

**Pine Mountain
Property Owners Association, Inc.**

2885 Pine Mountain Drive,
Connelly Springs, NC 28612
Office: (828) 437-4894 Email: pinemountainpoa@gmail.com
www.pinemountainpoa.org

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Happy New Year to Pine Mountain Members!

With our appreciation and congratulations, Ron Epperson, Member and Employee, achieved the certification level necessary in Wastewater to become the Operator Responsible in Charge (ORC). We thank him for forging ahead in firsts for Pine Mountain and learning the ins and outs, the ups and downs, and the surprises and agonies of Pine Mountain's peculiarities in the water and wastewater systems. Because Ron is a resident, he will be an asset to both Pine Mountain and Red Bird. One of Pine Mountain's problems going back 10+ years is the lack of nearby ORCs and contract companies. As it pertains to municipal-type water/wastewater systems requiring our level of regulation, Pine Mountain is on-the-way to nowhere. It makes no financial sense. Ron has put in valuable volunteer hours in the common areas and security.

Throughout the lengthy acquisition process of Pine Mountain's water/wastewater systems, the NC Utility Commission's Public Staff has listed deficiencies with Red Bird's application. The Public Staff originally recommended to the Board that Pine Mountain transfer the water/wastewater to a respective company. Though I can understand a thorough investigation of a new utility company to ensure legitimacy, this case should become legend. The last deficiency, for example, the Public Staff produced a document from the NC Dept of Environmental Quality (DEQ) instructing the original developer to destroy all the previous documents in 1973, but they wanted them anyway. Our NC DEQ contact/inspector in Asheville found that the discarded documents were on microfiche in Raleigh's state archives. Joel, also received our thanks, in taking photos of over 100 exhibits. I never wanted to learn as much as I have about bureaucracy as I have the last several years.

One house is currently under construction on Tommy's Trail.

Gates are expected to be installed in February. More details to come later, but pinemountainpoa.org will be the best place to get timely information. Please take the time to set-up your Pine Mountain Member Account on www.pinemountainpoa.org. There is a pay portal and there will be unique password for access to member-only information.

Buyers/Investors for the motel/restaurant/resort properties requested introduction to the community; so please continue to the other document or the flip-side of this page.

Thank You!
Edie Stitt

A note from the group purchasing the lodge and restaurant:

We wanted to take a minute to introduce ourselves as well as elicit help from the Pine Mountain Community as it pertains to our plans for The Lodge and Restaurant. Nathan Vaughan and Alex Rossitch are Charlotte based real estate investors and are excited about bringing these unique buildings back to life. Our vision is to build out the grounds as a wedding venue/corporate event space that presents attendees with the unique opportunity to stay on site. Additionally, we see opportunity in using the Lodge as short term rental space for the state park's annual attendees.

That being said, we're 100% open to ideas. If you know a restaurant operator looking for a home, know of anyone that would have an interest in employment at the lodge during events, know of anyone that has a construction related business (plumbing, electrical, landscaping, renovations, etc.), or know of anyone that likes to invest in these types of projects, please reach out to Edie Stitt and she will put you in touch with us.

As they say, it takes a village! We're looking forward to getting plugged into the Pine Mountain community and breathing new life into the lodge and restaurant.