



Blackberry Juice

NOVEMBER 2016

BLACKBERRY MOUNTAIN ASSOCIATION

MANAGER
Becki Taylor

CONTACT
Phone 706 273.3100
Fax 706 273.3201
After Hours Water and
Gate Systems Emergencies
(leave name, phone # and brief message)
706 889-8179

MAILING ADDRESS
Blackberry Mountain Association
25 Blackberry Mountain Drive # 8101
Ellijay, GA 30536

EMAIL
blackberry@ellijay.com

WEBSITE
BlackberryMountainAssociation.com

BOARD OF DIRECTORS

David Galusha, President
Dave Teffeteller, Vice President
Carolyn Sewell, Treasurer
Rich Baker, Secretary
Dolly Vantrepotte, Member at Large

DESIGN COMMITTEE

Barbara Dunson
Jennifer Fontenot
Dave Teffeteller

Annual Meeting - December 3rd

Please take a moment to mark your calendar for the **Saturday, December 3**, Blackberry Mountain Association annual meeting. The meeting will be held at United Community Bank's Community Room located at 558 Industrial Blvd. The doors will open at 9:00 am and the meeting will begin at 9:30 am. If you're unable to attend the meeting, please review and **return the enclosed proxy** so a quorum can be formed and the Association's business can be conducted.

2017 Budget

Blackberry Mountain Association continues to be fiscally sound with a well-funded reserve fund. The proposed budget for fiscal year 2017 is on page 3. Your board is **not** recommending an increase in assessments for 2017.

Gates, Roads and Bridge

As part of the ongoing maintenance of Blackberry's roads - repairs and right of way clean-up will take place throughout the year. The Mulkey Road and Timber Falls Trail gates will also require periodic repairs and maintenance. Please use extra caution when the work crews are present. Email, website and phone notification will be given in advance of all of these repairs.

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PLEASE READ

Included in the packet with this newsletter you will find the proposed budget for FY2017 and your proxy. IT IS VERY IMPORTANT that you attend the annual meeting, but if you are not able, please take the time to assign your proxy to a property owner who will be attending or the Association Board's Secretary.

This is a general proxy and gives the holder the authority to cast votes on your behalf on any matter that requires a vote at the meeting. This year's annual meeting will be held on Saturday, December 3, 2016, at 9:30 am at United Community Bank's Community Room located at 558 Industrial Blvd. See the website for directions and a map.



It is my avowed purpose to see the community grow slowly with much love and care. I want to make log cabin ownership available to the young, the middle-aged and the senior citizens. I want the sensitive, ecologically-concerned who drive ten year old Volkswagens to live in residential harmony with jet-traveling neighbors. I feel that the common bond is the log cabin and a oneness with nature.

From 1981 sales materials produced by Blackberry's original developer, Gilbert Dickey.



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Rules

From time to time, owners question, challenge or ignore some of the rules of the Association. These rules are time-tested and are essential for Blackberry's continuation as one of the most desirable communities in north Georgia.

The use of recreational vehicles, outdoor burning, use of fireworks and feeding wildlife are all regulated by Association rules. Violators of Association rules are subject to fines.

The cutting of trees, paving of driveways, replacing of roofs, adding of structures, fences and decks are all governed by the Design Committee rules. It is incumbent on all property owners to be aware of these rules and to submit the appropriate applications to the Design Committee for approval. The Design Committee is also available for consultation and advice regarding landscaping, plantings and drainage issues. Don't hesitate to ask.

Gate Attendants

For several years, Blackberry and Rivers Edge have employed off-duty, uniformed Gilmer County deputies to patrol the office property. BMA and REE will continue to employ the services of the Gilmer County deputies this summer. Please remember that any vehicle parked at the office/post box area without a Blackberry windshield sticker or guest pass is subject to being towed.

Rental Property

Owners of homes that are being used as rental properties are responsible for notifying the Association office with contact information for all of their tenants. The Renter Information forms are available on the BMA website and at the office.

It is also the responsibility of the owners of rental properties to make their tenants aware of the Association rules and restrictions. Property owners are responsible and liable for the acts of their tenants.

Speed Limits

For many of us, crossing the bridge into Blackberry has a calming and stress-reducing effect. Ideally, this effect causes a reduction in vehicle speed as well. For your safety as well as that of other drivers, children, walkers, runners, cyclists and workers, **SLOW DOWN** and observe the speed limits.

Animal Control

Remember, the Blackberry Mountain Association does not provide animal control. So, if you have a problem with a dog-at-large, a vicious dog on your property or a dog disturbing the peace, call the Gilmer County Sheriff's Department Animal Control Office at 706 635-8911.

