

Welcome new owners!

Here is some information that you should find helpful (updated 7/2024)

Electric

Fort Loudoun Electric company serves our area (865-856-2311). A dam produces our electricity, it is reasonable compared to other parts of the country. I believe it's \$1 per KW used after taxes.

Internet

The Internet is best served on the mountain by Starlink. (starlink.com). Average Starlink speeds are between 45 to 175mb downloads and 10 to 25mb upload. ATT is the only landline but provides no web service. There is no cable connection on the mountain although Spectrum is getting closer with their fiber lines. Currently Starlink costs are \$599 for equipment (you own it) and \$120 per month for unlimited service. Currently it's the best way to approach the speeds of a connected service. HughesNet and ViaSat are available, but experienced folks on the mountain say "with the latency issues and downtime, it is not worth the hassle."

Cellular coverage

Verizon seems to be the best bet currently. They have a cell tower in Robbinsville NC about 26 miles SSW across the mountains and sometime folks pick up Wears Valley/Townsend area cell tower 18 miles ESE of our location. WiFi calling through Starlink helps. The only tower on our side of the Happy Valley is a US Cellular tower on "The Top of the World" community (about 3 miles away). Due to topography no one has been able to connect to that. Gary Dantini has tried AT&T, Google FI, T-Mobil/US Cellular, but Verizon works best. One to two bars are about all you can expect. Steve Phips has a range extender set-up with yagi (directional) antenna pointed at the Robbinsville tower and he has very good coverage his "bubble."

Garbage

B&B Garbage service is the best (865-983-5388) \$24 per month. They will pick up at your driveway, all others only pick up down at the mailboxes.

Propane companies

AmeriGas (Heritage Propane) 1-800-263-7442, Suburban Propane 423-745-8143 and Marsh Propane 865-280-9969. They all are expensive and many on the mountain have had bad customer service with AmeriGas.

A couple of suggestions – install your own tank 1,000-gal tank, don't lease one from a propane provider this will give you more options (the providers don't have you hooked) and routinely raise their prices above market value if you lease their tank. Install a whole-house generator. We lose power and when we have an ice and snow event it's nice to have that extra security.

Well drilling Companies

Folks have used a number of companies her on the mountain a couple of suggestions are Rose's Well Drilling 426-442-3431 and Clearwater Drilling Co 865-428-6181.

Contacts on the Mountain

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 - Deb Norris, Secretary - 937.271.7748 deb-norris@outlook.com
- HOA Directors
 - Steve Phipps, Road Committee - 937.609.4969, stephenpaulphipps@gmail.com
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- HOA Resources
 - Roxanne Coffey, Gate Codes - 865.789.2612, rbcoffey584@gmail.com
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