Garnet Hill Ownership FAQ

Q: What are the rules about building a home in the Garnet Hill community?

A: For information about rules governing homeowners you can refer to the Bylaws and the Covenants, both of which are located on this website.

Q: Does the Garnet Hill Property Owners Association (GHPOA) have to approve the sale of the property?

A: Yes. The association has "First Right of Refusal" and the board votes on each home or property sale. (See Association Documents)

Q: What are the Association fees?

A: Currently, annual Association dues are $400 a year for a developed lot and $200 for and undeveloped lot. The Covenants also describe the procedure to initiate special assessments for additions, capital improvements and/or capital repairs.

Q: Are there other costs of which one should be aware?

A: Other costs – Other than the normal costs of owning a home (electric, internet, TV access, fuel, phone, maintenance, insurance, taxes, etc.) here are some services some of us pay for:

- Garbage pickup - Not covered by the town taxes although there is a transfer station in North Creek. Trash bag disposal tickets are available at Town Hall.

- House Watcher, snow plowing and mowing

Q: Are there things you would like people to know before purchasing a home or land in the Association?

A: Here are some things to consider:

- The Garnet Hill Lodge is a member of the GHPOA and shares in the cost of maintaining the beach, boat launch area and other common lands which include the tennis courts, basketball court, and several tree plantations.

- We have community picnics at the beach every Wed. evening during the summer.

- The GHPOA holds its Annual Meeting over the Labor Day weekend. In addition, we have a tradition of having a July 4th picnic.

- GH is a community of people who share a love of life in the mountains. We are hikers, paddlers, bikers, swimmers, cross country and downhill skiers, gardeners, etc.

Please use the Contact Us for any other questions about Garnet Hill.
We look forward to hearing from you!