

TOWN'S THREE GREATEST WEAKNESSES

NAMED CONTRARIANS

- 1 Jack Gross
- 1 Jack Gross
- 1 Jack Gross
- 1 Dealing with resident bullies that disrupt the community
- 1 Jack Gross
- 1 Connie Gross
- 1 Tina Emerson
- 1 Jack Gross
- 1 Inability to control nuisance neighbors – i.e. Jack Gross
- 1 Jack Gross is the main town liability
- 1 Tina Emerson is second
- 1 Connie Gross is third
- 1 Jack Gross
- 1 Jack Gross
- 1 Jack Gross and associates seem to be against everything the council tries
- 1 Gadflies – Gross and cohorts
- 1 Lawsuit happy idiots

25

17

HIGH TAXES

- 2 High taxes
- 2 My property taxes are exorbitant compared to what I pay for a similar property
- 2 Cost to current owners (non-residents)
- 2 Too much taxes for little return
- 2 Too much overhead
- 2 Limited funds
- 2 High & increasing city and county taxes

8

DISORGANIZED TOWN MGMT

- 3 Disorganized management
- 3 Operating methodology more like a home owner's association and not as a town
- 3 Closed door meetings of Town officials
- 3 Not working with the Town officials in Robbinsville to plan a better town
- 3 Back fighting among council members
- 3 Town Council
- 3 Bad, very bad, decisions. Especially w/\$\$

8

POOR PUBLIC COMMUNICATION SERVICES

- 4 Phone/cell services
- 4 Lack of WiFi or internet service
- 4 Internet service

- 4 Lack of available internet.
- 4 Poor WiFi and cell phone infrastructure prevents work from home
- 4 **Consistent internet service Zito and Frontier**
- 4 **Lack of reliable service providers**
- 4 **Cell phone coverage (safety issue if you don't have land line)**
- 4 **Cell phone coverage**
- 4 **Poor internet service – cable TV**
- 4 **Phone reception – always a problem.**
- 4 **Internet service**
- 4 **The internet access is patchy/unreliable**

12

LAKEFRONT PROPERTY LINES

*****CONSOLIDATED**

- 5 Lake frontage fiasco
- 5 **Acrimony over recent bidding process for lake access**
- 5 **Local/town gov't seemingly disorganized and poor record keeping (3ft s**

3

BROOKFIELD LAKE RULES

- 6 Not allowing covered docks and boat house. This is a must.
- 6 **Lack of resolve and actions over criminal violations of NC boating laws**
- 6 **Need for no-wake zones**

3

LAKE OF SEWERS

- 8 Lack of sewer system
- 8 **#1 by far the lack of sewers !!!**
- 8 Lack of sewer system
- 8 Lack of sewer
- 8 No sewer system.
- 8 Limited space for infrastructure improvements
- 8 **No sewer system**
- 8 **Sewer**
- 8 **Fragile septic systems**
- 8 **Reliance of septic systems**
- 8 **Septic tank issues and cost**

11

INSUFFICIENT SECURITY

*****CONSOLIDATED WITH # 21**

- 9 Insufficient security
- 9 **Security!**

2

PROPERTY MANAGEMET ISSUES/NO ENFORCABLE LAND USE

- 10 Home repair and maintenance lacking somewhat
- 10 Lack of architectural control
- 10 No requirements for property owners to keep their properties maintained
- 10 Differed maintenance of homes by some owners and abandoned cars, bo
- 10 Lack of current land use code
- 10 Lack of will to enact code enforcement
- 10 Some properties poorly maintained

- 10 No building regs has resulted in some poor choices in building style
- 10 **Parking**
- 10 **Many decrepit homes**
- 10 **Huge challenges with service industry & contractors (hard to find, some**
- 10 **Lack of vision for future as older residents move on**
- 10 **Dead tree & evasive weed management**
- 10 **The abuses became _____ issues, must have rules and penalties**

14

LIMITED VOTING/RESIDENCY ISSUES

- 11 **Minimized voting rights – residents only**
- 11 **Lack of full-time residents willing to run community**
- 11 **Not enough full time residents**
- 11 **Lack of participation from “weekenders”**
- 11 **Lack of fulltime residents**
- 11 **Lack of voting residents**
- 11 **Property owners not allowed to vote**
- 11 **Only 10% of tax base is allowed to vote (20/200 tax payers)**
- 11 **No voice to 95% of taxpayers**
- 11 **Too few people available to serve on Town Council**
- 11 **Too small pool of voters, 5 family’s can control elections**
- 11 **Declining full–time and “longer” part time residents**
- 11 **Too few full time residents – no public beach/meeting area on the lake**
- 11 **Our small town politics bear little resemblance to a larger town governr**
- 11 **Lack of representation for non-residents**

15

AGING WATER SYSTEM/HIGH COSTS

- 12 **Infrastructure**
- 12 **Aging water system**
- 12 **Water system breakdown**
- 12 **Decaying water system**
- 12 **Water and sewer infrastructure**
- 12 **Public infrastructure particularly water treatment and service**
- 12 **Water system needs repair**
- 12 **Water system, lack of sewer – Public parking**
- 12 **Water rates**
- 12 **Inconsistent water billing**

15

15

10

DRY COUNTY

- 13 **Graham County dry county limits tourist tax dollars. Tourism revenue wor**
- 13 **Nearest liquor, wine, beer sales 45 min away**
- 13 **Lack of alcohol sales in Graham County**
- 13 **Dry county**
- 13 **Non-alcoholic community stifles resale and rental opportunities**
- 13 **Dry County Resulting in Lack of Restaurants**
- 13 **It is located in a dry county**

7

LIMITED COMMUNITY ACTIVITIES/POOR SENSE OF COMMUN

- 14 Limited winter time activities
- 14 Lack of inclusion of non-residents
- 14 Winter isolation
- 14 Lack of community gathering place (like the old lodge)
- 14 Not making more effort to meet and include more neighbors for events.
- 14 Week enders, rentals, lack of volunteers

6

NO TRASH PICK-UP

*****CONSOLIDATED**

- 16 No trash pick up
- 16 No garbage service

2

NO WEAKNESSES

- 17 None – does well for a small town
- 17 New home owners – so far no issues!
- 17 None
- 17 No comment
- 17 Thank you Mr. Mayor & councilmen

5

LACK OF MEDICAL PROVIDERS

- 18 Medical “insecurity”
- 18 Distance to hospitals and emergency care
- 18 Medical Services – Emergency

3

LIMITED LAKE ACCESS

- 20 Marina needs a kayak rack for non lake front owners
- 20 Town could have its own marina and better water access
- 20 Need to complete a water access for those residents who are not lake fr

3

SINGLE MENTION ISSUES

- 21 Tourists that leave trash in our lake
- 21 Location LocationLocation – it is not on the way to anywhere – you have 1
- 21 Ability to fight forest fires
- 21 Lack of industry
- 21 Power outages
- 21 Noise! – especially summer
- 21 Concerned citizens committee members
- 21 Downtown Robbinsville lacks a vibrant energy
- 21 Need to attract younger demographic
- 21 Stunted, delayed development higher up on mountain
- 21 The impact of rentals
- 21 Traffic (people not following one way/ not following speed limits)
- 21 Poor water drainage management

7

13

ROAD ISSUES

*****CONSOLIDATED**