Past Due Assessments

If property owners' water services are interrupted due to non-payment of assessments, the owners will be charged the disconnection/reconnection charges incurred by the Association.

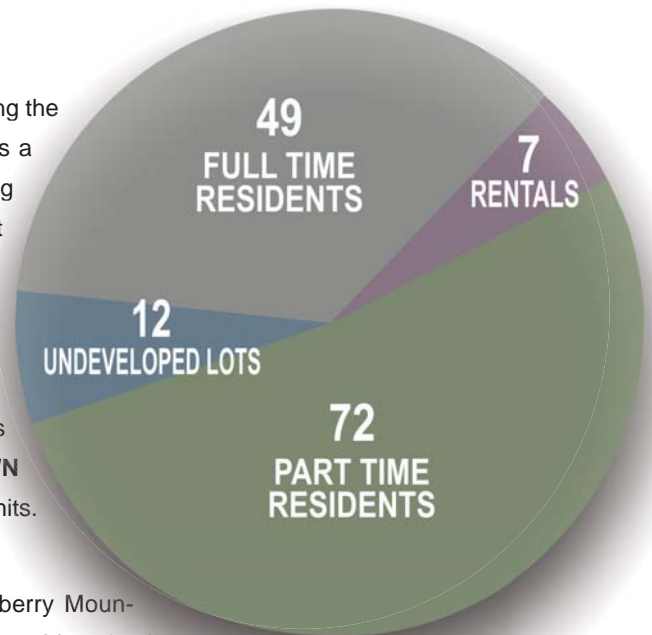
Ponds

This year siphon overflow systems were installed on Peace, Harmony, High Meadows and Spring Lakes I and II.

The five BMA ponds are maintained professionally, and the dams are cleared and maintained in accordance with the Georgia Department of Natural Resources Environmental Protection Division.

Hemlock Woolly Adelgid

In 2013, Blackberry's hemlocks were treated against the invasive Hemlock Woolly Adelgid. In most areas of north Georgia, this treatment has provided protection for approximately six years before re-treatment is required.



During the spring and summer, you may occasionally find evidence of the adelgids on some of your hemlocks. Also, some of our hemlocks, particularly those dense stands along the river, have suffered from fungal infections and blights.

If you have any questions or concerns about the health of your hemlocks, don't hesitate to contact the office.

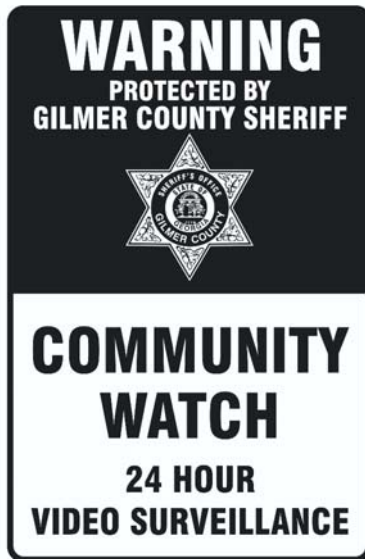
Wildlife

Deer over-population continues to be a major problem in Blackberry. **DO NOT FEED THE DEER!** For wildlife related problems, contact the Department of Natural Resources at 706 635-5060.

Visitors and Guests

If you are expecting weekend guests or visitors to your home. Remind your guests to use the keypads located at the office and service gates, or meet them at one of the entrances.

Also, please remember that the office/Mulkey Road gate and bridge are not for use by service, repair and construction vehicles. Drivers of those vehicles must use the Timber Falls Trail service gate. Maps and directions to that gate are available in your property owners' manual, at the office and on the Blackberry website.



EMERGENCY - 911

NON-EMERGENCY - 706-635-8911



The Blackberry windshield stickers will be available at the annual meeting. All property owner vehicles should have one of these stickers adhered to the lower driver side portion of their windshield to allow Association personnel to easily identify residents. Any vehicle parked at the office area without proper identification is subject to being towed.

DEATHS

Over the past months, Blackberry members Marcus Bailey and Medira Fleming have passed away.

Our thoughts and prayers continue to be with their families and friends.

FY 2017 Proposed Budget

Below is the 2017 fiscal year proposed budget. The Blackberry Mountain Association Board of Directors is **not** recommending an increase in assessments for 2017.

