



Blackberry Juice

DECEMBER 2014

BLACKBERRY MOUNTAIN ASSOCIATION

MANAGER
Becki Taylor

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

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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, Assistant Secretary

DESIGN COMMITTEE

Barbara Dunson
Jennifer Fontenot
Seth Hegert
Dave Teffeteller

Annual Meeting - Saturday, December 6

This year's annual meeting will be held on **Saturday, December 6**, at the Gilmer Arts building located at 207 Dalton Street in downtown Ellijay. 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 by 2 pm, December 5**, so the Association's business can be conducted. Remember that only members in good standing with the Association are eligible to vote.

2015 Budget

In past years, BMA has often increased its assessments by the same percentage as the federal cost-of-living adjustment. However, this year your board is **not** recommending an increase in assessments for 2015. The proposed budget is on page 2.

Gates, Roads and Bridge

As part of Blackberry's annual maintenance, bridge repair and right of way clean-up will take place this spring. 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.

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

Security

For several years, Blackberry and Rivers Edge have employed off-duty, uniformed Gilmer County deputies to patrol the office property and bridge area during the summer months. BMA and REE will continue to employ the services of the Gilmer County deputies this summer.

Wells

Blackberry residents' water supply is provided by 13 Association-owned wells..These wells are maintained, tested and serviced in accordance with EPA standards.

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FY 2015 Proposed Budget

	2014 BUDGET	2014 ESTIMATE ¹	2015 PROPOSED
INCOME			
Maintenance Assessments	\$27,964	\$24,797	\$26,492
Regular Assessments	124,360	123,314	123,800
Assessment - Other		7,500	
Total Assessments	152,324	155,611	150,292
Interest Income	175	18	25
Miscellaneous ²	1,200	1,200	1,000
TOTAL INCOME	153,699	158,718	151,317
EXPENSES			
Bad Debt Allowance	1,500	0	1,500
Insurance	12,000	10,650	12,000
Miscellaneous ³	1,250	1,000	1,200
Office Supplies	1,550	1,800	1,800
Payroll Tax Expenses	1,900	1,864	1,900
Professional Services	16,000	5,000	5,000
Gate Remote Controls	0	645	0
Repairs & Maintenance			
Timber Falls Trail Gate	400	100	200
Bridge	450	25	1,500
Common Area	17,000	16,000	17,000
Mulkey Road Gate	120	75	120
Hemlock Treatment	5,670	5,663	0
Mail House	0	187	0
Office	475	775	1,000
Ponds	4,000	4,000	4,000
Roads	6,000	7,000	12,000
Supplies	200	225	225
Wells	14,500	16,000	15,500
Salaries and Wages	29,000	30,000	32,000
Taxes	570	570	570
Utilities	13,300	14,545	15,000
Total Operating Expenses	125,885	116,124	122,515
Reserve Expense/Funding			
To Reserve Funds	27,964	29,756	26,492
Reserve Expenditure - Paving	0	6,500	0
Total Reserve Expense/Funding	27,964	36,256	26,492
Over/Under Budget	-150	6,338	2,310
TOTAL EXPENSES	153,699	158,718	151,317

¹Pending Accountant Review

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

³Equipment Rental, Flower Fund, Fees & Subscriptions

Remember to Winterize

Remember to winterize your home especially if you plan to be away for an extended time.

1. Protect outside spigots and pipes with insulated covers.
2. Set thermostat at 50 degrees or above.
3. Make sure heating system is in working condition.
4. Open cabinet doors where water pipes are located.

Annual Meeting

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Ponds

The five BMA ponds are fed by seasonal run-off and springs, and it is normal for their water levels to vary by several feet throughout the year. The ponds are professionally maintained, and the dams are being cleared and maintained in accordance with the Georgia Department of Natural Resources Environmental Protection Division regulations. The ponds contain game fish (bream and largemouth bass) as well as forage and weed control species.

All fishing is catch and release - all caught fish must be immediately returned to the water unharmed.

Fishing and boating in these ponds are for residents and their guests only. Residents must not grant permission for the use of these ponds or any other association common area to vendors, workers, friends and non-residents. All guests must be accompanied by the property owner. If you use any of the common areas, please leave no trash or debris behind.

Wildlife

If you're one of the Blackberry residents that continues to feed the wildlife (this includes the deer), **PLEASE STOP!** Blackberry's deer over-population has become a serious problem. The deer are destroying our understory of new trees and plants.

DO NOT FEED THE DEER!

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

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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 Black-

berry'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 oversees

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.

Are You Prepared?

Now is the time to check your propane tank fuel level. Don't rely on your fuel company to routinely check your tank. During the winter months it's a good practice to keep your fuel tank no less than 25% full.

