



Blackberry Juice

ANNUAL MEETING FEBRUARY 2007

BLACKBERRY MOUNTAIN ASSOCIATION

MANAGER

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BOARD OF DIRECTORS

Jack Wheeler, President

David Galusha, Vice President

Bill Henning, Treasurer

Sara Lee, Secretary

Dave Teffeteller, Member at Large

DESIGN COMMITTEE

Barbara Dunson

Norman Essner

Maxine Morris

Jane McNulty

Dave Teffeteller

CCR/BYLAWS COMMITTEE

Rich Baker

Norman Essner

Sara Lee

Maxine Morris

Dave Teffeteller



Financial Report

Our Association has experienced significant growth and turnover in membership during the last few years and many of the newer members may not be very familiar with the history of the association or how the board of directors utilizes the money which the members contribute through their assessments.

Quarterly, each member pays assessments to fund two accounts, the Operating Account and Reserve Account (also called the Replacement Account). The Operating Account is used to pay all of the expenses

of the association. The Reserve Account is as the name implies and the funds in that account are used for unexpected emergencies and other such unbudgeted expenses that require immediate payment. As a matter of fact, all funds are deposited into one checking account but accounted for separately. At the present time the Reserve account also owns a bank certificate of deposit in the amount of \$50,000 plus accrued interest of approximately \$5,000. The total income for the association last year was approximately \$150,000 and total reserves at the end of the year were about \$128,000. The fixed assets of Blackberry include twelve common wells, two gate systems, over five miles of roadway, a bridge and an office building. Expenses for the bridge, the office, the main gate and the roadway from the main gate to the

River's Edge entrance are shared equally with the River's Edge Association. The main purpose of the reserve account is to replace these assets in an orderly manner and to meet natural emergencies such as lightening, ice storms, etc.

In the mid 90s bad weather and lack



of proper maintenance caused most of our roads to crumble requiring a major, special assessment of \$1400 per member. It also required borrowing funds from

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CCR AMENDMENTS

Due to the questions that have been raised regarding the proposed amendments to the Blackberry Mountain Association CCRs, our legal counsel has requested time to review the questions and asked the board to remove the approval of the CCR amendments from the annual meeting agenda.

Membership Directory

Please notify the office of any changes in mailing address, email address, phone number and or change in owners. It is also important, if your cabin is rented on a long term basis, to let the Association office know the names and phone numbers of renters. Often there is correspondence sent from the office that is applicable to them.

After Hours Drop Off

For your convenience we now have a drop box at the front office. This box is locked and can be used to drop off payment checks (no cash please) and letters to the Board or office staff.

Construction/Service Vehicles

We receive many complaints regarding the traffic at the front entrance, yet time after time owners give directions to their contractor/service persons to enter at the front entrance! While the bridge is certainly adequate to support the heavy vehicles, it is our intention to control the amount of traffic coming through the front to make it safer for residents getting mail and coming to and from the office. I cannot be on guard at the gate to turn truck after truck away. It will take the cooperation of everyone to remedy this situation. If you are unfamiliar with directions to the Blackberry/Timber Falls Trail rear gate, I have maps available with written directions. Also, please do not direct service people to use the River's Edge front gate.

House Keys

House keys are not given to service people or guests without prior notice from homeowners. Having a visitor or service person come into the office and say they were told to pick up a key presents a liability to both office personnel and the Association. It is your responsibility as a property owner to notify the office if you are expecting visitors, plumbers, exterminators, etc. to your home. Your cooperation is greatly appreciated, this policy is for the benefit of everyone.

Winter Precautions

There have been several homes heavily damaged by interior water breaks that occurred while the homes were left unattended during winter months. A few minor precautions can help prevent this from happening:

- leave your thermostat at 50° or above
- make sure there is an adequate amount of propane in your tank
- leave cabinet doors under sinks open to allow heat flow
- ask a neighbor or friend to periodically check on your home (Blackberry staff cannot provide this service)
- turn water off completely when planning to be away



Mailbox Keys

Mailbox keys should be turned in to the office when there is a change in ownership or residency. New owners need to register with the office to receive keys. Official box notification cards on hand in the office, must be signed for the USPS. The office keeps a record which is coordinated with the mail carrier. These records are frequently audited by the USPS and must be kept updated. Simply passing the key to the next owner/resident will not guarantee delivery of mail to that box.

