

Pine Mountain
Property Owners
Association

Member's
Handbook

Official Website: PineMountainNC.com

Member's Website: PineMountainNews.com

Facebook: PineMountainEstatesNC

Contact Information

Emergency Services:

EMERGENCY	911
Ambulance, Burke County	828-437-1111
Fire Department, South Mountain	828-438-8300
Sheriff's Dept., Burke County	828-438-5500
South Mountain Park Rangers	828-433-4772
Rutherford Electric	800-521-0920

Hospitals / Clinics (People)

Blue Ridge Carolina Health	828-580-5000
Frye Regional Hospital	828-315-5000
Grace Hospital	828-580-5000
Hickory Veterans Clinic	828-431-5600
Valdese Hospital	828-874-2251

Animal Hospital / Care / Control

Burke County Animal Control	828-438-5465
Partners for Cats	828-437-8769
Friends for Animals	828-433-1115
REASON	828-403-3675
Vale Veterinary Hospital	704-462-2901

Pine Mountain Information:

POA Office	828-437-4894
Golf Pro Shop	828-433-4950

POA Address / Hours / Email:

2885 Pine Mountain Dr.
Connelly Springs, NC 28612

Office Hours: Mon-Fri, 9:00 am—1:00 pm
Email: PineMountainOffice@Bellsouth.net

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Welcome

Welcome to Pine Mountain Property Owners Association, Inc. located in the southern portion of Burke County, North Carolina. We are a gated community that contains over 2,500 acres of mountainous terrain next door to one of North Carolina's greatest state parks – South Mountains State Park. At the time of writing this document, Pine Mountain holds approximately 100 homes.

Introduction

Pine Mountain's Membership Handbook is a consolidated go-to reference for most of what you will need while owning, living and enjoying your property, home and surrounding area. If you have any questions concerning the information within this handbook, please contact the POA Office with your concerns.

This handbook is an operational guideline only and is not intended to give legal, accounting, management or other professional advice. Although great care has been taken to ensure all the information contained within this handbook is accurate and up-to-date, readers should be aware of possible changes and should verify the information before acting or relying upon them.

Members General Info

Contact Information

It is the responsibility of each Member of Pine Mountain to keep the POA Office informed of all contact information changes. This includes but not limited to: mailing address, home phone number, cell phone number and email address along with Resident Vehicle Information. Required documents include a copy of your deed, lot number, phone number and billing address.

Members in Good Standing is any person or entity that owns by certification of ownership whose dues / assessments are paid in full. Only Members in Good Standing are allowed to vote, enjoy common areas including Golf, be on the Board of Directors or a Committee Member.

Dues / Assessments are paid either monthly, quarterly or annually with the due date at the beginning of the month, quarter or year.

Annual Members Meeting is held on the 2nd Saturday of June each year at 10:00 am. The location will be announced through the Pine Mountain POA Office.

Governing Documents: Articles of Incorporation, Declaration (C&R), By-Laws, Rules and Policies and North Carolina Governing Statutes 55A & 47F. Copies can be found on www.PineMountainNC.com

General Information & Guidelines

1. Members are responsible for the behavior and decorum of their guests, invitees and renters and shall compensate the Association for any and all damages that may occur as a result of their activities.
2. A reasonable standard of wearing apparel shall be adhered to at all times on common properties. Shirts and shoes are required in any of the Pine Mountain's public areas.
3. All littering is prohibited. Please keep your property, all streets and other common properties free from unsightly litter. Used cigarettes are to be placed in an authorized container and not openly discarded.
4. Trash or discarded consumer goods are not allowed to collect around your property.
5. Trash dumpsters, behind the POA building are for kitchen trash and some recyclables, not furniture, appliances or construction materials. Larger loads are to be taken to Burke County Recycle Center. Information/location is available on PineMountainNews.com website.
6. Driver's License Office: 115 Government Dr., Morganton, NC
7. Mail is provided through Valdese USPS. Address: 300 Rodoret St., Valdese, NC; 800-275-8777.
8. Telephone, Internet & Television. Home telephone land-line services are provided by AT&T. Many Pine Mountain residents use Verizon for cell phone service and Direct TV, Dish Networks or antennas for their television viewing.
9. Pets must be immunized and contained within the owner's property bounds and under control of the owner and/or possessor of the animal at all times with strict adherence to state and county statutes and ordinances. Property owners may walk their pets with a leash on POA property.
10. Disturbances concerning a neighbor's pet are first taken up with the pet's owner. Animal ordinances are enforced by the Burke County Animal Control Office.
11. Open fires and hunting are both prohibited within the property limits of Pine Mountain.
12. Parking of junked, disabled or unregistered vehicles shall not be permitted upon any lot, parking area or upon the roadway in front of any lot. Violators will be reported to the Burke County Code Enforcement.
13. New builds and all outside renovations, except painting, require approval from the Environmental Control Committee.

