



Blackberry Juice

ANNUAL MEETING FEBRUARY 2009

BLACKBERRY MOUNTAIN ASSOCIATION

MANAGER

Becki Bray

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WEBSITE

www.BlackberryMountainAssociation.com

BOARD OF DIRECTORS

Jack Wheeler, President

David Galusha, Vice President

Bill Henning, Treasurer

Carolyn Sewell, Secretary

Dave Teffeteller, Member at Large

DESIGN COMMITTEE

Barbara Dunson

Barbara Ellis

Norman Essner

Maxine Morris

Dave Teffeteller

CCR/BYLAWS COMMITTEE

Rich Baker

Norman Essner

Maxine Morris

Dave Teffeteller

Association Meeting Jack Wheeler, President

The annual meeting of the Blackberry Mountain Association will be held on Saturday, February 21, 2009, at the Cartecay United Methodist Church located at 7629 Highway 52 East. This is the same location as last year's meeting. We will have refreshments at 9:00 am, followed by the business meeting at 9:30 am. There are several important issues to be discussed and voted on. Property owner input is invaluable, so please set aside this important date in order to attend.

Included in this newsletter is a membership information update form. In that form, you'll notice a line regarding receiving information by email. I encourage each of you to consider this option. In these economically stressful times, it is important for us to reduce our costs wherever possible. Eliminating some of our postage expenses is a very good way to accomplish this. Notifications and communications by email are also far more timely than having to rely on our postal services.

Election of Directors

The terms of David Galusha and Dave

Teffeteller will expire at the annual meeting. These directors have both agreed to serve another term if elected. The nominating committee recommends the reelection of these two individuals. Additional nominations may be made from the floor. Please remember, as required by the Blackberry Mountain CCRs, any nominee to the Board must be a registered property owner in good standing.

2009 Budget

The proposed budget for 2009 is on page 3 for your review.

CCR Amendments

In order to comply with state laws, Blackberry Mountain Association must renew its CCRs before 2010. Therefore, the CCR/Bylaws Committee has made a few, minor, housekeeping amendments. These must be voted on at the annual meeting. To reduce the postage costs of including the CCRs with this mailing, the document is available at our website, or you can email Becki for the file, pick up a copy at the office or call Becki for a copy to be mailed to you.

Financial Report Bill Henning, Treasurer

The Association is in good financial health thanks to the willingness of our members to put aside a little extra in assessments for the unexpected. Your board of directors has often stressed the need to build cash reserves to tide us through unexpected emergencies such as storm and flood damages, well failures, erosion

of roads, gate and bridge damages, etc. We are accomplishing that objective.

Due to lower-than-budgeted expenses in 2008 and because of the current economic climate, the board of directors is not recommending a cost of living increase for 2009.



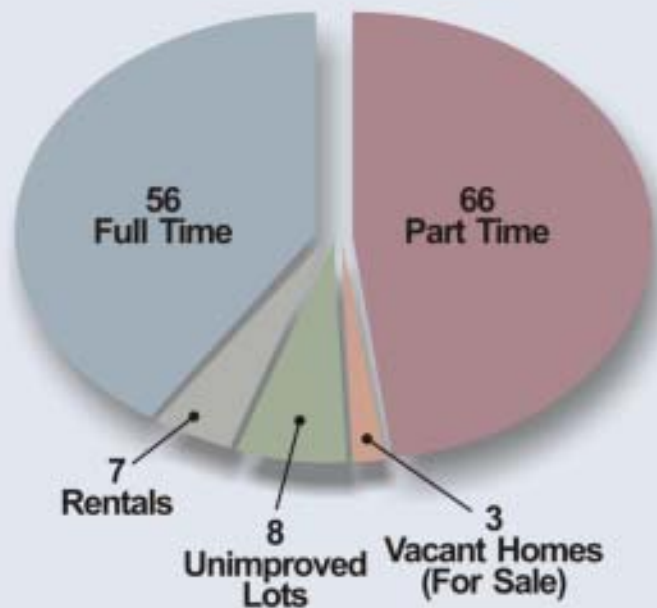
Blackberry's Membership - 2008

Welcome 2008's New Members

Tom and Ann Owen BF29
Dolly Vantrepotte and Bob Ellis BF38
Mark and Andrea Watson HM04

Sadly, since our last annual meeting, Blackberry has lost some very special residents. Our thoughts and prayers continue to be with their families and friends.