Assessments

Assessments are billed quarterly, however monthly payments are accepted if that is more convenient for you. Every effort possible will be made to work out a payment plan for you. Please be aware that unless payment arrangements are made, past due assessments over ninety days will be turned over to a collection service and a lien will be placed on the property. Further legal remedies, provided for by our CCRs and state law will be pursued for those owners who continue to not pay their assessments.

Owners using Blackberry's services without paying for them puts an unfair burden on those of us who are paying.

Welcome 2006's New Members

Rick and Tiffany Grave de Peralta (LL11)

Seth & Paige Hegert (BF39)

Jay Northcutt (SL20)

Carole Anne Padgett (SS15)

John & Holley Pilger (SL18)

Lew Shealy (SS15B)

Paul and Janet Slaton (NP5)

Dwayne Watkins (NP7)

Terry & Linda Williams (BF38)

Design Committee Report

The Woolly Adelgid continues to be the primary threat to our community's environment. However, we are fortunate to have available a number of means of treating our hemlocks – killing the adelgids that infest them to prevent the damage and tree death that the hemlock woolly adelgid can cause in just three to five years.

There are two treatment types available to Blackberry property owners for treating adelgid-infested trees. They are soap spray and systemic treatments (by soil drenching, soil injection, or trunk injection). Selecting the appropriate treatment method for your hemlocks depends on factors such as the trees' accessibility (can you get to it easily), whether it is near water or in rocky soil, and the expense of the treatment. Each treatment option has benefits and drawbacks relating to cost, effectiveness at killing the adelgids, and ecological effects. **None of these treatments have any preventative effect, so treating uninfested hemlocks will not protect them.**

Maintaining the general health of your hemlocks will help their survival. You should irrigate your trees to insure they get one inch of water per week and prune

dead and dying limbs. Although fertilizing may benefit a healthy hemlock, you should not fertilize adelgid-infested hemlocks because doing so improves adelgid survival and reproduction.

In our landscape, the application of soap spray or horticultural oil is one of the most effective treatment methods and has the least potential for negative environmental consequences. Soap and oil have been used in gardens and home landscapes for more than 20 years and they cause no or minimal harm to other, beneficial insects.

Insecticidal soaps and horticultural oils have no residual effects, so reapplication may be necessary if rain occurs within 24 hours of application.

If your trees are so tall that you cannot apply soap or oil to the entire tree, select another treatment option or contact an ar-



Hemlock Woolly Adelgids, covered in their wool, attached at the base of the hemlock needles.

borist who has equipment that allows the entire tree to be covered. Systemic treatment of adelgid-infested hemlocks is accomplished with the chemical imidacloprid. The product is applied either to the soil and tree's root zone by drenching or injection, or to the tree itself through a trunk injection system.

Never use either soil drenching or soil injection near open water or in rocky soils that will drain quickly to open water.

If you have any questions about identifying your hemlocks or treatment of the woolly adelgid, please contact a member of the design committee for assistance.

