



GRANDE VISTA BAY INFORMATION FOR BUYERS

Welcome to Grande Vista Bay

Updated October 2023

GVB Board of directors:

- The Board of Directors have designated the following Property Owners Association (POA) positions: 2023
- President – Dwayne Watkins, Treasurer – Steve Bryant, Vice President – Rosa Lazenby Secretary – Joanne Mielenz, Directors– Renee Nelson and Ray Fumi

General GVB POA Management:

- GVB employs Sentry management to manage day to day operations of the POA
- Currently there are no onsite personnel at the clubhouse; all activities are handled remotely
- Debbie McCoy is the current property manager assigned to manage GVB
- Email: dmccoy@sentrymgt.com
- Debbie McCoy can be reached at 615-269-7016 press 0
- After hours emergency: 615-269-7016 press 9

GVB POA / Sentry Official Communications:

- GVB home owner and POA communications are achieved through Sentry managements Community Pro Portal / www.accesssentrymgt.com
- Community Pro cannot be set up until your deed has been recorded and an account number assigned to you. Unfortunately this can take 4-6 Weeks.
- Sentry has a web site at communitycare@sentrymgt.com in which work orders can be created.

Clubhouse and Pool access:

- GVB has a community clubhouse with many amenities, including a commercial grade kitchen, BBQ grills, Bocce Ball, Horse Shoes, Pickle Ball, and a seasonal swimming pool.
- GVB is on Eastern Time.
- The Clubhouse is accessible to owners 7 am to 11 pm 7 days a week; however a key FOB is required for entry
- Fobs may be purchased through the property manager with a signed waiver for approximately \$35. NO CASH will be accepted

- Pool Keys can be given to new owners after completing a waiver form through the property manager.

Gate Access:

- Please call the property manager in order to obtain a key fob for gate access. Your Realtor can give you her/his code that she/he uses to get in the gate until your account is set up. The realtor's code changes monthly.
- Home owner access to the gates is by the Cellgate application or clicker / fob and must be assigned by the GVB property manager. The GVB community manager can also provide instructions on the cellgate application, installation, and utilization of smart phones to open gates along with FOB cost.

GVB Zoning:

- All GVB lots are zoned for single residential use only as permitted by the Single Family Zoning Regulations of Roane County, Tennessee.
- The Property is restricted to one single-family private residential dwelling for residential use per lot.
- No trade or business of any kind may be conducted on a Lot
- No individual lot may be subdivided for any reason but two (2) adjoining lots may be combined into one single lot.

Boat Docks:

- Boat slips at GVB community docks are rented at \$1,200 per year.
- Contact the property manager for availability, required paperwork, and payment instructions
- Personal Docks require TVA approval and permits; Phone number is 800-882-5263
- Website is <https://www.tva.com/environment/shoreline-construction-permits>

Utilities / Mail / etc: All lots have water, electric, gas, and cable

- Rockwood Post Office 340 Rockwood St, Rockwood, TN 37854; Phone number is 865-354-6066; M-F from 8:30 AM to 3:00 PM
- GVB has a central mailbox center located by the clubhouse. You can sign up for a mailbox at Rockwood Post Office once you have moved in to your home.
- UPS and Fedex provide package delivery to your front door
- Rockwood Electric Company; Phone number is 865-354-0514 and website is www.rockwoodelectric.com
- Rockwood Water, Sewer, and Gas; Phone number is 865-354-0163 and website is www.rwsg.org
- Cable TV and Internet provided by Comcast Cable only; Phone number is 800-266-2278 and website is www.xfinity.com
- Roane Newspaper is printed and delivered twice a week in mail. Phone number is 865-376-3481

Sewer Systems in GVB:

- Each lot has and will access to the Roane County sewer system for sewer hookup.
- GVB incorporates what is termed a step system for sewer (STEP): This is a hybrid system that does not require a leech field so soil testing and or percolation testing is not required.
- You can purchase a complete installed system incorporating a holding tank, pump, and controls from Barger and Sons which will be installed on your property. The tank holds and retains the solids and the grey water is pumped to the county sewer system. Barger and Son's is a company that provides this service. Their phone number is 865-270-8080.
- Depending on the size of the household, the tank should not need pumping but every 8 to 10 years per Barger and Sons.
- Depending on your lot and tank location, your plumber will install the appropriate discharge system within your home; either gravity flow or a pump / grinder system to move waste to the STEP tank for discharge to the county sewer system.

Garbage & Trash Collection:

- There is no county or city trash collection provided in GVB.
- Garbage and recyclables may be taken to either the Roane County Landfill center located at White Pine Rd in Harriman or the Post Oak Valley Rd recycle convenience center in Rockwood for free. Both are only 10 minutes from GVB.
- At Home Garbage Collection service can be obtained thru Fred Collins Sanitation. Phone number is 865-435-9138. Pick up days are Monday and Thursday for approximately \$45 a month. Call to set up service and arrange payment

Site and property survey:

- The GVB development was initially surveyed by McKenzie and Morgan in Decatur Tenn. Pins are located at all lot corners and at intermediate intersections of neighboring lot lines
- You do not need an additional lot survey until you submit an application to build.
- If for some reason you wish to have any additional survey work completed below are some surveyors who have completed site surveys in GVB. These names are only provided as a courtesy and in no means is a GVB recommendation but is just for information only.
- Mark Gamble; phone number is 865-696-6671
- Randy Denton; phone number is 865-258-3303

Application to build questions:

- Questions regarding the application to build and any specific CCR requirements for building in GVB should be forwarded to our architectural review firm; Mr Marcus Chady, of Studio Four Design, 414 Clinch Avenue Knoxville, TN 37902. His phone number is 865-523-5001
- www.studiofourdesign.com

General social media:

- Grande Vista Bay Web Site is <https://grandvistabay.org>.
- There is a non-official social media group through the Next Door application.
- Note Next door is not a private site and does not have anything to do with or is it monitored by GVB POA. All official GVB business must be through the Sentry community portal
- The website for Next Door is: <https://nextdoor.com/neighborhood/grandvistabay--rockwood--tn/>

The GVB POA does NOT recommended or approve any of the vendors mentioned in this document; they are only listed for you, the homeowner's convenience.