Grand Valley Lakes News

March 2022 Volume 7 Issue 2

Grand Valley Lakes
50th Anniversary Celebration

Saturday, May 21, 2022

11:00 am -2:00 pm

GVL Lodge

Activities for all ages. Please make plans to attend!

SAVE THE DATE

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Calendar of Events

Friday, April 8th at 7:00 p.m. The Board of Directors of the POA will meet.

Saturday, April 9th at 9:00 a.m. The Men's Club will meet at the Lodge and then work to put up street signs around GVL.

10:00 a.m. Ladies' Club will meet at the front gate to weed, trim and plant flowers at the front gate and in front of the Lodge.

2:00 Easter Egg Hunt at the lodge

Sunday, April 17th HAPPY EASTER!

Saturday, April 23rd 10:00 a.m. Annual Board Meeting- at the POA Lodge

Saturday, April 30 10:00am BEA/AENEAS internet meeting at the lodge

May 14th Spring Fling Annual Dance

May 21st 11:00-2:00 50th Anniversary of Grand Valley Lakes

******* VERY IMPORTANT REQUEST *******

If you are interested in more options for Internet service (more rate options, faster speeds, newest technology), please let Margaret know. You can go by the office, call her (731-376-0116) or email her (gvlpoa@yahoo.com) and let her know.

You can also let any Board member know - Ron Scott, Stan Doyle, Nancy Burke, Donna McClarin, David West, Jean Harrison, Barbara Parkhurst, Stuart Farmer or Lona Coffee.

This is only to let potential providers know that we are interested in having more options and is NOT saying we will sign up for a particular companies' service.

Sincerely,

Your Board of Directors

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Men's Club News

March 2022

We had a great turnout for the meeting despite the snow on the ground. The Men's club currently has 25 rostered members. We would love more!

One of the main items of discussion is clean up around GVL. We will work with the Warrior Project out of Bolivar to utilize this organization to assist with cleaning up areas that are owned by the GVL. While the lake is down and it is still cool, we would like to make cleaning up areas in our community a high priority. Billy is going to take point on working with this organization.

Our next meeting will be on April 9th. After the meeting, we will install the street signs that were ordered and delivered during the winter months. When these are installed, all signs on Grand Valley Drive should be complete. We will then assess what still needs signage and make plans from there.

We are also making final plans for the fish fry and will finalize the date at our next meeting!

Paul

Ladies' Club News

The unexpected ice and snow cancelled our plans to help the Men's Club with some clean-up, so we had a regular meeting. We are now planning to do some weeding/trimming/planting at the front gate and in front of the lodge April 9th.

The current slate of officers was reelected for another year- president Nancy Burke, vice-president Donna McClarin, secretary Barbara Parkhurst, treasurer Louise Watkins, parliamentarian Ann Castleman.

The club recently had the opportunity to support the Grand Valley Area Volunteer Fire Department by providing a meal for the monthly meeting of the Hardeman County Fire Departments chiefs. After the meal, several people asked if they could have all their meeting here.

The Food Pantry is growing and will be open soon. Any donations of nonperishable foods are welcome and can be left at the office. We will be helping with the GVL 50th anniversary celebration on May 21st and hope to see everyone there. Our club is open to all the ladies in the Valley- please join us.

GVL Volunteer Fire Department News

All customers of the Grand Valley Area VFD will be receiving Newsletters and dues notices before June. There will be no annual meeting in May due to not having a venue. The date of next May's Annual Meeting will be published as soon as it has been decided, and the lodge has been reserved. There may be another "regular" meeting if there is enough interest.

The officers terms have expired, so if you're interested in working for the Fire Department (no monetary compensation, just the satisfaction of a job well done! 😉), please let me know.

Take care and be safe,

Lona, President
901-605-7033

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Crossroads Internet Meeting with GVL

Jeff Capshaw with Crossroads internet met with several GVL members to discuss his company's plans for the area. He started with a brief history of the company and its long ties to GVL. The company actually began here with the first customer at GVL.

He was very apologetic about the current history of service being provided. The issue is tied to the leadership of the company at that time and their choices to allocate money to items other than infrastructure. He has recently taken the helm of the company and is committed to improving the level of service being provided.

He stated that the reason for the current lack of internet speeds is due to the type of equipment currently installed. The current equipment has too much interference from other radio bands, cannot cut through dense trees and is subject to bottlenecks.

The new technology he is planning to install would take advantage of a new set of wireless lanes that would have significantly less interference from radio bands. They have tested this new technology in Rogers Springs and they are seeing significant improvements in internet bandwidth.

