



GRANDE VISTA BAY INFORMATION FOR BUYERS

Welcome to Grande Vista Bay

GVB Board of directors:

- The Board of Directors have designated the following Property Owners Association (POA) positions: 2024
- President – Joanne Mielenz, Vice President – Greg Malone Treasurer – Gary Fridenbergs, Secretary – Mary Butler, Directors – Renee Nelson and Ray Fumi

General GVB POA Management:

- GVB employs Sentry management to manage day to day operations of the POA
- Debbie McCoy is the current property manager assigned to manage GVB
- Email: dmccoy@sentrymgt.com Debbie McCoy 615-269-7016 press 0
- After hours emergency: 615-269-7016 press 9

GVB POA / Sentry Official Communications:

- GVB homeowners sand 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 also has a web site presence at communitycare@sentrymgt.com

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.
- Clubhouse phone number: 865-354-1671 / only answered when Sentry staff are present on site. GVB is on Eastern Time
- After hours emergency: 615-269-7016 press 9
- The Clubhouse is accessible to owners 7 am to 11 pm 7 days a week. Before 9 and after 5 and weekend access requires a key FOB for entry
- Fobs may be purchased through the property manager with signed waiver for \$60. NO CASH
- Pool Keys can be given to new owners with sign up through the property manager.

Gate Access:

- Please call the property Manager to get an appointment to set up your gate access. Your Realtor can give you her/his code she/he used to get in the gate until your account is set up. This code does change often
- Home owner access to the gates is by the Cellgate app or clicker / fob and must be assigned by the GVB property manager. You will need to be set up with a Community Pro account in order to purchase the Clicker / Fob which costs \$60 Your car can also be programmed once a FOB has been purchased. The GVB community manager can also provide instructions on the cellgate application installation and use onto your smart phone.

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 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 and that is set up with the property manager Debbie McCoy
- Personal Docks require TVA approval and permits / 800-882-5263
- Requires a Roane County Building Permit 865-717-4230 308 N 3rd St. Kingston, TN
- <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 865-354-6066 M-F 8:30 to 3:00pm
- 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 865-354-0514 / www.rockwoodelectric.com
- Rockwood Water, Sewer, and Gas 865-354-0163 / www.rwsg.org
- Cable TV and Internet / Comcast Cable 800-266-2278 / www.xfinity.com
- Roane Newspaper / twice a week in mail / 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.
- The system incorporates a holding tank, pump, and controls the system tank holds and retains the solids and the grey water is pumped to the county sewer system.
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.
- Below are 3 contractors that can provide purchase and installation of a wastewater STEP
- system:
- Brian Mullins / 865-775-2015
- Anthony Godecke / 865-361-8715
- Barger and Sons / 865-270-8080.
- Depending on the size of the household and use, the tank should not need pumping but
- every 8 to 10 years.

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 – Fred Collins Sanitation 865-435-9138 Monday's and Thursday's are pick up days for \$30 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 TN / 423-334-5014 and has lot pins 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 provided as a courtesy and in no means is a GVB recommendation but is just for information only.
- Mark Gamble / 865-696-6671
- Randy Denton / 865-258-3303

Lot Mowing/Bush Hog

- David McDonald Dixielee Land Management 865-250-3507
- Mitchell Young Mitchell Tree Service 865-617-5297
- Michael Gibson 865-455-5020
- Danny Jones 865-960-2784
- Terry McKinney 865-804-1807

Application to build questions:

- Questions regarding the application to build and any specific CCR requirements for building in Grande Vista Bay should be forwarded to our architectural review firm and addressed to Mr Marcus Chady of Studio Four Design, 414 Clinch Avenue Knoxville, TN 37902 / 865.523.5001
- www.studiofourdesign.com

General social media:

- Grande Vista Bay Web Site / <https://grandvistabay.org/>
- There is a non official social media group through the Next Door app. Please note Next door is not a private site and does not have anything to do with the GVB POA.
- Next Door / Grande Vista Bay Group <https://nextdoor.com/neighborhood/grandvistabay--rockwool--tn/>

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