

GENERAL INFORMATION

Laurel Mountain Village is a private community having been first established in 1965 by the recording of Plat Plans and Covenants in the Somerset County Recorder of Deeds Office. A total of 1,004 lots were laid out on the Plans and 94 homes were developed through the present time. There are 572 vacant lots owned by private individuals and 338 vacant lots owned by Seven Springs that were included in their acquisition of certain assets at the ski slopes. 80% of the vacant lots do not have any road access.

On May 25, 1978, Laurel Mountain Development Corp. relinquished and assigned all its rights and benefits in the Covenants to the LMVPOA by document recorded in the Somerset County Recorder of Deeds Office at RBV 821, pg. 212. Prior to the expiration of the 35-year term of the Covenants, the LMVPOA filed a Supplementary Declaration of Covenants, Conditions and Restrictions to extend the term of the Covenants for 100 years. Said document is recorded at RBV 1518, pg. 1059. In addition to holding and maintaining the Covenants, the LMVPOA manages the business of the Association according to its Bylaws. There is a 9-person Board of Directions that includes 4 officers, all of which voluntarily give their time and efforts to serve the best interests of the community.

The Covenants contain a provision for the collection of road maintenance fees. Since the community is private, no road maintenance services are provided by Jenner Township. The fiscal year of the Association is October 1 through September 30. Nominations for Board positions and solicited in August. In September, the Ballot is finalized and mailed and the annual road maintenance fees are billed from our accounting service. The Annual Fall meeting and Election occurs in early October.

The website is laurelmountainvillage.org. Documents noted above and other important information is posted. If you wish to access the entire site, you must own property within the Plans and send the Webmaster a request for a code and password. By signing up to use the website, you can receive important emails and other notices.

There has not been a developer involved with the community since 2008. The ski area is owned by the State and managed by the DCNR and is situated in Westmoreland County. The community is in Somerset County and has no physical or financial connection to the ski area. No amenities are available within the community nor are there any common areas. The building that once was a Clubhouse has been converted to a 5-acre private residence.

Public water and sewer services are available only to a portion of the community. Homes and lots near Laurel Summit Road are serviced by well and septic. New home construction in any area of the Plans that does not have existing public water and sewer is subject to well and septic approval through Jenner Sewage Authority, Gray Water Authority and/or the Somerset County Sewage Enforcement Office. Contact should be made with those offices prior to purchasing vacant lots.

Trash collection is privately contracted by each homeowner with a local hauler.

Building Permits are required for the following: New home construction, additions, replacement of roof, siding and decks, garages, parking areas, fences and walls, patios, exterior paint and stain, exterior lighting, pools, sheds, tree removal, grading and landscaping, demolition and any other contemplated exterior work. The Permit Application is available on the website. All structures must meet the building setback requirements as shown on the recorded Plans. In addition to the LMVPOA Building Permit, many types of exterior work also require a State Permit that is downloadable through the Cambria-Somerset Council of Government page. The Building Inspector has the authority to enter the community during construction and check for violations and unpermitted construction.

Road maintenance and snowplowing are provided by vendors selected by the Board. Driveways are not included in the plowing service but homeowners can contract their own private service if they wish. At a minimum, an all-wheel drive vehicle is necessary to travel the roads in the winter.

Internet and phone service is available through Verizon or AT&T and it tends to be reliable. There is no cable television service, and due to the terrain and trees, some lots may not be able to receive a satellite signal for internet, Dish or Starlink. Those providers can be contacted prior to installation to test and advise if a signal can be acquired.

Medical services are available at Somerset Hospital which is 16 miles from the community, or at UPMC in Johnstown, which is 26 miles. Jennerstown Fire Department is 6 miles away. There are no fire hydrants, and due diligence should be exercised when using woodstoves or outdoor fire pits.

State Forest land borders the east side of the community and is managed by the DCNR. They do not permit ATVS on State land because it results in de-sedimentation of protected waters and soil erosion. ATVs trespassing on their land may result in fines or other action by the DCNR. The north side of the community is bordered by private property.

Target practice with guns or with bow & arrow are not permitted in the community. Such actions create safety issues, disturb the wildlife and domestic pets and cause unnecessary noise and nuisance.

Fireworks are not permitted in the community. Such actions create fire and safety issues, disturb the wildlife and domestic pets and cause unnecessary noise and nuisance.

The Speed Limit is 15 mph and applies to passenger vehicles as well as ATVs

Wild animals inhabit the community and the surrounding area. There are bears, fishers, deer, coyotes, fox and turkey. Poisonous timber rattlesnakes and copperheads are also present. There are State regulations regarding hunting and feeding of any wild animal and they apply to the community as well as all other PA State Laws regarding civil and/or criminal matters.

If you have questions regarding anything contained in this Fact Sheet or otherwise, please contact the LMVPOA through the website at laurelmountainvillage.org. Thank you.