



# Welcome to Paradise Harbor



Congratulations! You are moving into your dream home here, in Paradise Harbor. The Board of Directors, and all the association members, want to welcome you to our community. To begin, we wanted to provide basic information that should help you as you start to settle into your new home. Keep this information handy and feel free to reach out to neighbors, the Architectural Review Committee and Board members for additional info you may find you need. *For geographic orientation see community map at the end of this document.*

## Important Contact Numbers:

### Burke County Sheriff

Emergency: **911**

Non-Emergency:

910 Malcolm Blvd, Rutherford College, NC 28671

Rutherford College 28671 (24 hrs.) - **(828) 874-3400**

### Lovelady Fire Department

1008 US Rt 70

Connelly Springs, NC 28612 (24 hrs.) - **(828) 879-9801**

### Icard Water Authority

218 Main Ave E,

Hildebran, NC 28637 (M-F 8-12 & 1-5) - **(828) 397-6294**

### Duke Energy

Customer Service: **(800) 777-9898**

Before You Dig: **811**

Lake Services - Cayce Brennan: **(704) 382-8577**

### Connelly Springs Town Hall

1030 US Hwy 70, PO Box 99

Connelly Springs, NC 28612 (M-Th, 10-12 & 1-4) **(828)-879-2321**

### Paradise Harbor Property Owners Association - Board of Directors

P.O. Box 548, Connelly Springs, NC 28612 - poa\_board@paradiseharbornc.com



# Welcome to Paradise Harbor



**Joining the Paradise Harbor Internet Community Website & Forum:** Getting a registered owner account.

- Use your favorite Internet browser (Chrome, Firefox, Edge, Safari, etc.) and navigate to our community website at [www.paradiseharbornc.com](http://www.paradiseharbornc.com). Follow instructions at the top right of the home page under the **Register** menu item. This portal will be the source of a lot of community info. **In fact, some links shown in this document will only work if you have a registered owner account.**

**Gate Codes or Gate Remotes** – Please use the community website links (below) or contact POA:

- Owners of new homes and purchasers of existing homes are eligible to get a PH gate access code (format is #nnnn) upon purchasing their property. Resale owners will receive a new access code and the former owners code will be deleted. Remote access FOBs (clickers) can be purchased for \$25.00 each by using the form available on our website. [Link to request Gate code and gate FOBs](#)
- Resident's name and phone number will be added to the gate lookup system so visitors can dial you up to gain access. Once they contact you and you decide they are valid, press the 9 key to allow them in.
- For personal & community security, \*\*\* **Do not share your access code with others** \*\*\*

**Spectrum Bulk Services** – Internet & Cable TV:

- **New Homes** - If you haven't already, send a copy of your official Certificate of Occupancy (CO) as an attachment to [poa\\_board@paradiseharbornc.com](mailto:poa_board@paradiseharbornc.com). This will be sent to Spectrum so your address is added to the Bulk services list, and you will receive the service discount. You will be alerted when you can call for a service connection. You should also receive a Spectrum Welcome Package when you start to build your home.
- **Resale Seller** – If you are selling your home, you must return all your Spectrum equipment to the local Spectrum Store and cancel your account before moving out.
  - Locations:
    - Hickory - 1121 Lenoir Rhyne Blvd SE, Hickory, NC 28602, 16.4. miles
    - Morganton - 107 Stonebridge Dr, Morganton, NC 28655, 14.6 miles
- **Resale Buyer** – After moving in call Spectrum to establish your account and get your set of equipment to install.

