



MOUNTAIN GLEN RESIDENT'S GUIDE

I. GENERAL INFORMATION

Avery Development Corporation (ADC)

Mountain Glen Golf Club, Golf Course, and Resort Area is owned and operated by the Avery Development Corporation, a private shareholder corporation. The administration of ADC is handled by the Board of Directors of ADC. Almost all property owners are eligible to serve on the various standing committees or on the ADC Board of Directors.

Mountain Glen Golf Club (the golf course) is operated as a semi-private course. It is open to the general public for a fee per round, depending on the availability of tee times. The golf course is managed by the Director of Golf and his staff. Membership is annual and limited. Mountain Glen homeowners are given first consideration on applications made at the beginning of each year.

Mountain Glen Property Owners Association of Mountain Glen Resort, Inc.

The POA is a nonprofit North Carolina Corporation chartered to promote the welfare of the Mountain Glen property owners. POA activities benefit all owners, so all are strongly urged to become members. Dues are collected in June of each year. The POA is the only collective voice of the property owners to the directors of ADC; it advises and makes recommendations to the ADC Board regarding road maintenance, requests for residential alterations and expansion, security and individual concerns of property owners regarding the community of Mountain Glen. The POA sponsors activities and events within the community and represents the property owners to civic groups like the local police, fire departments and other Avery County agencies.

All property owners who are current in their dues have equal voting in the POA and, subject to a one-year residency requirement, are eligible for appointment to various standing committees and to serve of the Board of Directors or as officers.

The annual membership meeting is held on the third Thursday of September each year at 6:30 PM at the clubhouse, unless changed by board action. Special meetings may also be called.

The board of directors of the POA meets monthly from May through October on the second Wednesday of each month at 3:30 PM at the clubhouse. Any member may attend board meetings. Members may

bring matters before the Board may do so by providing prior notification to the secretary of the POA. People who want to serve on the Board are eligible after two years/seasons in residence.

II. FACILITIES

Golf

At the base of the Mountain Glen Community is Mountain Glen Golf Club. Opened in 1964 and designed by renowned golf course designer George W. Cobb, the 18-hole par 72 course is beautiful, well-maintained, and fun to play. There is a practice range, a short-range chipping area with a sand bunker, and a practice putting green. The pro shop offers full services for lessons, club repair, and equipment sales. Rental carts are available. Private golf carts are allowed for homeowners paying an annual fee. Storage for private golf carts is subject to ADC rules. A limited number of men's lockers and club storage are available for an annual fee.

Golf Memberships

Mountain Glen Golf Course is a semi-private golf course with annual memberships available for singles, families, or juniors 39 years old or younger (at a reduced rate). All homeowners at Mountain Glen Community are offered membership in the golf course at the beginning of each year. New homeowners may apply for membership at any time after they have begun to occupy their home at Mountain Glen. Membership fees are pro-rated; full price is required for seasonal memberships. Membership is capped at 325 but is subject to change by the board of ADC. In the event of a waiting list, ADC has established written guidelines on priority of consideration.

Should a homeowner rent their residence here, their golf membership is non-transferrable. Tenants may apply for golf club membership subject to availability and ADC guidelines in the event of a waiting list.

Pickleball & Tennis

There are two all-weather pickleball courts and one tennis court available for members with either a social or a golf membership.

Snack Bar

The snack bar, located next to the pro shop on the lower level of the Mountain Glen Clubhouse, is always a great place to grab a bite to eat. You can enjoy your food inside, outside on the lower deck near the putting green, or on the upper deck with a more expansive view of the golf course. Open from 8 AM- 3 PM seven days a week, the snack bar menu offers a large range of options for breakfast and lunch.

If you are playing golf, give us a call before starting play on the 9th hole to pick up an order and refuel at the turn. Want food after a round? Place your order before teeing off on the 18th hole for quicker service.

Clubhouse

Through the ADC office, the clubhouse is available on a scheduled basis for social functions, meetings, POA dinners, banquets, dances, wedding receptions, private parties, and other activities. A reasonable

fee for use of the clubhouse plus cleanup is charged. The clubhouse has a fully equipped kitchen, but is not staffed, and no meals are served unless catered. The clubhouse can handle one hundred people comfortably in the enclosed heated and air-conditioned space, and an additional hundred if the outdoor covered balcony is used.