The decision to complete the installation of the needed equipment here at GVL has not been made. Mr. Capshaw needs to understand how many people would be interested to ensure that he can cover the costs associated with the services. Once that decision is made, he can begin offering service in 30 days.

The monthly costs are still to be determined, but the speeds are looking at breakdowns of 25mbps and 50mbps packages. To get an idea of what different activities need for working, he shared a chart. (I copied the chart and found the exact information on several websites. The one below is from CNET)

INTERNET SPEED RECOMMENDATIONS

Activity	Usage required	Our recommended speed
Email	1Mbps	1Mbps
Web browsing	3-5Mbps	5-10Mbps
Social media	3-5Mbps	10Mbps
Video calls	3-5Mbps	10-20Mbps
HD streaming	5-10Mbps	10-20Mbps
Online gaming	3–6Mbps	25-35Mbps
4K streaming	25Mbps	35Mbps

What he needs next is to get an idea of how many people would be willing to sign up for service. If you would be interested in finding out more information on the new services available from Crossroads, please let Margaret in the office know.

CROSSROADS INTERNET

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GLV Board Recap Meeting March 2022

After brining the meeting to order and the leading of the group in prayer, the treasurer's report was read. Linda Johnson has been assisting in collecting past due fees and has been very successful in collecting. We are planning on continuing this process.

The lake is still down and we encourage everyone to look at their property and clean up limb's and trees before the water levels come back up. It is the responsibility of the property owner to keep their area of the lake clean and tidy. The water level of the lake will begin increasing starting the last week of the month of March.

We still have one upgrade needed at the spillway. There are a lot of barnacles on the inside that need to be cleaned off and then an epoxy needs to be applied. This is still out for bidding. Stuart gave an update on the roads. We have three bids on the roads for paving. It was agreed that Redmond Pacing out of Selmer, TN had the best product for the best price. We are hoping that repaving will start in late April or early May. The first section to be done will be Grand Valley Drive from the boat ramp to Redbud, Gin Pond Drive and some of Cedar will be the first sections. Based on what that costs, there will be other sections added until the budget is fulfilled. The initial estimate for what is outlined is $284,000.

We are also in the midst of a long term planning process titled GVL 2025. We are having an informal meeting on April 2nd at 10am at the lodge to gather community imput. The committee's that make up this planning team have already submitted 50-60 items. We won't be able to accomplish everything. We are looking for the community to let us know what is important, and to volunteer!

Tom completed various maintenance projects and is scheduled to change the marina ropes before we raise the lake. There was one vehicle accident, and two loose dog calls. He is also working with the sheriff's department with some ongoing issues.

The ladies' club is starting a food pantry for GVL. They are looking for canned goods and non perishable items for the pantry. Men's club had a clean up scheduled, but with the snowstorm that has been postponed. The men's club next project is the installation of the street signs.

Mark your calendars for the GVL dance on May 14th for Adults only at 7pm and the 21st of May for the GVL 50th celebration. More details to come.

Bill Anderson spoke about the water, he would like to know then the water lines are being flushed and would like to see this done at least twice per year. Billy Williams spoke about asking to get a power generator for the lodge in case of a major power outage.

Candidates were interviewed for the open Board positions. The candidates running are Paul Benoit, Stan Doyle, Donna McClarin and Billy Williams.

INTERNET MEETING with BEA/AENEAS

BEA Chairman/President Tony Kirk and someone from AENEAS will be meet with residents on Saturday, April 30 at 10:00 am at the lodge. They will share their plans for providing internet service to and will take questions from us.

PLEASEMAKE PLANS TO ATTEND

POA Board

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This issue of the Grand Valley News is sponsored in part by: The Grand Valley Lakes Men's Club.

The Men's Club is a hardworking, fun-loving bunch of men who meet every second Saturday of each month at 9:00 a.m. at the POALodge. These members are a creative, working team dedicated to improving the GVL community. Come to a meeting and help support the improvement of our community.

On the Square

Gallery and Gifts

109 North Main
Bolivar, TN 38008

Owner: Deborah Turner Brasfield
(A Grand Valley Lakes resident run business)

Showcasing Local Art, Handcrafted Gifts, New & Vintage Gift Items, and Decorative Items for your home.

Open
Wednesday & Thursday
11am—2pm
Friday 12pm-5pm
Saturday 10am-4pm

New Grand Valley Convenience Center Hours

Tuesday 7:00-5:00
Saturday 7:00-5:00

7325 Lake Hardeman Road
Saulsberry, TN
731-376-8885

Sponsored by:
The Law Office of
George R Fusner, Jr.
Phone: 615-251-0005

GVL POA Attorney

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Candidates for the POA Board of Directors

Paul Benoit

I am running to hopefully fill the open position created by Lona Coffee. On behalf of everyone at GVL, we thank you Lona for your hard work for the community. I have been active in the community since moving here at the first of last year. I am currently the president of the Men's Club and enjoy working with the great men of the community volunteering their time and talents for the benefit of everyone.