**Adherence to Covenants and Architectural Guidelines** – a summary:

- Paradise Harbor is governed by its Covenants, Conditions and Restriction (CCR) document that you may remember agreeing to follow at closing. The document exists to help our aesthetic remain attractive to prospective buyers and to help keep our property values competitive. Just a reminder that although we don't go looking for ways to nit-pick residents, we do have a set of policies & rules that we encourage you to get familiar with and follow. We have created an Indexed version of the CCR document that will help you find items more easily. Of course, you may contact any member of the Board of Directors, or Architectural Review Committee anytime to ask questions.
  - Link to Indexed CCR - [https://www.paradiseharbornc.com/Documents/HOA/Covenants\\_w\\_links2019.pdf](https://www.paradiseharbornc.com/Documents/HOA/Covenants_w_links2019.pdf)
  - Architectural Review Committee – [ARC@paradiseharbornc.com](mailto:ARC@paradiseharbornc.com) [Email the ARC](#)
  - Board of Directors – [POA\\_Board@paradiseharbornc.com](mailto:POA_Board@paradiseharbornc.com) [Email the POA Board](#)



# Welcome to Paradise Harbor



## Property Owners Association (POA):

- This group is comprised of ALL lot owners whether residents or owner/investors. The elected Board of Directors (board) manages the day-to-day activities of the Paradise Harbor community on behalf of the membership. Board meetings are usually open to all and are held each month at the Connelly Springs Town Hall. There will usually be a virtual teleconference as well. The time and place for the meetings are announced on the PH website calendar and usually posted on the message board on the Entrance Shack. The Association (POA) holds its annual meeting each October. This is held for the election of Board members, final budget ratification by the membership and possible votes on issues regarding any proposed CCR changes.
- All correspondence to the attention of the board should be sent to the following address unless otherwise indicated:
  - [Paradise Harbor POA, P.O. Box 548, Connelly Springs, North Carolina, 28612](#)
- The association is also supported by various committees. Please see the website for details and how to join if interested.

Note on Assessments below: If a personal or bank check is used for payment, please indicate your Lot number or Boat Slip number (if applicable) on the check.

\*\*\*\*\* Please note that there are separate P.O. Boxes for correspondence & mailed payments \*\*\*\*\*

## Annual Lot Assessment

- The invoices for Lot assessments are sent to owners in early January of each year by our accountant, Anthony Masino, in Hildebran, NC. They are due by the end of that same month, on January 31<sup>st</sup>.
- Payments methods are:
  - **Personal or bank check**, payable to **Paradise Harbor POA** mailed to:
    - Paradise Harbor POA, P.O. Box 552, Connelly Springs, North Carolina, 28612
  - **Zelle** sent to this email address: [poadues@paradiseharbornc.com](mailto:poadues@paradiseharbornc.com)
    - Please add a message containing Name & Lot number

## Annual Boat Slip Assessment (If applicable)

- The invoices for Boat Slip Assessments are sent to owners in early March of each year by our accountant, Anthony Masino, in Hildebran, NC. They are due by the end of that same month, on March 31<sup>st</sup>.
- Payments methods are:
  - **Personal or bank check**, payable to **Paradise Harbor POA** mailed to:
    - Paradise Harbor POA, P.O. Box 552, Connelly Springs, North Carolina, 28612
  - **Zelle** sent to this email address: [boatslipdues@paradiseharbornc.com](mailto:boatslipdues@paradiseharbornc.com)
    - Please add a message containing Name & Boat Slip number



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## Annual Events:

- Paradise Harbor strives to have community events each calendar year: Most happen at the Marina Park located at the end of East Paradise Harbor Drive, on Lot 204 (see PH Neighborhood map).
  - **New Year's Ever Bonfire** - announced and planned on the website forum.
  - **Marina Park Spring cleanup** - Resident volunteers band together to clean up the marina of limbs and debris. Informal social activity will follow.
  - **Summer Boat Picnic** - (weather permitting) Usually boats, kayaks, jet skis, canoes, etc. meet down Nolden Creek (see PH Neighborhood map) to tie up and share a potluck, boat to boat. Individual mains, sides, desserts, and drinks are brought to share. Water is usually nice and warm in the creek. Date fluctuates - so TBA (To Be Announced) - it will be posted on the PH Forum (hosted on the website).
  - **Marina Park Summer Concert Series** - various bands and other entertainment will be scheduled throughout the summer months.
  - **Fall Picnic or Octoberfest**: Depending on the weather and participation either can occur. Potluck and good times. Usually, a great sunset and possible bonfire. Again, the website will have details.

