

## **Glen Cannon Property Owners Association**

### **INFORMATION FOR PROSPECTIVE BUYERS**

(updated September 2024)

On this page are helpful information and links for new and prospective Glen Cannon property owners.

**Can't find what you need, or have a question?** Please contact the Glen Cannon POA Board of Directors by US Mail at P.O. Box 1152, Pisgah Forest, NC 28768, or by email at [gcpoa-directors@googlegroups.com](mailto:gcpoa-directors@googlegroups.com).

**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.

As of 2024, there are more than 300 property owners in Glen Cannon including more than 222 homes and 51 condominiums, plus about 21 undeveloped lots suitable for future development.

**Services and utilities:** Paved roads, cable, internet, 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; other lots utilize propane gas tanks if gas is desired. 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.

**New Construction:** New homes must be a minimum of 1,800 square feet and meet the requirements set forth by the Glen Cannon POA Architectural & Environmental Committee. A written application and a refundable deposit are required. The A&E Committees Policies and Procedures are set forth here:

[https://www.glencannon.net/\\_files/ugd/32d773\\_3cdbfab7dff7457eab14e535517ade5d.pdf](https://www.glencannon.net/_files/ugd/32d773_3cdbfab7dff7457eab14e535517ade5d.pdf)

If the build is accessed by a Private Road, road impact fees also will be assessed. More information on Private Roads is found below.

**Home Improvements and Additions:** Major improvement projects to existing homes also require a written application and refundable deposit in accordance with the A&E information linked above. Major projects include, but are not limited to, additions or alterations to the exterior of homes or permanent structures; utility buildings; walls;

driveway entrance pillars or walls; solar heat exchangers; and any building-mounted systems or equipment, and radio or television towers or dishes visible from the road or neighboring properties.

**Protective Covenants and Documents:** Current and prospective owners will find the relevant documents at the links below. These are also posted on the “Governance” section of our website, [www.glencannon.net](http://www.glencannon.net).

## [Glen Cannon Protective Covenants](#)

### [By-Laws](#)

### [Private Roads information](#)

**Condominium Governance:** While the Condominiums are part of the GCPOA and the community, 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](http://glencannon.net) website under Governance. Condominium #1: Eddie Wade, [wdsewade@gmail.com](mailto:wdsewade@gmail.com). Condominium #2: Dan Goodpaster, [djgoodpaster12@gmail.com](mailto:djgoodpaster12@gmail.com). Condominium #3: Lucy Whitlock, [ccmyhome56@gmail.com](mailto:ccmyhome56@gmail.com). Condominium #4: Jeff Patterson, [JeffLPatt@gmail.com](mailto:JeffLPatt@gmail.com).

**Annual Dues:** Annual dues are paid by the owners of property within Glen Cannon, whether a condominium, home, or undeveloped lot. Current dues are \$100 per year, billed by the GCPOA in January and due March 1. 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.

Each Condominium Association has its own dues structure that covers condominium related items.

**Maintenance Fees for Private Roads:** There are three classes of roads within Glen Cannon.

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

**GCPOA Owned and Maintained:** Aberdeen, Bruce, Argyll, Glengarry Heights, Kildrummy, Skye, Paisley Circle, Paisley Lane and Glen Spey are Glen Cannon’s Designated Private Roads. The current annual assessment is \$1,200 per residential lot and \$400 per undeveloped lot for each property accessed by one of these private roads. 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 Board's approval, to provide for costs of required maintenance and repairs.

**Other Private Roads:** The roads within Glen Cannon Point, as well as Dundee, Southerland (#162 to #249), the roadway accessing 1026 and 1028 Campbell Drive, and Glen Cannon Drive from #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.

**GCPOA Road Impact Fees:** The impact fee for a new build on lots accessed by a private road is \$5,000. There is no impact fee for new builds accessed from the state roads.

**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 are a total of nine directors on the board and each serves a term of three years.

**Communication and Information:** The Association manages a website, [glencannon.net](http://glencannon.net), publishes a newsletter three times per year, and maintains a members-only Facebook group for owners. Email is used to inform the community of events, emergencies and other community news. Residents also can opt to join a text-alert system to get immediate notice of road closures and other emergencies.

**Safety and Security:** Glen Cannon is served by the Transylvania County Sheriff's Office and Transylvania County Emergency Medical Services (EMS). Headquarters for both these services are located off Morris Road in Pisgah Forest.

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

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 their response time. The emergency gate is also used if the main entrance at Wilson Road becomes blocked due to fallen trees, flooding, or other temporary issues. Directions for using this emergency exit are shared via email and text when an emergency occurs, and are posted at [glencannon.net](http://glencannon.net).

The GCPOA Board's Security and Safety Committee serves as a liaison with local emergency responders.

**Community Common Areas:** The community shares 14 acres of green space and hiking trails which are available to all residents for hiking, recreation and picnicking. These areas are maintained by volunteers who gather several times a year to clear and improve the trails. The GCPOA hopes to bring additional greenways and trails into the neighborhood in the future as a result of ongoing discussions with local property owners.