Official Website: PineMountainNC.com

- Overview of Pine Mountain
- Golf Course Information
- Firewise Communities USA / Community Information
- Quarterly Newsletters (paper version)

Members Website: PineMountainNews.com

- Monthly Updates on PM news
- Board Meeting Minutes & Financial Reports
- Listing of Contractors that will service our area
- Listing of our current Committees and who is participating on each
- Member's Telephone Directory
- Quarterly Gate Codes
- Governing Documents—good for downloads
- Policies & Procedures

Facebook: Pine Mountain Estates NC

- Announcements: events on Pine Mountain and in the local area
- Weather Warnings
- Items for sale
- Polls
- Pine Mountain information that needs to go out immediately
- Please read the rules under the Files tab

Board of Directors

The Board of Directors meet once a month, open to all Pine Mountain Members, usually within the Pine Mountain Office. Date and time of all Board of Director's meetings are at the discretion of the current Board. Notices are posted of the date, time and location on the www.PineMountainNews.com website under Members Only.

If you are unable to attend the Board of Director's meetings, you can locate a copy of the approved minutes and financial reports on PineMountainNews.com site or request a copy from the POA Office.

Committees

Like any other HOA or POA, our committees are a vital part of our community. Each committee shall consist of a Chairman and two or more members. Any Member in Good Standing wishing to join and participate in any of our committees shall contact either the Chairperson or the POA office expressing their desire to join.

Each committee is required to provide a monthly report at each Board meeting and an Annual Summary during the Members Annual Meeting, held the 2nd Saturday of June each year.

For a complete listing of our Committees, see our Members website: PineMountainNews.com.

Firewise Community

Living amongst the trees and wildlife, Pine Mountain has become a very active member in Firewise Communities USA. The program empowers our residents to take an active part in keeping our community safe from wildfires.

Each owner/resident is asked to keep a record of your Firewise Time Sheet and conduct annual Home Assessments to ensure your safety in case of a wildfire.

Disaster Preparedness

It is never easy to face any disaster that requires immediate action and not be prepared. Therefore, within the PineMountainNC.com website, under the tab “Preparation” you will find:

- Different Types of Emergency
- How to Get Ready and be Prepared
- How to create a Plan
- Important websites to keep you informed
- And much more.

In the event of a community-wide emergency, Pine Mountain residents will receive a recorded information message, through a Phonevite, from the Pine Mountain POA Office of any pending emergency needing your immediate attention. To ensure you are signed up, please contact the Pine Mountain POA Office.

Golf Course

Pine Mountain's major amenity is our Golf Course which is now public and open all year. As a Member in Good Standing, you are entitled to a "free" basic Membership. All Golf Members are required to pay golf cart rental and entry fees when participating in any Dogfight, scheduled events and tournaments. For details on all golfing schedules, open dates and times, "Hole in 1" winners and more, please visit: PineMountainGolf.com or PineMountainNC.com Golf Section.

Trails

Pine Mountain has some of the most beautiful trails in our common areas of greenways. Living next door to South Mountain State Park allow us an opportunity to easily access remote areas of South Mountains State Park and the State Game Lands.

Local Area

Looking for things to do? Pine Mountain sits in the middle of Morganton, Burke County; Hickory, Catawba County; Lincolnton, Lincoln County and Shelby, Cleveland County which each has their own uniqueness with shops, parks, restaurants, flea markets, farmer markets and more. We are about 1.5 hours from both Asheville and Charlotte major cities. For additional information about each area, visit PineMountainNC.com Local Area page.

Pine Mountain Property Owners Association

Notes

Pine Mountain POA

Pine Mountain POA Office:

- Office Hours: 9am-1pm
- Phone: 828-437-4894
- Address: 2885 Pine Mountain Dr., Connelly Springs, NC 28612
- Email: PineMountainOffice@Bellsouth.net

Pine Mountain Golf Course:

- Hours change depending on the season
- Phone: 828-433-4950
- Address: 2961 Pine Mountain Dr., Connelly Springs, NC 28612
- Email: PineMountainGolf@gmail.com
- Facebook: Pine Mountain Golf Course