## Trash pickup:

- To start trash pickup, residents call or visit the Connelly Springs Town Hall. There you will register to get a large bin on wheels. It will be delivered to your home by the Town.
- If the receptacle ever gets damaged call the Town to have a replacement delivered.
- Trash pickup happens every Wednesday morning, usually well before 9:00 AM. So, it is a good idea to have it out the night before (Tuesday evening).
- The Town of Connelly Springs does not offer recycling.
- All refuse, Kitchen waste, glass, aluminum, paper, cardboard all goes in the bin. To recycle you must either DIY or pay for a service.
- **Please remember** - your trash bin must be put away, and be out of view, after the trash pickup on Wednesday morning. If left out for significant periods it is a violation of the CCRs that could result in warnings and eventually fines.

## Recycling:

- Burke County offers two locations for recycling: <https://www.burkenc.org/1185/Waste-Management>
  - **Burke County Recycling & Waster Transfer Facility**
    - 8855 Rhodhiss Rd, Connelly Springs, NC 28612
    - They take all but yard waste, wood, tires, and large appliances. Closed on Wednesday & Sunday; Saturday 8AM-4PM; M-T-Th-F 6:30 AM-6 PM.
  - **Burke County Waste Management - Landfill**
    - 2500 Marsh Trail, Morganton, NC 28655
    - They take all trash. Closed Sunday; Saturday 7AM-1PM; M-T-W-Th-Fr 7AM-4PM



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- Other solutions:
  - **Simply Green** is a curbside recycling company out of Morganton that can provide their service to anyone in Paradise Harbor. Each homeowner would need to sign up individually for their service on their website as this would not be a community service. Pickup would be once every 2 weeks and you would provide your address to determine the day of the week they would pick up. They already have customers in Connelly Springs and Rutherford College so not a problem coming into Paradise Harbor. If you are interested go to their website ([simplygreengreenrecycling.com](http://simplygreengreenrecycling.com)) and enroll in their service.
  - **L Gordon Iron & Metal**, 1581 US 70, Connelly Springs (5.5 miles) for metal products (not cans)
  - **The Recycle Group**, 1629 US 70, Connelly Springs (5.5 miles). They accept cardboard, paper, and aluminum cans

**Grocery Stores** – closest major chains; address and distance from PH Gate:

- **Food Lion**
  - 827 Main Street S.W, 827 Main St W, Valdese, NC 28690, 6.5 miles
  - 511 U.S. Hwy 70 SW E, Hildebran, NC 28637, 7 miles
  - 2730 2nd Ave NW, Hickory, NC 28601, 9.6 miles
  - Food Lion in Morganton at 1555 E Union St, 13.5 miles
- **Lowes Foods**
  - 2631 NC-127, Hickory, NC 28602, 12.4 miles
  - 260 14th Ave NE, Hickory, NC 28601, 12.2 miles
- **Publix**
  - 36 29th Ave NE, Hickory, NC 28601, 13.2 miles
- **Ingles**
  - 2630 Connelly Springs Rd, Granite Falls, NC 28630, 8 miles
  - 120 Carbon City Rd, Morganton, NC 28655, 15.5 miles

**Pharmacy** - Address and distance from PH gate (of course, most Groceries have an Rx):

- **CVS**
  - 301 US 70 E, Valdese, NC 28690, 3.4 miles
  - 200 A Highway 70 East, Hildebran, NC 28637, 7.3 miles
- **Walgreens**
  - 101 E Fleming Dr, Morganton, NC 28655, 13.2 miles

**Convenience Stores**

- **Dollar General**
  - 210 US-70, Connelly Springs, NC 28612, 3.4 miles
  - 2179 US-70, Connelly Springs, NC 28612, 4.3 miles
  - 2803 Connelly Springs Rd, Granite Falls, NC 28630, 7.4 miles
- **The Knob – Sunoco**
  - 1121 US-70, Connelly Springs, NC 28612, 2.1 miles