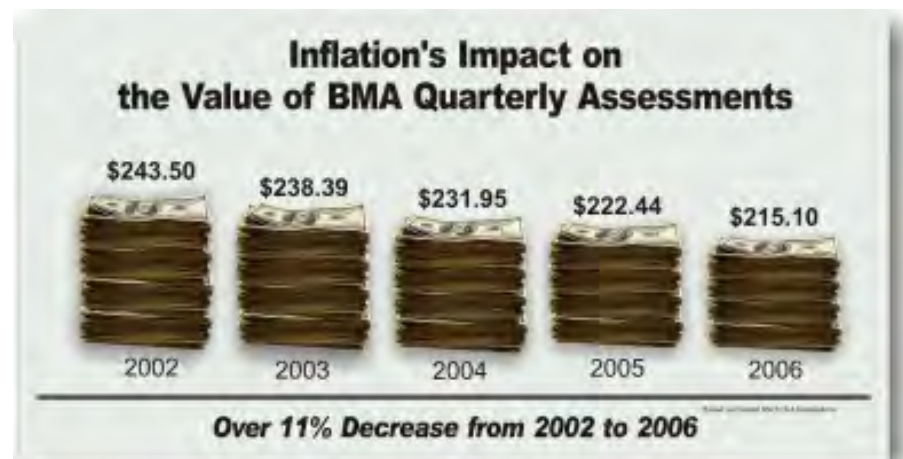
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a bank. Gate systems have been destroyed and new wells have been needed often creating major unbudgeted and uninsurable expenses. In the past ten years our financial condition has continued to improve as we have added reserves. In the past two years the association has completely reconditioned the bridge, remodeled the office, added two new wells, replaced gate systems, and repaved several roads. As a result, during this period we have not been able to add to our reserves.

The members of the board are pleased with the results of these efforts and believe that our assets are in excellent condition and

that it is now time to increase the reserve position. This year's budget reflects this goal.

We expect to increase the reserve balance by at least \$25,000.



Protecting Your Water System

Many of us have water systems in our homes that are approaching 25 years of age. Plumbing codes and practices have changed significantly over the years, and we should all inspect our water systems to determine if preventative measures should be taken to reduce future problems.

Most of Blackberry's newly constructed homes include water pressure reduction valves to provide a constant pressure of incoming water and filtration systems to reduce sediment and provide clean water.

Our wells are tested frequently and equipped with filters, but the association's responsibility for the water supply ends at the street. The water pipes connecting our homes' systems to the street's water pipes are our responsibility.

Take a look at your water system or contact a qualified plumber. It could save you from a miserable experience.

Animal Control

The Gilmer County commissioners have recently turned the responsibility of animal control over to the Gilmer County sheriff's department. Remember, the Blackberry Mountain Association does not provide animal control. So, if you have a problem with a dog-at-large or a vicious dog on your property, call the Gilmer County Sheriff's Department Animal Control Office at 706 635-4625.

A few copies of the Gilmer County animals code will be available at the annual meeting, a downloadable file is available on our website.

2006 Picnic!

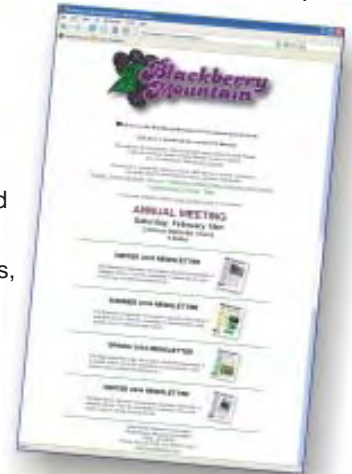
The 2006 Annual Picnic was a huge success - good weather, good food, good music and good company. There was talk among several residents about the possibility of a spring picnic as well as the fall picnic. If you like the idea of a spring picnic, make sure to indicate your interest on the annual meeting questionnaire.



Have You Used Our Website?

Blackberry Mountain Association's website is a great resource for our members. On the website you can:

- check for upcoming events and meetings
- download the membership book which contains maps, bylaws and CCRs
- download design committee rules, forms and applications
- download current and past issues of the *Blackberry Juice*.



Pay your website a visit at:

www.BlackberryMountainAssociation.com

Clean Up Mulkey Road

At every get-together someone always complains about the litter along the roads approaching Blackberry. Well, now you will have an opportunity to do something about it.

Saturday, April 21st, is Gilmer County Earth Day. Volunteers throughout the county will be cleaning up the streets, roads and waterways, and joining into the festivities at the Earth Day Celebration.

If you are interested in doing something about the litter on Mulkey and Blackberry Mountain Roads, contact Blackberry property owner Joanne Waddey (404-290-6422 or 706 635-2147) to volunteer and visit www.EarthDayEllijay.com for more details.

