

Pine Mountain Property Owners Association

Member's Handbook

2023-24

Contact Information

Emergency Services:

Emergency	911
South Mountain Fire and Rescue	828-438-8300
Burke County Sheriff's Department	828-438-5500
Rutherford Electric (REMC)	828-584-1410
Burke County Animal Services	828-764-9588

Hospitals:

Carolina Healthcare/Blue Ridge Morganton (Formerly Grace Ridge)	828-580-5000
Carolina Healthcare/Blue Ridge Urgent Care (Morganton Walmart Shopping Center)	828-580-3278
Carolina Healthcare/Blue Ridge Valdese	828-580-7640
Frye Regional Medical Center, Hickory	828-315-5000
Catawba Regional Medical Center, Hickory	828-326-3000

Pine Mountain POA Office:

2885 Pine Mountain Dr
Connelly Springs, NC 28612

Phone: 828-437-4894

Email: pinemountainpoa@gmail.com

Office hours: TUES & THURS (9am – 1pm)

Connelly Springs Post Office:

1015 US-70
Connelly Springs, NC 28612
828-874-0784

Rhoney Road Convenience Site:

6135 Rhoney Road, closed Sunday and Wednesday
Ph: 828-764-9066 – Accepts household trash, large items,
cardboard, glass, paper, plastic (bottles only for recycle),
cans, etc. No lumber/wood, construction debris.

Pine Mountain POA Directory:

It is the responsibility of each PMPOA property owner to
keep their contact information up to date with the POA Office.

Welcome

Welcome to Pine Mountain Property Owners Association, Inc. We are a gated community with approximately 100 residences spread over 2,500 acres in the southern portion of the South Mountains, Burke County, NC. The northern side of our community borders South Mountain State Park which features elevations up to 3,000 ft, an 80 ft waterfall, camping and more than 40 miles of trails for equestrians, hikers, and mountain bikers. Within the Pine Mountain community are beautiful, forested greenways with miles of hiking trails, streams and waterfalls. The southern facing Overlook has a breathtaking view and on a clear day, you can see the Charlotte skyline.

The mile long front entrance is flanked on both sides by the private Pine Mountain POA Community Park. Pine Mountain POA members in good standing are entitled to the use of our Community Park as well as our picnic pavilion. Members may use the Pavilion for private events but a reservation is required. Reserve it before the event. Call/email the office (Open Tues & Thur) to reserve.

Our dumpsters are located behind the maintenance building and are for household trash only. Larger items such as furniture, mattresses, appliances, lumber, metal, construction debris including duct work & insulation, etc. must be taken to one of the Burke County Trash/Recycling centers. Read the Dumpster Rules to prevent any fines.

Pine Mountain is a Firewise Community. Each owner or resident is asked to fill out a home assessment questionnaire, then keep an annual record of your activities around your property that will help to keep your house safer in the event of a fire. Examples: cleaning out gutters, mowing tall grass, removing leaves, brush, and trees within 15 ft of your home, etc. The annual records are collected (can be placed in the POA Office mail slot) in early fall and are used to qualify our community for available grant money.

Phonevite and email are used by the POA office to notify/alert residents of emergency or urgent information. Phonevite is a service that provides a recorded phone message the urgent information. Members can sign up by notifying POA Office via email or website.

General Information

Governing Documents

North Carolina General Statutes 55A & applicable provisions of 47F, Articles of Incorporation, Declaration of Covenants and Restrictions (C&Rs), and By-Laws.

PMPOA Board Meetings

The Board of Directors meets with the POA members on the second Tuesday of each month at 7pm. The meetings are held at the POA office or the picnic pavilion. Our fiscal year is July 1st through June 30th with an annual Members Meeting held on the 2nd Saturday of June at 10am. Location will be announced.

Dues and Assessments

It is the responsibility of all PMPOA property owners to pay their monthly dues/assessments by the due date on their invoice.

Member in Good Standing

Any person or entity that owns property with the Pinc Mountain POA boundary lines whose dues/assessments are paid in full each month. Only Members in Good Standing are allowed to vote, use of the common areas as defined in our C&R's, *be* on the Board of Directors, or be a committee member.

Environmental Control Committee (ECC)

An ECC Application is required to be filled out and returned to the PMPOA office for home/property improvements. defined in our C&R's, PART 1, Article II (28). ECC Applications are available in the POA office or request that one be emailed to you. (Now available on the website)

Committees

- Adopt a Highway
- Construction & Maintenance
- Emergency & Security
- Environmental Control (as defined in our C&Rs)
- Firewise
- Nomination
- Publicity & Events