## Welcome to Paradise Harbor



### Favorite Local Eateries: Eat in, Call ahead or pickup \$\$

- JD Smokehouse – BBQ (828.522.1227) 500 Malcolm Blvd, Connelly Springs, NC 28612, 3.5 miles
- Jessica's Mediterranean – (828.522.1139) 1311 Malcolm Blvd, Rutherford College, NC 28671, 4.9 miles
- Stretch's Café (828.368.0216) 1900 US-70, Valdese, NC 28690, 3.7 miles
- Granite Falls Brewery (828.212.1222) 47 Duke St, Granite Falls, NC 28630, 7.4 miles)
- Copper Penny Grill (828.212.0756) 101 Catawba Ave, Rhodhiss, NC 28667, 5.6 miles
- Aztec Chef (828 368-0755) 1121 US-70, Connelly Springs, NC 28612, 2.1 miles

### Fine(r) Dining \$\$\$-\$\$\$\$

- Root & Vine – (828.433.1540) 139 W Union St, Morganton, NC 28655, 13.7 miles
- Treat – (828.475.1082) 100 W Union St, Morganton, NC 28655, 13.8 miles
- Vintage House – (828.324.1210) 271 3rd Ave NW, Hickory, NC 28601, 12.0 miles
- Boca – tapas (828.855.9944) 74 8th St SE Suite 108, Hickory, NC 28602, 15.3 miles
- Café Rule – great wine list (828.324.2005) 242 11th Ave NE, Hickory, NC 28601, 12.3 miles
- Fourk (828.855.3437) 1410 4th St Dr NW, Hickory, NC 28601, 11.8 miles
- Duke's Restaurant & Wine (828.345.6246) 335 Main Ave SW Suite B, Hickory, NC 28602, 11.5 miles
- Fresh Chef (828-269-3999) 1825 N. Center St Hickory, North Carolina 28601, 12.1 miles
- Standard Oyster Company (828-322-1705) 2147 N Center St, Hickory, NC 28601, 12.5 miles

### Open Fires – on your property (See NC General Statute §106-950 (a) & (a2) for details on exemptions)

Except for small, maintained fires, you are required to obtain a permit before burning anything, including trees, limbs, twigs, and brush, on your property. Visit [NC Forest Service Burn Permits](https://www.ncforestservice.gov/burn_permits/burn_permits_main.htm) to get an online permit before starting to burn. That address is:

[https://www.ncforestservice.gov/burn\\_permits/burn\\_permits\\_main.htm](https://www.ncforestservice.gov/burn_permits/burn_permits_main.htm)

For Important Details \*\*\* See brochure included at the end of this document\*\*\*

**Please remember:** Open fires are strictly regulated in PH. If NC Forest Service rules are violated the community managers will take action to rectify the situation, the cost of which may be charged back to you plus potential fines and/or damages.

### DIY/Hardware

- Granite Falls Hardware 107 N Main St, Granite Falls, NC 28630, 8.2 miles
- Espey Hardware & Garden Supply - 401 Old State Hwy 10 W, Hildebran, NC 28637, 6.9 miles
- Lowes Home Improvement - 1450 2nd St NE, Hickory, NC 28601, 12 miles
- Lowes Home Improvement - 1550 21st Street S.E., 16 miles
- Lowes Home Improvement - 1224 Burkemont Ave, Morganton, NC 28655, 16.0 miles
- Home Depot - 1530 8th St Dr SE, Hickory, NC 28602, 14 miles





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## Nurseries

- **Settlemyre Nursery** at 1387 Drexel Road, Valdese, 11.6 miles
- **Lowes Home Improvement** - 1450 2nd St NE, Hickory, NC 28601, 12 miles
- **Lowes Home Improvement** - 1550 21st Street S.E., 16 miles
- **Lowes Home Improvement** - 1224 Burkemont Ave, Morganton, NC 28655, 16.0 miles
- **Home Depot** - 1530 8th St Dr SE, Hickory, NC 28602, 14 miles

