

Pine Mountain Property Owners Association, Inc.
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Dear Pine Mountain Member;
Happy New Year!

2022, 1st Quarter

Pine Mountain received some good news coming in through the end of the year. The NC Dept of Environmental Quality inspected Pine Mountain's wastewater treatment plant effluent's impact on the outstanding trout waters of Jacob's Fork River. The rivers waters' downstream of the effluent received a solid Excellent rating, which was better than the sampling points upstream of the effluent. The types and quantity of life living in the water as well as the water sampling results contribute to the rating.

Pine Mountain's wastewater treatment permit was modified to return the sampling/testing to what it was in the prior permit and becomes effective January 1. This will reduce the cost of testing by more than 50%.

Red Bird Utility's application to the NC Utilities Commission is under review by the Commission's Public Staff. The POA office has provided a significant quantity of documents and answered questions to keep the process moving. The members-in-good-standing with water service voted in November to pay a one-time assessment of \$200 to purchase pumps and motors for the two water systems while the sale of the systems is crawling along. Pine Mountain had no spare parts on the shelf and there is a problem with the supply chain. Some parts are here and others will not be here until the middle of January. Not possessing the parts that deliver water AND no ability to get them timely is a huge problem, noted by a sanitary survey the state had performed in August.

To be recognized as a Firewise Community, Pine Mountain submitted a new 3-year action plan. Also required was the submission of members' and community time sheets and dollars invested into activities helping to reduce risks of wildfire and keep our fireman and responders safe in the event of wildfire. If you have any questions about the program, regardless of where you live, please contact the office.

Pine Mountain had its first non-judicial foreclosure of a townhouse in November. As with the housing market in most of North Carolina, Pine Mountain has had significant and speedy movement of improved property with a substantial increases in values of lots with homes. Better to sell a house or a townhouse than suffer the POA foreclosure. While there are many new neighbors and most residences paying timely, the townhouse foreclosure-funds received in the sale of the property will launch more collection efforts and speed the process.

Trash costs have become other-worldly and we must come up with a better solution to the trash systems at Pine Mountain. There is no competition in the area, we are dissatisfied with the lack of cleanliness of the vendor, and there is an influx of non-members dropping trash and construction materials, among other problems. The Board welcomes suggestions while researching answers to the problems of trash.