When I am not at the lake with my wife Lisa, I am the Director of Operations for a privately owned business. My role is to assist the owners in developing the vision of where we would like to take the business and then working with our team to create execution steps to make those plans a reality. I am very organized and have a strong ability to build cohesive teams and alliances to get things accomplished. I look for common ground to make initial steps that build into daily steps and then final accomplishment. I have been honored to work with other corporations such as Apple and The Walt Disney Company who have taught me the skills I have today.

If elected, I would work to accomplish projects that benefit ALL OF GVL. We have some great assets here and we need to work to maintain and improve them. By building a solid foundation of our assets, we can then look to add additional amenities that would further complement our great community in the future. ONE GVL.

Stan Doyle

My name is Stan Doyle and I've lived in the GVL community for over seven years now with my wife, Carla, and two kids, Ethan and Madison. We love our community and are full-time residents of GVL. My wife and I were both raised in Hardeman County and are familiar with the area and the people in our community. We actually met in GVL and have been married now for 24 years. I also work for Thompson Machinery and have been an employee for over 25 years.

Currently, I am the Vice President of GVL POA and have been honored to serve our community for the last several years. Being on the board has been an honor and I would like to continue to work on the board in to improve our community and make our community a safe and enjoyable place to live. Many improvements have been made in our GVL community, but I would like for GVL to continue to grow and become one of the safest and most pleasant places to live in West Tennessee. However, in order to do this, we must have a POA Board that can get along, make logical decisions for GVL as a whole, get to know the employees and residents, and consistently work to improve our community. I have thoroughly enjoyed working with our current POA Board and hope to continue doing so in order to serve our valley and be a voice for the people in our area.

Donna McClarin

I am running for the POA board this year for a second term. For those who do not know me, I am a CPA in public accounting. In my profession, I have worked with many types of businesses, including property owner associations.

In the past, I have served on the finance council with my Church and served as treasurer for various organizations. I also belong to the GVL Ladies Club.

The skill set that I bring to the board is from a financial perspective, which is one of many that are needed as the board oversees the routine business and the unexpected needs and costs that arise. My goal is to always work to find solutions that are beneficial for our community. As a member of the board, I will be mindful of the values that make Grand Valley a great place to live, as improvements and issues are considered and addressed.

I respectfully ask for your vote this year.

Thank you.

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Billy Williams

My name is Billy Williams and I am running for the GVL Board. Fun Facts First... I have been married to my wife Amy for 35 years, and since the day I met her I have never entertained the idea of being with anyone else. We are both originally from Mobile, AL. We have two kids who both work in our family business in Memphis. I am semi retired and ready to embark on the next leg of this life's journey, which is kinda why I writing this. I want to be on this board because I think GVL can be better than what it currently is. I have been told by some that what I saying is not possible, but I think our best days are ahead. We need to modernize our fee structure to be more fair. We need to reopen the golf course and add amendities such as a ball field and hiking trails. We need a business center that can be accessed by our children who need internet to do their homework. Together we can make these things happen. I would like the opportunity to do these things if I am elected.

Come to the Annual Board Meeting Saturday, April 23 at 10:00 am to vote for our new board members.

Look Out Easter Bunny

Johnny and Tiffany Rustin are organizing an Easter Egg Hunt at the GVL Lodge for children 1-9 years old. The Easter Egg Hunt will take place on Saturday, April 9, at 2:00. They have requested donations of prefilled Easter eggs for this event. Please help them make this a successful event for the children by donating if you can. Donations can be left at the gate.

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The History Of Grand Valley Lakes, Part 2

Living in Grand Valley is great. Many folks who live here enjoy the lazy summer afternoons around the lake and some have been known to indulge in a cold refreshment known as beer. But did you know that GVL has a unique connection to the brewing industry?

Hunting has been a rite of passage for many in the south and this area has always been known for its quality hunting. So much so that Gustave Pabst, of the Pabst Brewing family, bought land and built a hunting lodge on the property over a hundred years ago. Sometime around 1914 He built a hunting lodge/ winter home near Gin Pond on what is now Pabst Cove in GVL. It was said at the time that it was unrivaled with all the modern conveniences such as lights, heat and running water. It was stocked with the finest of everything. A fire in 1923 completely destroyed the lodge. Its demise was national news, reported as far away as California.