ADC Office

The ADC office is located on the upper level of the clubhouse. Residents should leave a key to their home with the ADC office for the event of an emergency or lock-out. Many residents arrange for off-season work on their homes or other services. Leaving a key with the ADC office also provides a way for you to give access to your home to your designated vendors. Keys remain locked up in the office and are only given out with your permission.

Residents are required to file an emergency contact number of a friend or relative with the ADC office – *this is extremely important for personal and property welfare.*

Mailbox assignments, directories and other information are available at this office. Mailboxes are located at the north end of the parking lot. Use of an office copy machine is available for a small fee.

III. ACTIVITIES

Potluck Suppers, Cookouts, and Catered Dinners

The POA sponsors potluck suppers, cookouts, and catered dinners throughout the season each year, and one during the holiday season. Monday night dinners can be catered, cookouts, potlucks, or a combination. Cookouts are scheduled for major holidays and at other times.

The nominal fee charged for events helps pay for catered food, paper products, a band, DJ or other entertainment, and for any clean-up after the event, depending on the occasion.

RSVPs to events are via website sign up only at MountainGlenPOA.org. There will no longer be sign-up sheets by the mailboxes. Dinners are listed on the Mountain Glen POA calendar on the website.

Golf

Golf and golf carts are available on a greens-fee and cart-fee basis, and to those who have a golf club membership. Tee times can be reserved online at MountainGlenGolfClub.com one week in advance of play or by visiting or calling the pro shop. Please try to arrange foursomes for more efficient use of the course. During a few of the major tournaments, the course is closed to regular play. A schedule official Mountain Glen Golf Club tournaments can be found on the Mountain Glen Golf Club website, on our calendar or in the Member-Homeowner Directory that is published annually. Additional tournaments with outside sponsors use the Mountain Glen Golf Club from time-to-time, with notice given on the bulletin boards outside the pro shop.

Men's Golf

There are several men's groups that play golf on a regular basis that are open to new members. Interested golfers may inquire at the pro shop to learn about these groups and to identify the contact person for each group. Mountain Glen runs a daily dogfight open to all members and their guests. The dogfight begins at 12:09 Monday-Friday, as well as on Sunday. A Modified Stableford scoring system is used and players of all skill levels are welcome. Players need to inform the Pro Shop that they will be participating by 11:30 the day of play.

Club championships are open to all qualifying members. Mountain Glen runs a variety of open tournaments. Members are offered discounts to play and are always encouraged to participate.

Women's Golf

The Mountain Glen Women's Golf Association is open to any woman with an established handicap. Membership in Mountain Glen Golf Club is not required. There are both 18-hole and 9-hole groups that play on Thursday mornings. Members meet at the Pro Shop at 9 AM for a 9:18 AM shotgun start after warming up on the range and putting green. Thursday's games are organized by the tournament committee with sign-ups via email connection through Golf Genius. There is also informal play for women on Tuesday mornings with a sign-up sheet available on the bulletin board outside the pro shop. Dues for the year are \$50 and cover weekly winnings in flights with gross and net winners. MGWGA crowns and annual club champion and Mountain Glen hosts an annual Ladies invitational tournament opened to players from around the country. Additionally, there are monthly social luncheons. Those interested in joining should contact the Women's Golf Association Membership Chair, listed in the ADC Member – Homeowner Directory.

Mixed Golf Scramble

Sunday evening Twilight Golf is for Mountain Glen members and homeowners, both men and women. This activity is as much game as it is golf, so both beginners and experienced players will have fun. Two dollars will be collected from each player by team captains for cash prizes. Afterward, there is an informal gathering on the deck where players socialize, BYOB and snacks. Sign up by no later than Friday evening on the bulletin board by the Pro Shop. If you sign up, you are expected to show up unless you cancel in advance. In case of bad weather, call the pro shop for instructions. Be at the club at 4:00 PM for a prompt 4:15 PM shotgun tee off.

