

Pine Mountain

Property Owners Association, Inc.

2885 Pine Mountain Drive,
Connelly Springs, NC 28612
Phone 828-437-4894

Dear Pine Mountain Member,

April 2022 -2nd Quarter

The NC Utilities Commission is still in the review process with the Red Bird purchase of Pine Mountain's water and wastewater systems. The process was said to be slow and it has been. Pine Mountain is still following through with repairs and maintenance on water/wastewater systems as necessary until closing.

Challenges through the winter were made more difficult with parts and labor shortages, among other things. A part we ordered in November didn't arrive until March. A couple service companies we use had Covid affect all their employees at once. A Danish manufacturer of our parts had a ransomware attack. Over the course of delays and waiting, we installed 3 pumps and 3 motors in the water systems. We've had electrical repairs in one pump house. We are awaiting the electrical connections for two of the newly installed motor/pump sets. The controls for automatic operations of the water systems are unreliable and system-damaging due to the existing controls and other faulty parts. The expense of replacing the required parts is greater than the expense of humans 'babysitting' the water-pumping over the next several months.

Roto-Rooter was called to jet the wastewater treatment plant and remove a clog that consisted of a product referred to as 'flushable' wipes. It is the recommendation of our operators not to flush these items regardless of septic or sewer, as they don't decompose, rip, or shred very easily.

Please promptly update your contact information, so that you can be informed expediently of critical issues that affect your lot. In case of emergency, we need your phone number.

Ron Epperson, Pine Mountain's certified water employee, has also become certified on level one waste water. Our wastewater system requires one more test slated for later in the year to complete what's needed for the Operator Responsible In-Charge designation.

We are researching and receiving quotes for new controlled-entry gates and a commercial mower. With the prices of everything inflating, the squeeze is on when stretching the dollars around equipment and labor. Pine Mountain finances are strained further when entities/people file legal complaints.

One legal complaint will resolve a property dispute concerning where Pine Mountain's water tanks are located on Pine Ridge Drive.

The other legal complaint consists of the motel/restaurant property owners-plaintiffs taking offense at the charges/invoicing regarding POA services and maintenance fees and at rules regarding use of the roads, bridges and other POA property.

Firewise Community Wildfire Prep Day is May 7, 2022. Come for the information, stay for the picnic. If you don't live in Pine Mountain yet, call or email the office for more materials on this worthwhile effort on preventing home ignition in the presence of wildfires. The accumulated wood, limb, and brush debris placed neatly in the community's designated wood pile will be set aflame around 3PM with a gathering of neighbors.

Everyone is hoping that Covid takes the back seat to spring and that the weather will bring the opportunity to get out and enjoy it. We expect to see more ducks, a dozen bluebird houses go up, and a flush of wildflowers to brighten the landscape going into summer.

The Board of Directors election this year will fill two 3-year seats and one 2-year. If you want to volunteer to make everyone happy or angry at least once; by all means, submit your resume by May 5, 2022. You must be current on your assessments and attend meetings regularly.