Mountain Estates Risk Assessment Summary Report that was prepared for us by our Forest Service liaison is available for your review through Facebook and the POA office. Our community's risk of wildfire, fuel reduction near homes would have the largest impact on protecting our homes from fire damage. The FIREWISE Committee designated Saturday, April 22—EARTH DAY! This event kicked off our 2017 community activities to make our mountain and our home sites safer from a wildfire.

Not sure what to be looking for? There is a FIREWISE Individual Home Owner Assessment Sheet you can use as a guide to determine the risk hazard for your home. Your individual home score will provide you a roadmap of possible things you can do to help reduce your risk of home ignition should a wildfire encroach on your property. No home will have a perfect score, but for most of us there will be steps we can take to improve our home's safety. And if you have a neighbor who needs help with spring clean-up chores around their home, please help them by pitching in to improve their FIREWISE safety as well.

Visit [www.ncfirewise.org](http://www.ncfirewise.org), the PM Facebook page or the PM website

to download an Assessment Sheet and a timesheet. Fill out your sheet to get an assessment of what contributes to your home's risk. Then, take what steps you can to help mitigate those risks. Please keep track of the number of hours or dollars you spend on your FIREWISE activities – whether it was on April 22 or any other day of your choosing – and submit the documentation to the POA office. The goal is to have the PM portion of matching funds already documented when and if grant monies become available for additional fire protection efforts.

The Firewise Committee is planning a fund raiser for the South Mountains Fire Department. Hot Dog or Hamburger plates will be sold at the fire house on July 22 starting at noon for \$5. Volunteers are needed from 8 to roughly 5. Members are also encouraged to bring an appetite.

The Committee is also working with the State Park to preserve the emergency vehicle access from Pine Ridge Drive to the North Ridge (dirt road past the lookout). This route was opened and graded for the wildfire emergency as it was the only route possible for some of the fire trucks. The State is planning to do this work this fall.

During the November fire, exit directions were painted on the roads for the many firefighters on the mountain. The committee is investigating the placement of signs as an aid for emergency vehicles and for newer residents or guests that might be confused in the event of an emergency evacuation.

### Budget Mar-May 2017 Review

POA:	Dues & Services	Utilities	Maint	Permits, License, Ins, Taxes	POA Office & Salaries	Legal	Equip & Machines	Bldg, Grounds, Roads	Total Out	Difference
Mar	\$6,216	\$3,727	\$3,518	\$-	\$7,185	\$125	\$1,373	\$210	\$14,443	(\$10,055)
Apr	\$35,852	\$3,901	\$2,026	\$-	\$7,902	\$510	\$1,210	\$308	\$20,949	\$11,895
May	\$14,248	\$3,421	\$3,814	\$1,150	\$10,108	\$-	\$577	\$-	\$16,289	(\$7,348)

Golf:	Income	Cart Fees	Total In	Utilities	Maint	Cart Rentals	Pro Shop / Ads	Permits, License, Ins	Salaries	Total Out	Difference
Mar	\$7,885	\$4,910	\$12,795	\$880	\$0	\$62	\$1,894	\$1,172	\$8,876	\$12,884	(\$89)
Apr	\$10,966	\$7,643	\$18,609	\$2,321	\$0	\$2,993	\$2,082	\$682	\$11,707	\$19,785	(\$1,176)
May	\$11,819	\$8,187	\$20,006	\$4,757	\$0	\$2,993	\$2,707	\$797	\$16,258	\$27,512	(\$7,506)

**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.