Golf Clinics

Three Junior Golf Camps spanning three days each are scheduled every summer during June, July, and August. These fun and educational clinics are run by professionals for girls and boys ages seven through twelve. Participants need to bring their own clubs. These camps fill up quickly so plan ahead to sign up your grandchildren!

Ladies golf clinics are held once a week for both beginners and experienced players and are limited to twelve participants. Sign-up sheets can be found each week on the bulletin board outside the pro shop.

Tennis/Pickleball

The Pro Shop keeps some pickle ball equipment in the Pro Shop for residents to borrow. Pickleball meetups, groups, and activities are posted on the bulletin board outside the Pro Shop.

Bridge

The bridge group, open to both men and women, meets on Wednesday mornings. A sign-up sheet is posted on the bulletin board outside the pro shop. Bridge is open to Mountain Glen residents and their guests.

IV. FIRE PROTECTION

Smoke alarms should be routinely inspected. There should be at least one smoke alarm located on each floor and additional alarms in the kitchen, garage, and workshop. Fire extinguishers should be placed in the same locations, as well as near the fireplace. It is important to read and understand the operating instructions, and to have the extinguishers inspected yearly. Approved service is available in Newland and Crossnore. For a \$10 donation, the Newland Volunteer Fire Department will make a home fire inspection. Call 828-733-4011.

If you have an attached garage, or a gas fireplace or heater, you should have a carbon monoxide detector in your home. This is just as important as a fire alarm; remember, carbon monoxide is an odorless, deadly gas.

When calling 911 for an emergency. Give your address, including "Mountain Glen." This immediately locates the area for the emergency crew.

V. SAFETY

Traffic Safety

The roads in Mountain Glen are private and are maintained through the Property Owners Association by an annual assessment to property owners. Improvements are made as needed.

As we all know, there are dangerous curves, limited visibility, and narrow lanes on our roads. We have golf carts and cars sharing the same roads, so please drive carefully and be aware and courteous to others. Golf carts should keep to the right and allow following autos to pass. Also, please use extreme caution in the clubhouse parking lot. We have many visitors driving cars and carts there who are not familiar with the area. Please obey speed limit, caution, and stop signs in both cars and carts.

VI. SECURITY

Community Watch Program

We are a Community Watch area and it is the duty of residents to report to the Sheriff any intrusion of unusual vehicles or persons that appear suspicious. If you observe any violation of property or security, report these immediately to the Sheriff at 828-733-5855 (not 911) and the ADC office 828-733-5809. This helps protect your neighbors' rights and property as well as your own. When in doubt, make the call.

Perimeter Security

No Trespassing, No Hunting, and No Fishing signs are posted on the perimeters of the Mountain Glen Resort property.

Winter Security Guard

A winter season security guard is under contract from October 15 through April 15. This person is responsible for the safety and protection of all properties at Mountain Glen. The guard makes regular rounds and inspections, and reports to the ADC office. Homes with special security alarms should make personal arrangements with the security guard, with separate payment. All part-time residents should advise the office when their home will be occupied, especially during the period from October 15th through April 15th. This should include any other family members, friends, or craftsmen who legally have access to the home. This enables the security guard to detect unauthorized activities at your home. Remember, it is recommended that you leave a key with the office in case of an emergency.

Should storm or other damage occur during the winter season, the guard will notify the office. The office will contact the homeowner immediately, and, at the owner's approval, will take action to see that necessary repairs are made to prevent further immediate damage.

Home and Vehicle Security

The relative isolation and closed neighborhood atmosphere of Mountain Glen lulls many into complacency concerning security of their home and automobiles. Don't make it easy for intruders. Practice prevention by locking up.