PABST HUNTING LODGE IS DESTROYED BY FIRE

Valuable Winter Resort Near Bolivar Total Loss.

BOLIVAR, Tenn., Feb. 24.—Col. Gustave Pabst's handsome hunting lodge, located nine miles south of the city, burned to the ground yesterday afternoon. Herman Faulk, a son-in-law of Col. Pabst, and his brother, Clarence Faulk of Milwaukee, Wis., had been occupying the lodge for the past two weeks, but at the time the fire occurred they were out hunting and only the cook was in the building. The fire is supposed to have originated from a flue.

The flames spread rapidly and the building was soon reduced to ashes, together with all of its valuable contents. This lodge was erected nine years ago as a winter resort for Col. Pabst and his friends. It was supplied with light, heat, water and all modern conveniences, and was elegantly furnished. Many valuable papers, priceless trophies, costly guns, handsome silver, china and cut glass, rich and elegant rugs, all a complete loss. The building was insured.

CIRCUIT COURT MEETS.

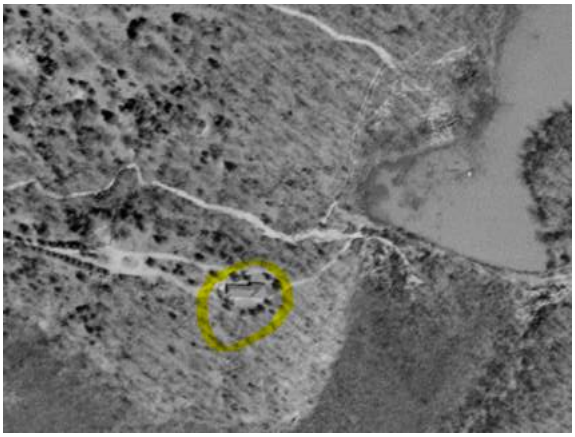
Session Will Start in Huntingdon Monday.

HUNTINGDON, Tenn., Feb. 24.—Circuit court will convene here Monday with Judge Harwood presiding and Attorney General G. C. Sherrod representing the state. There is a full docket. Two cases that are attracting much attention at this time are the murder trial of Manny Cash and Charley Carter, negro accessory for the alleged assassination of John Arnold at his home three miles south of Huntingdon, Wednesday night, Feb. 14, and an alienation of affections suit, in which the defendant is a popular young pastor of the Methodist Church at Atwood, the Rev. Freeman Harris. The prosecutor is Grover C. Willoughby, undertaker at Puryear, who is suing for $10,000 damages for the alleged alienation of his wife's affections while the Rev. Mr. Harris was pastor at Puryear, previous to his appointment to the Atwood circuit by the last Memphis conference.

Mrs. Willoughby claims that it is only jealousy on the part of her husband and that the matter will be cleared up. Harris claims that it is a malicious effort to embarass him, and that he is innocent of the

The lodge was rebuilt and was around when GVL was developed as a community in 1972. Deborah Brasfield who today lives in Pabst Cove reported that the original lodge was used as a staging office for the land development. These photos show the location as it existed in 1956.

1956



2020

Billy Williams, a GVL resident, has been researching the past of the GVL area. In the next few newsletters, he will share some of his findings. If you have some historic stories, old photographs, memorabilia, etc. please share as we celebrate!

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GVL 2025 3-year Plan

On Saturday, April 2nd, members of the GVL community met at the lodge to discuss and share ideas to improve Grand Valley Lakes. The object of the meeting was to create a forum for ideas to be shared. There were great discussions on a variety of topics, some of which are listed below.

There are 3 committees that have been formed to spearhead projects in these different areas. Each committee already has a few ideas, and the ideas generated at the meeting will be added to the lists.

Finance and Administration Committee- Improving communication in regards to the finances, finding ways to reduce the reliance on dues as the main source of revenue, collecting dues (including those that are past due), developing stronger plans to develop and market the real estate that is owned by GVL.

Maintenance and Capital Improvements Committee- Developing preventive maintenance programs, predictive maintenance programs and seasonal maintenance programs to protect the assets of GVL and lower the overall cost of ownership. Creating an emergency plan for the community to address how the GVL community would respond if a disaster were to strike the area.

Volunteers and Special Events Committee - Working with the GVL community to create more involvement. (Reminder the Dance is on May 14th and the 50th GVL celebration is on May 21st). Underuse of the lodge- we need opportunities to get to know each other.
They will also be working to address those property owners who do not keep their lots up to the standards outlined in the covenants.