	2016 BUDGETED	2016 ACTUAL ¹	2017 PROPOSED
INCOME			
Reserve Assessments	\$26,984	\$26,000	\$26,212
Regular Assessments	126,328	126,000	126,904
Assessment - Other			
Total Assessments	153,312	152,000	153,116
Interest Income	25	27	25
Miscellaneous ²	1,000	2,015	1,000
TOTAL INCOME	154,337	158,718	154,337
EXPENSES			
Bad Debt Allowance	1,500	3,000	1,725
Insurance	13,000	10,000	12,000
Miscellaneous ³	1,200	500	1,200
Office Supplies	1,500	1,400	1,500
Payroll Tax Expenses	2,400	2,245	2,400
Professional Services	2,500	1,000	2,000
Gate Remote Controls	500	566	600
Repairs & Maintenance			
Timber Falls Trail Gate	1,500	100	500
Bridge	1,500	0	750
Common Area	17,000	12,000	15,000
Mulkey Road Gate	2,600	1,200	1,500
Hemlock Treatment	0	0	0
Mail House	0	0	0
Office	1,000	286	1,000
Ponds	4,000	4,000	4,000
Pond Renovation (Dam Repair)	0	22,000	0
Roads	12,000	17,225	12,000
Supplies	225	100	225
Wells	16,000	12,000	16,000
Salaries and Wages	32,000	30,000	32,000
Taxes	250	400	500
Utilities	15,000	12,843	15,000
Total Operating Expenses	125,675	130,865	119,900
Reserve Expense/Funding			
To Reserve Funds	26,984	26,000	26,212
Total Reserve Expense/Funding	26,984	26,000	26,212
(Over)/Under Budget	1,678	-2,823	8,029
TOTAL EXPENSES	154,337	154,042	154,141

¹Projected and pending Accountant Review

²Remote Sales, Rental Fees, Debt Recovery, Late Fees & Interest

³Equipment Rental, Flower Fund, Fees & Subscriptions

Board of Directors Nominees

The terms of two board members, David Galusha and Dave Teffeteller expire this year. They have agreed to serve another term. Nominations may also be made from the floor at the annual meeting.

David Galusha - President

David Galusha and his wife Lynn have been homeowners in Blackberry since 1998. He travels the world as a private practice conservator for museums and traveling artifact collections, but considers Blackberry Mountain the best place in the world to be. With more than 30 years combined experience as a homeowner association board member, corporation board member and business owner, David brings his unique skills to the Blackberry board.

David has been integral in Blackberry's transition from developer-owned property to a homeowner-owned property. He has also been involved with the many infrastructure maintenance and legal issues that face our community. David's knowledge and experience will ensure that Blackberry's property owners will continue to enjoy a financially strong and well-run association.

Dave Teffeteller - Vice President

Dave Teffeteller and his wife, Joanne Waddey, have been residents of Blackberry since 1999. During that time, Dave has developed the BMA website, members' handbook, community signage, and the association newsletter. Along with David Galusha, he coordinated the renovation of the association office and reconstruction of the covered bridge. Dave coordinates many of the day-to-day construction and maintenance activities regarding the association's common properties, roads and ponds. In addition to the Board of Directors, he has served on the Design and Bylaws & CCRs committees.

Dave is a creative consultant as well as a fly fishing outfitter in the US, Canada, Argentina and Chile. He is active in several local, state, and national conservation and waterway restoration organizations and currently serves on the boards of the Coosawattee Watershed Alliance and Save Georgia's Hemlocks.

Dave is dedicated to continuing to serve the Blackberry community and preserving and enhancing the qualities and values that make it such a special place.

Blackberry Welcomes Our New Residents

Dennis Ahenkora, SS10

Ben & Jenna Bailey, LL30

Doug & Brenda Bonner, NP3

John & Sandra Chrzczonowski, LL3

Dale & Susan Coker, LL23

Mona Gilreath, SS14

Doug & Donna Jones, BF42

Ron & Marty Lauderbaugh, SL01

Linda LaVigne, LL52

Valerie Nichols, LL20

Ernie & Chris Russell, NP1

Robert & Camille Simmons, LL19

Your Website



The BMA website is maintained as a resource for property owners. On the website you can:

- check for alerts, upcoming events and meetings
- download the membership handbook which contains maps, Bylaws, CCRs and Rules
- 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

Mark Your Calendar

BMA Annual Meeting	December 3, 2016
1st Quarter Assessment Due	January 1, 2017
2nd Quarter Assessment Due	April 1, 2017
Chlorination of Blackberry Wells	Week of April 17, 2017
3rd Quarter Assessment Due	July 1, 2017
4th Quarter Assessment Due	October 1, 2017