Winterizing Your Home

Winter temperatures at Mountain Glen go well below freezing. Without house heat, plumbing pipes will burst. Liquids and canned goods can also burst in their containers. Newcomers need to be acutely aware of this challenge. There are several options available:

1. Leave central heat on and set it to at least 40 to 45 degrees. If electricity goes off during a very cold spell, everything in the house could freeze.
2. It is recommended that you have your home winterized by a locally qualified professional. Winterizing is more than just "draining the pipes." Water should be shut off, standing water in elbow traps and toilets must be treated with nontoxic (marine) antifreeze or blown out of fixtures like your clothes washer, dishwasher, icemaker, etc. If you have an electric water heater you may want to turn the temperature dial to its minimum setting to save energy and close the water inlet and outlet valves. Winterizing is typically done after you leave your home and dewatering before or when you return. Check with your winterizing service provider for a complete list of winterizing activities.
3. Talk with your neighbors. They have been through this before and can give you helpful advice. You may choose to winterize for yourself if you are experienced and precisely follow the correct procedures.

VII. RULES & REGULATIONS

It is important that each resident read and understand the **Mountain Glen Deed Restrictions**. Mountain Glen is a platted subdivision with registered covenants and restrictions voted into force by the elected Board of Directors of ADC. These specific rules and regulations are covered in your deed restrictions. They are for your protection. If you have any questions concerning them, see the ADC office personnel. A hard copy of the ADC Deed Restrictions is available at the office.

In addition to adherence to those specific restrictions, residents are asked to keep in mind that Mountain Glen is a contained community with private roads and neighbors who come from a variety of backgrounds yet have common standards of considerate conduct. Our residents have a lasting appreciation of the beauty and serenity of our mountain retreat. Unnecessary noise from pets, mowers, machinery, and saws after normal working hours should be minimized. Residences and properties should be maintained in a neat manner. Roadsides are maintained by the POA but plantings that add to the beauty of the roadsides are welcomed. Unoccupied properties should not be used for trash or other wastes.

From time to time, Avery Development Corporation feels it is necessary to institute additional restrictions when problems occur. One of these restrictions is the prohibition of burning yard waste, etc. without permission from the ADC Board. This is covered in Section 7 of your deed restrictions.

Also, remember that we are residents of the state of North Carolina and of Avery County. We must abide by the laws of these governments. If you add to or change your property in any substantial way, you must get the approval of the ADC Board, as well as the building inspector of Avery County.

VIII. LOCAL SERVICES

Medical Services

Appalachian Regional Healthcare System (ARHS) is the leader for healthcare in the High Country and includes the main hospital in Boone, Watauga Medical Center, as well as Cannon Memorial Hospital (located about two and a quarter miles outside Newland on Hwy 181), and numerous medical centers, medical practices, and diagnostic centers in Watauga, Ashe, and Avery County. A variety of medical facilities are available in Newland, Linville, Crossnore, Banner Elk and other nearby communities.

Note: Avery County law requires that your house number be displayed in at least four-inch-tall numbers in contrast to their background (reflective is best) so that they can be seen clearly from the street. Do not remove your house numbers when closing your house for the winter. These numbers will help the fire department, security, or police in case of emergency.

Garbage and Recycling

Garbage and trash must be taken to one of the two dumps, located two miles north on Hwy. 194 toward Elk Park or two miles east of Newland on the road to Linville (Hwy. 181). Drop off hours are 6:30 AM to 6:00 PM on Monday, Tuesday, Thursday, and Friday and 8:00 AM to 6:00 PM on Saturday.

These collection points are closed on Sunday and Wednesday. Do not leave garbage or trash outside the gates. If the contents can be traced back to you will be subject to ticketing and a fine.

Recyclable materials consisting of newspaper, cardboard, plastic bottles, aluminum cans, and glass should be taken to the same locations. Glass should be separated and can include clear, green, and brown glass.

Library

The Avery County Public Library, Newland Branch, is in Newland on Hwy. 194. It is well-stocked, has a copier and computers for use, and very helpful personnel. As county property owners, library cards are available to Mountain Glen residents. Hours: M, T, 9:00 AM to 8:00PM; W, Th, F, 9:00 AM to 5:00 PM; Sat. 10:00 AM to 1:00 PM. (828) 733-9393

Newspapers/Magazines

The local paper, *The Avery Journal*, is published weekly and is on sale in local shops and boxes, or by subscription via mail or online. *The Mountain Times* and *Carolina Mountain Life* are also helpful for High Country information, and are available free at local shops, stores, and restaurants.