Some of the topics that were discussed by the group were:

- Discussion of partnering with Saulsbury/Hardeman county to run Natural Gas lines to GVL.
- What to do with the golf course- how we could work with Mr. Howell to get the space and utilize the golf path and land for golf activities and general purpose use.
- Working with the community to find and reprimand the individuals who are littering, speeding, letting their pets run loose in the valley.
- Looking at the lot lines and property maps and values to make the experience of purchasing lots in the valley more streamlined.

The GVL planning committee and Board will take the ideas and work to organize them so a type of ballot can be developed so the community can choose which projects they would like to see accomplished.

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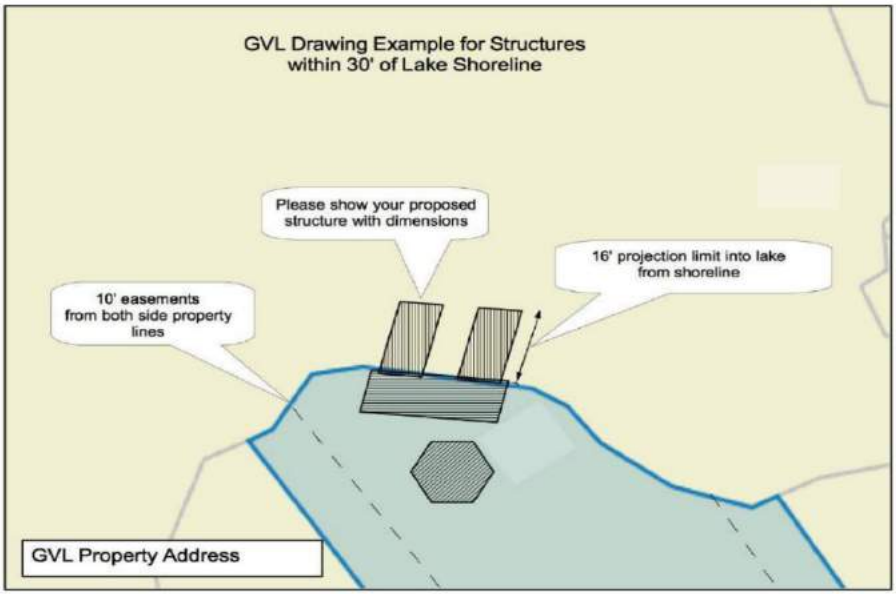
Guidelines for Lake Structures

All repairs and new construction projects require a work order submitted to the POA office. The purpose of those work orders is to alert the Entrance Gate guards that the project associated personnel and materials are for approved projects.
All new structures within 30' of the lake side (rear) property line require a variance (examples – deck, gazebo, dock, boat slip, sea walls, etc.), The following information is provided to help with the planning and approval process.
Package information required to request a variance:
_Drawing of planned project showing location of structure, natural shoreline, property lines, easements, and if needed, projection into lake. (Suggested drawing be large enough to show all dimensions)
_List of materials and pictures (if available)
_Letters from adjacent property owners (if needed)
_Survey information (if needed)

The package is then submitted to the POA office. There it will be date stamped and forwarded to the Architectural Committee for consideration. The committee will review and make a recommendation to the Board of Directors for a vote. The entire process should take no more than 30 days.
Normal guidelines are listed below:
_10 foot easements from side lot lines to structures
_ 16 foot limit for projection into lake from the natural lake shoreline
_Structure height limit will not obstruct neighbor's views.
_Structure material- wood or metal
_Siding material- wood or metal
_ Roof material- composite shingles or metal
_Decking material- wood or composite (not sure about vinyl or metal)
_Color for all- natural or painted similar to home
_Sea Walls- wood, stone, or metal

Past Special Variances allowed to normal guidelines listed below:
_Letter from adjacent property owner allowing the 10 foot side easement to be reduced to zero feet. In this case, the property line must be verified with a survey and marked. The structure shall never cross the property line.
_In shallow coves, the 16 foot projection limit into the lake has been relaxed to accommodate shallow water and irregular shorelines. Must consider interference with access to the lake and views of neighboring properties.

Do not hesitate to ask for Architectural Committee assistance if needed. They can be contacted through the POA office.



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Marv
The Handy Man Can

A Grand Valley Lakes Resident run business
Phone: 219-814-6470

"He wants to be your helping hand"

Plumbing repairs, painting, lawn work, light construction, carpentry type repairs

marvthehandymancan@gmail.com

This issue of the Grand Valley LakesNewsletter is sponsored by:

Diane Lanier

Resident of Grand Valley Lakes

This issue of the Grand Valley Lakes Newsletter Is sponsored by:

Donna McClarin

Resident of Grand Valley Lakes

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