

Laurel Ridge FAQs

1. How much are the POA Dues?

As of January 1st, 2020 POA dues are \$1500 yearly due by February 15th. They are reviewed annually.

2. What is the cost of water and trash?

Home Owners are billed quarterly for Residential Services which includes water, trash and recycling, snow removal, electricity and propane to the four pump houses. The current fee is \$195, which is reviewed yearly and changed based on an average of usage over the past four years. A reduced billing commences at time of construction, when water services are connected for construction use.

3. How long do I have to build?

There is no time limit to build once you buy a lot. But once ground is broken, construction should be finished within a year. See the ARC Guidelines for more information.

4. Can I park an RV on my property?

RV's, campers of any size and trailers cannot be on the property if visible from road, or a neighboring lot. See the ARC Guidelines for more information.

5. What is the minimum size home I can build?

Square footage requirements are 1,200 for one story, 1,600 for a two story. See the ARC Guidelines for more information.

6. Can I build a log house?

Log homes are allowed in Laurel Ridge. Every home must follow the Architecture Review Committee (ARC) Guidelines for square footage and all homes must have a two-car garage. See the ARC Guidelines for more information.

7. Can I build a modular home?

Modular homes are not permitted in Laurel Ridge. See the ARC Guidelines for more information.

8. Can I build other buildings on my land?

No subdividing of lots. Detached buildings i.e., a garage or additional structure of any kind must be approved by the ARC. Modifications to the outside appearance of any home new or previously built must be approved by the ARC. A copy of the ARC Guidelines is available.

9. Are perc tests required prior to building?

Perc tests, which determine the suitability of the lot for a septic system, are required prior to starting the planning process for building. Typical lots in LR are suitable for a 3 bedroom house. See <https://www.buncombecounty.org/governing/depts/health/environmentalhealth.aspx#septic-sewage> for more information.

10. Where do I get my mailbox?

Mailboxes are available to residents for a fee and are located at three places within the neighborhood. New residents interested in having a box in Laurel Ridge are required to pay a one-time fee for the duration of their ownership. Part of the fee is refunded upon return of the mailbox key.

11. Where do I get my gate remote?

Gate remotes can be purchased from the POA Treasurer.

12. What is the policy for removing trees on my property when I build?

One may remove trees only as necessary to build the house and driveway, and to selectively improve views for that build, with a strong preference that most trees, especially those twelve inches in diameter or greater, should be left in place. The ARC should be contacted in the event a homeowner wants to remove a tree in an established home site. Clear cutting or topping trees to obtain a completely unobstructed view, or a large open yard is not permitted. A copy of the ARC Guidelines is available on line. The website address is: www.laurelridgepoa.com look under "Welcome to Laurel Ridge."

13. Are fire pits allowed?

No. We live in a forest with a serious danger of forest fires and it is our responsibility to protect ours and our neighbor's properties and lives. Therefore, no off-structure fire pits or open fires are permitted. Contained fires that are responsibly attended, such as barbecues and patio heaters located on concrete, tile, or other heat resistant material, are permitted.

14. Are fences allowed to maintain my pet?

No. As a general rule, fencing is discouraged. Since we live in the woods, fencing in a beloved pet could prove to be dangerous to the animal. Wild animals can jump inside a fence but your pet may not and would be unable to flee to safety. Fences, if allowed, are permitted with the ARC approval only, shall be aesthetically consistent with a wooded environment or in close proximity to and consistent with exterior surfaces of the living unit. For more information, please see the ARC Guidelines.

15. Who provides utility services?

Water is provided by the POA. Electricity is provided by Duke Energy. Telephone is provided by AT&T. Broadband is provided by AT&T DSL or other providers such as Skyrunner and Hughes Net. Availability of these services may depend on the location of your lot in the neighborhood.