

# Pine Mountain

## Property Owners Association, Inc.

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

Dear Pine Mountain Member:

July 2022

The 2022-2023 Board of Directors are:

Eddie Stitt- President

Tim Robinette- Vice President

Rosemary Niewold- Treasurer

Kathi Yarnall- Secretary

Andrea Zamora

Lito Lizardo

Katherine Lee resigned from the Board June-20 due to personal issues. We thank Katherine, for her service to Pine Mountain and wish her well.

Pine Mountain's invoice is changing with this mailing. Assessments and fees are currently the same, but we are charging once for the entire year, as opposed to monthly. You can pay monthly or in any increment towards the balance-owed. (Paying in arrears will result in the collections process.)

We will mail a quarterly statement to reduce the inflated expense of monthly mailing, paper, envelopes, volunteer time and personal expense. Your statement will provide all information from the date of the yearly assessment so you can see/track your payments more easily.

You could help reduce the expenses listed above by opting to receive Pine Mountain statements, informational letters, and gate codes using your email address. Include your email address with your payment or send a note to [pinemountainpoa@gmail.com](mailto:pinemountainpoa@gmail.com).

The transition to Red Bird continues, though slowed, due to circumstances beyond Pine Mountain's control. We have repaired several leaks on supply lines and will be installing new electrical wiring in two of the pump houses.

The land dispute lawsuit was settled. Senior Corp, the company who deeded Pine Mountain's common areas and property to the Property Owners Association in 1982 didn't record the Deed in Cleveland County. On their own documents, Senior Corp and South Mountain Properties, (the original developer) acknowledged this outcrop was on the Cleveland County side of the road. Pine Mountain had paid Burke County taxes on this property over the years, Burke County services Pine Ridge Drive, and even the addresses obtained for the newly subdivided parcels have Burke County addresses- but it was unlikely that Pine Mountain would win a court case against the people who claimed the land in Cleveland County. As we claimed adverse possession, we could not prove 'exclusive' use as required by the law. (Mediation is required in North Carolina and the parties must make a full-faith effort in resolving the issue.) The mediated settlement was for \$5000 to the claimants, who in turn, granted 1-acre with the tanks and pump house to Pine Mountain POA with a deed recorded in both counties. Burke and Cleveland Counties have asked the state to conduct a Geodetic Survey to determine the county line. This process could take several years and is unlikely to change Pine Mountain's result.

In the short term, it is asphalt season and we expect to complete some road repairs.

If you'd like to volunteer, please think about becoming a Committee Member and contact the office at [pinemountainpoa@gmail.com](mailto:pinemountainpoa@gmail.com) or 828-437-4894.

Choose from: Adopt-A-Highway, Commons, Emergency & Security, Environmental Control (Covenant Enforcement,) Events Planning, Firewise, Maintenance & Construction, and Publicity.