

Glen Cannon POA Buyers information (revised January 2021)

Homes & Home sites:

Almost every home in Glen Cannon has been custom built, providing a special uniqueness to the neighborhood. Home sites share the privacy benefits of large lot sizes and the natural landscape of the surrounding woods. Many of the homes have been sited to take full advantage of magnificent long range mountain views, winter views, waterfalls, creeks and forest ravines. There are 309 property owners in Glen Cannon comprising of 222 homes, 48 condominiums and 39 lots. New homes must be a minimum of 1800 square feet and meet the requirements set forth by the Architectural Committee. Paved roads, cable and electricity are available to most lots within Glen Cannon. Water is provided by individual wells. Wastewater is managed via individual septic tanks. A natural gas line is installed from Wilson Road through 1518 Glen Cannon Drive, whereas all other lots unitize PG.

Documents:

Glen Cannon Protective Covenants, By-Laws, Private Roads information can be accessed on the Glen Cannon website at <https://www.glencannon.net>. The 2013 Unified Protective Covenants represent the currently effective covenants and apply uniformity to all of Glen Cannon and supersede all prior versions. (At this time, January 2021, the covenants are undergoing a revision)

Annual Dues:

Annual dues are paid by each property owner within Glen Cannon, whether they reside in a condominium, home, or own an undeveloped lot. Property owners must be current on their dues in order to vote at annual meetings for budget approvals, changes to board members and other matters. The current dues are \$100 per year, billed by the GCPOA in January and due March 1st. Each Condominium Association has an additional dues structure that covers condominium related items.

Road Maintenance:

There are three classes of roads within Glen Cannon:

State Maintained: Douglas, Cameron, Gordon, Campbell, Southerland (#33 to #140), and Glen Cannon Drive from the entrance to #1813 are maintained by the state of North Carolina. Therefore, the North Carolina DOT is responsible for the maintenance of these roads.

GCPOA Owned and Maintained: Aberdeen, Bruce, Argyll, Glengarry Heights, Kildrummy, Skye, Paisley Circle, Paisley Lane and Glen Spey are privately maintained. The current annual assessment is \$1200 per resident lot and \$400 per undeveloped lot for those properties accessed by a private road. The Private Roads Committee (PRC), under authorization of the GCPOA, manages and maintains these roads utilizing the assessment funds. In emergencies or unforeseen circumstances, a Special Assessment may also be imposed by the PRC, with the Boards approval, to provide for costs of maintenance and repairs as required in those circumstances.

Other Private Roads: The roads within Glen Cannon Point, Dundee, Southerland (#162 to #249), the roadway accessing 1026 and 1028 Campbell Drive and Glen Cannon Drive (#1883 to #2073) are maintained by the homeowners residing in those areas. If maintenance is required, the homeowners work out an arrangement amongst themselves. Dunharrow Trail and Rivendell are also private roads within the boundaries of Glen Cannon but are not accessed through our community. They are privately maintained by those residents.

Private Road Impact Fee: The impact fee for new build on lots accessed by a private road is \$5000. There is no impact fee for new build accessed from the state roads.

Utilities:

Each has its own private well. Electricity is provided by Duke Energy. Natural gas, where available is provided by Dominion. Comporium provides internet service to the neighborhood with various levels of service.

Management, Services and Amenities:

There are no management fees paid by GCPOA. The GCPOA is managed by a volunteer Board of Directors, elected by the Association members at the Annual Meeting in October of each year. There is a total of nine directors on the board and each serve a term of three years.

The Association manages a website, publishes a quarterly newsletter, a Facebook page as well as a private internal page. E mail updates are sent out to the community informing them of events, emergencies and community news.

A Neighborhood Watch program is in place with the assistance of the sheriff and other emergency services.

The GCPOA owns and/or maintains three dry-hydrant Water Points strategically located so the no residence is more than 1.5 miles from a water source. The Brevard Fire Department routinely tests the Water Points. Glen Cannon is divided between fire service rating classes 5 and 9E. The ratings to address particular addresses are noted on the maps located on the website. (<https://glencannon.net>)

The GCPOA also owns and maintains a locked Emergency Services Access Gate at 800 Skye Drive. Emergency vehicles can open this gate to access any part of Glen Cannon to improve response time. Glen Cannon residents can also use the emergency gate when the main entrance at Wilson Road is blocked or unavailable such as in the case of fallen trees or flooding).

The community green areas and hiking trails are maintained by volunteers who convene on a regular basis to clear and improve the trails. Additional potential greenspace is available within Glen Cannon. These areas are currently owned by the developer, and the Association is periodically in discussion with the developer to convert them into greenspace.

Board of Directors Contact Information:

The mailing address for GCPOA is P.O.Box 1152, Pisgah Forest, NC 28768. The President is Bob Wohlford who can be contacted at gcpoa.2021@gmail.com. While the Condominiums are a part of the GCPOA, they additionally have their own Board of Directors for each of the four condominium associations. Please contact them for covenants and association fee information. Their covenants can also be found on the glencannon.net website under Governance. Condominium #1: Eddie Wade, wdsewade@gmail.com. Condominium #2 Jimmy Spray, P.O. Box 2468, Brevard, NC 28712
Condominium #3: Lucy Whitlock, lucywhitlock@capecoralmyhome.com Condominium #4 mountainladync@gmail.com