## Hunting in Paradise Harbor

1. Visit [www.ncwildlife.org](http://www.ncwildlife.org) for hunting season dates. During official seasons, NC residents are allowed to hunt on their own property and/or property where they have been given permission (they must show this permission in writing upon request) by the owner.
2. If you wish to post your property, so as not to allow hunting, please go to this website and follow guidance there: <https://www.ncwildlife.org/Hunting/Laws-Safety/Landowner-Protection-Act>
3. Please remember, courtesy and respect, neighbor to neighbor, goes a very long way to keeping our community peaceful, safe, and secure. Public Game lands are listed in this link: <https://www.eregulations.com/northcarolina/hunting/general-game-lands-regulations..>
4. Here is a short list of public places to shoot in Burke and Catawba counties:
  - **Springs Road Gun Club** - 3462 Springs Rd NE, Hickory, NC 28601, 19.4 miles.
  - **Morganton Trap & Skeet** - 151 Causby Quarry Rd, Morganton, NC 28655, 13.9 miles.
  - **Catawba Valley Rifle and Pistol Club** - 4457 Rifle Range Rd, Conover, NC 28613, 22.6 miles.

## Miscellaneous Items

5. **Lake Levels** - [Lake Rhodhiss level](#) or <https://lakes.duke-energy.com/index.html#/detail/14/Detail>
  - Be advised that Lake Rhodhiss water levels can change very rapidly. Please, especially if you have a dock on the shoreline, be mindful of this fact and take appropriate precautions.
  - Get the free Duke Energy App called **Lake View** for the best, up to the minute, information.
6. **Activities** - [Newcomers of Catawba - Social Activities](#) or <https://newcomersofcv.org>
7. **Outdoor Activities** - [Catawba Valley Outing Club](#) or <https://catawbavalleyoutingclub.org>
8. **Markets**
  - **Downtown Hickory Farmers Market** - Union Square under the sails - **Wed & Sat**, 12 miles
  - **Jamestown Flea & Farmers Market** 709 Jamestown Rd, Morganton, NC 28655, 17.5 miles
  - **Red, White & Blue Market** 5550 Paradise Ave, Valdese, NC 28690, 5.5 miles
  - **Fair Grounds Market (Thurs)** 1 American Legion Ave, Newton, NC 28658, 18.1 mi

## Important Information on open Fire Burning

See NCGS 106-950 (a) & (a2) for exemptions.

### Illegal Burning

- Outdoor fires pollute the air.
- Smoke is unhealthy to breathe.
- Recycle or properly dispose of waste.
- You can be fined for illegal burning.



#### Never burn these items:



Newspaper, cardboard and other paper products.

X



Plastic and other synthetic materials.

X



Paints, household and agricultural chemicals.

X



Tires and other rubber products.

X



Asphalt shingles and heavy oils.

X



Treated or coated wood and other building materials.

X



Wire.

X



Buildings, mobile homes.

X

#### Burning is sometimes allowed:

Vegetative materials originating at private residences (not business property) may be burned, if no public pickup is available and you follow DAQ rules and local ordinances.

Don't burn on Code Orange, Red, or Purple days and always check your county air quality forecast before burning. For forecasts, visit [www.ncair.org](http://www.ncair.org). For more information regarding agricultural burning practices, please contact DAQ or NC Department of Agriculture; [www.ncagr.gov](http://www.ncagr.gov).

North Carolina Division of Air Quality

[www.ncair.org](http://www.ncair.org)

919-707-8400



### Land Clearers

- Know the law when burning debris from land clearing.
- Recycle or properly dispose of waste.
- You can be fined for illegal burning.



Piles must contain only natural vegetative materials.



Burn piles must be at least 500 feet from occupied buildings/structures.



Piles must be at least 250 feet from any public road when the wind is blowing toward the roadway.



Fires must be started after 8 a.m., and new material can't be added after 6 p.m.



Don't burn on Code Orange, Red or Purple days and always check your county air quality forecast before burning. For forecasts, visit [www.ncair.org](http://www.ncair.org).



Before burning, check all NC DAQ rules and NC Forest Service rules. To check permit requirements go to [www.ncforestservice.gov](http://www.ncforestservice.gov).



Check your local ordinances for additional restrictions on open burning.

Smoke from open burning pollutes the air and is unhealthy to breathe. Potential health effects include: lung and eye irritation, headaches, dizziness, asthma attacks, coughing and even death.

North Carolina Division of Air Quality

[www.ncair.org](http://www.ncair.org)

919-707-8400



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