



## **GRANDE VISTA BAY INFORMATION FOR BUYERS & New Owners**

### **Welcome to Grande Vista Bay**

**Updated February 12, 2025**

#### **GVB Board of directors:**

- The Board of Directors have designated the following Property Owners Association (POA) positions: 2025
- President – Greg Malone, Treasure – Gary Fridenbergs (Advisory, Non-Voting), Vice President – David Eshoo, Secretary – Mary Butler (Advisory, Non-Voting), Directors– Sherry Deppermann, Ray Fumi, Mark Altimier, and Mark Stevens

#### **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](mailto:dmccoy@sentrymgt.com)
- Debbie McCoy can be reached at 615-269-7016 press ext. 51621.
- After hours emergency: 615-269-7016 press 9

#### **GVB POA / Sentry Official Communications:**

- GVB homeowner and POA communications are achieved through Sentry managements Community Pro Portal / [www.accesssentrymgt.com](http://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](mailto: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, Horseshoes, Pickle Ball, and a seasonal swimming pool.
- GVB is on Eastern Time.
- The Clubhouse is accessible to owners from 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. \$40. NO CASH will be accepted. Contact Debbie McCoy for details.



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

#### **Gate Access:**

- Please call the property manager 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.
- Homeowner 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, paid annually.
- 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,electricityc, 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 into your home you need a Certificate of Occupancy.
- 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](http://www.rockwoodelectric.com)
- Rockwood Water, Sewer, and Gas; Phone number is 865-354-0163 and website is [www.rwsg.org](http://www.rwsg.org)
- Cable TV and Internet provided by Comcast Cable only; Phone number is 800-266-2278 and website is [www.xfinity.com](http://www.xfinity.com)
- Land line phone service is provided by AT&T
- Roane County Public Utility 123 Post Oak Dr. Rockwood 865-354-2702 Step System
- Roane Newspaper is printed and delivered twice a week by mail. Phone number is 865-376-3481

### **Sewer Systems in GVB:**

- Each lot has and will access 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
  - Gene McClure: (865) 466-9453
- 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 can be obtained through Fred Collins Sanitation. My phone number is 865-435-9138. The pick-up days are Monday and Thursday for approximately \$45 a month. Call to set up the 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 apply 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, a Michael Graves Company, 18 Emory Place, Ste 100 Knoxville, TN 37917.
- [Email: mchady@michaelgraves.com](mailto:mchady@michaelgraves.com)

## General social media:

- Grande Vista Bay Web Site is <https://grandevistabay.org>.
- There is a non-official social media group through the Next-Door.
- The website for Next Door is: <https://nextdoor.com/neighborhood/grandevistabay--rockwood--tn/>
- Next-door is a public platform and is neither affiliated with nor monitored by GVB POA.
- There is a non-official social media group through Facebook, Grande Vista Bay Residents & Property Owners. <https://www.facebook.com/groups/454261523449686>
- Grande Vista Bay can be found on Facebook, <https://www.facebook.com/GrandeVistaBay#>
- All official GVB business must be through the Sentry community portal
- You can also find Board Briefs, Tech Briefs and Newsletter on our website.

**Disclaimer: The GVB POA neither endorses nor approves any of the vendors listed in this document. They are provided solely for the convenience of homeowner**