It is not uncommon for portions of Gilmer County to be without electrical service due to fallen trees brought on by heavy snow and ice for extended periods of time. Remember your furnace must have an electrical source to operate. Do you have an alternative heat source for your home? If you have a fireplace or woodburning stove, make sure that it is functioning properly and the chimney is clean. If you plan on relying on it for heat, be sure you have a good supply of dry, seasoned firewood, kindling and fire starters. If you have a generator, make certain that it is functioning properly and you have

a sufficient amount of fuel for several days of continuous operation.

Water

Blackberry's wells are equipped with electrical pumps. When the power is off, the pumps are off, and water will not be available to your home. Make sure you have potable water for drinking and cooking. Many of us gather gray water in rain barrels to use for watering summer plants. That same water can also be used for flushing toilets.

Getting Out and About

If you're concerned about getting out of your home due to ice or snow, make sure you have an accessible supply of ice melt to apply to your porch, sidewalk and driveway.

If you think you will need to drive on Blackberry and county roads, ensure that

you have a properly equipped vehicle. Four-wheel drive, snow tires, and, for extreme conditions, tire chains may be necessary. If inclement weather is in the forecast, and you have pressing appointments or health concerns, consider making arrangements for accommodations nearer the major roads.

Welcome Our New Residents

Marcus Bailey, LL30

Mark Brown, LL10

David Galloway, LL55

Bonnie Jasik, LL49

Patrick & Meredith Oakley, LL33

Ken & Nancy Reisinger, BF44

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the responsibility of the owners of rental property to make their tenants aware of the Association rules and restrictions. Property owners are responsible for the acts of their tenants.

Animal Control

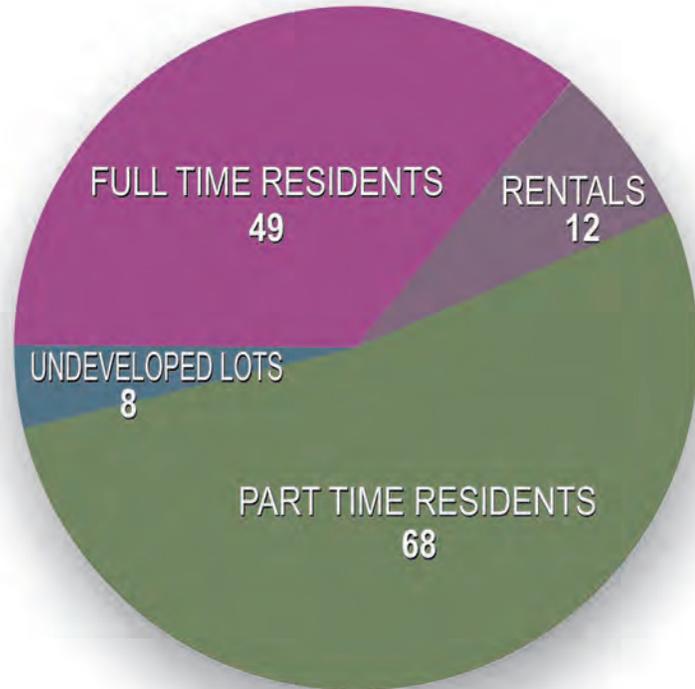
Blackberry Mountain Association does not provide animal control. If you have a problem with a dog-at-large or a vicious dog on your property, call the Gilmer County Sheriff’s Department Animal Control Office at 706 635-4625.

Past Due Assessments

If property owners’ water services are interrupted due to non-payment of assessments, the owners will be charged the disconnection charges incurred by the Association. The current shut-off charge is \$45.

Design Committee

Jennifer Fontenot is the newest member of the Design Committee and joins Barbara Dunson, Seth Hegert and Dave Teffeteller. Please remember that the approval of the Blackberry Design Committee is necessary for any exterior alterations, site changes or tree removal. Applications are available at the office, in your property owners’ manual and on the Association website.



Blackberry Mountain Association currently has 133 members who own 137 lots.

In Memory

Sadly,
 since our last annual meeting,
Marty Braille
Lauren Buckland
John Currie
Doris Galloway
 have passed away.
 Our thoughts and prayers
 continue to be with their
 families and friends.

New Board Members

During the past year, BMA Board Secretary Norman Essner and Assistant Secretary Barbara Ellis moved from Blackberry. The Association thanks them for their countless hours of service to Blackberry and the Ellijay community.
Rich Baker and **Dolly Vantrepotte** have taken their seats on the board and will serve the remainder of their terms.

The Blackberry Mountain 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 Blackberry residents. Any vehicle parked at the office area without proper identification is subject to being towed.



Mark Your Calendar

- BMA Annual Meeting**
Saturday, December 6, 2014
- BMA Well Chlorination**
Week of April 16, 2015
- BMA Annual Picnic**
Saturday, October 3, 2015
- BMA Annual Meeting**
Saturday, December 5, 2015