Sara Lee, March 2008
Thomas "Jay" Northcutt, October 2008
Bob Lee, January 2009



Notes from the Office Becki Bray, Association Manager

Winterization

It is important to make an effort to winterize your cabin: protect outside faucets from freezing, leave heat on 50 degrees and turn off the water if you plan to be away for an extended period, also ask a neighbor or friend to check on your cabin while you are away. Water line breaks inside a vacant home are often not detected until the well tank has been drained and damage already done inside the home. Prevention usually takes less time and money than repairs after the fact.

Power Outages

Purchase items now to have on hand in case of power outages such as flashlights, batteries, radio, bottles water, etc. Make it a priority to check on elderly friends and neighbors during extreme weather to make sure they have adequate heat and supplies.



Fire Risks

This time of year also poses high risk of fire. Use caution when emptying fire-place ashes – make sure all coals and ashes are cold. Avoid placing alternate heat sources close to any furniture/ curtains, etc.

Road Volunteers

Volunteers are essential and greatly appreciated during icy road conditions. Our roads are private and the County

Road Department will not clear trees and debris or spread salt. Local tree services and salt/sand delivery trucks are bombarded with calls during this type of weather and we simply have to take our turn in line. If you are willing and able to

help in either situation please let me know. We have *Ice Melt* in the office that you may pick up to have on hand.

Packages and Parcels

Due to liability issues, the office can no longer be responsible for calling residents to notify them of packages and parcels delivered to the office. One email will be sent daily to those residents who have received a package that day.

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Budget	2008 BUDGET	2008 ACTUAL	2009 PROPOSED
INCOME			
Assessments	150,716	146,253	153,500
Interest Income	6,000	3,893	3,000
Miscellaneous	3,000	1,575	1,000
Total Income	159,716	151,721	157,500
EXPENSES			
Capital Improvements			
Water System	20,000	469	20,000
Insurance	9,000	8,809	9,000
Miscellaneous	3,470	3,547	3,400
Office	2,100	1,987	2,100
Payroll Tax Expenses	2,300	1,922	2,300
Accounting & Legal Services	8,100	11,476	12,500
Repairs & Maintenance			
Gates	500	714	700
Bridge	5,000	203	1,500
Common Area	11,000	11,388	14,500
Office	1,500	402	1,500
Ponds	21,000	0	10,000
Roads	17,500	9,611	15,000
Wells	15,000	14,948	15,000
Total Repairs & Maintenance	71,500	37,266	58,200
Salaries and Wages	35,000	34,195	35,000
Taxes	1,200	2,156	2,200
Utilities	14,300	12,598	13,370
Total Expenses	166,970	114,425	158,070

Notes from the Office

Email

I encourage you to provide your email address to the office, not only for notification of packages, but also for notifications of water and road problems, security issues, birth and death announcements and other important news and information.

www.BlackberryMountainAssociation.com

Emergency Calls

Please do not hesitate to call me for an emergency involving the gates, roads and/ or wells. I would rather receive ten calls than none and not be aware of the problem. However, please limit calls to the above emergency situations – I have no control over power outages, phone service or even stray animals. Your cooperation is always greatly appreciated.

2009 Tree Clean Up

This spring the association will contract with a tree service to remove dead and fallen trees from the common areas. This will be a good time to have those dead and fallen trees removed from your property as well. With a bulk of work, the tree service will provide better rates than those for individual jobs.

If you would like to have dead and fallen trees removed, contact Becki. Remember to consult the Design Committee to help in identifying trees for removal. Tree removal applications are available on the website and at the office.



Animal Control

The Gilmer County commissioners have 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.



Pond Maintenance

The ponds have been a long-neglected part of Blackberry Mountain. This year a pond maintenance program will begin that will improve the quality of this major asset. Each of the ponds has been tested to determine the schedule and the proper amount of nutrients that should be administered. Genetically improved fish (large-mouth bass, bluegill, channel catfish) will be stocked where needed to create healthy and vital ponds.



As a compliment to this routine maintenance and stocking, it will be necessary to institute some fishing rules and regulations that will govern harvest limits as the fish population changes.

The cost of this maintenance and stocking is included in this year's budget under the "ponds" category. This year's expense will be approximately \$6,000. In subsequent years the expenses are estimated to be approximately \$4,000.

The board has also added \$4,000 to this year's pond expenses to begin creating a reserve fund for future repairs to the ponds and dams. Although this winter's rains are relieving the low water problems in the ponds, siltation remains a problem. Siltation removal and the subsequent dam repair are expensive, and setting aside monies each year will offset their eventual costs.

Your 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

BMA wells will be chlorinated the week of April 13. Notification of the exact time will be sent later.