



NOVEMBER 2018

BLACKBERRY MOUNTAIN ASSOCIATION

MANAGER
Becki Taylor

CONTACT
Phone 706 273-3100

After Hours Water and Gate Systems Emergencies
(leave name, phone # and brief message)
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EMAIL
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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 1st

Please take a moment to mark your calendar for the **Saturday, December 1**, 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.

2019 Budget

Blackberry Mountain Association continues to be fiscally sound with a well-funded reserve fund. The proposed budget for fiscal year 2019 is on page 3. The budget includes a \$17 per quarter assessment increase.

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. 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 FY2019 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 1, 2018, at 9:30 am at United Community Bank's Community Room located at 558 Industrial Blvd.



The BMA/REE associations' office was completed in May 2018.

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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

In 2018, Blackberry and Rivers Edge contracted a security company to patrol the office property. BMA and REE will continue to utilize the services of this company next 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 long term rental properties are responsible for notifying the Association office with contact information for all of their tenants. The Long Term 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.

High Speed Internet

Ellijay Telephone Company's Vice President of Business Development has submitted a price of \$441,661.38 to provide fiber optic availability to all Blackberry lots/homes. The BMA Board will continue to research and gather information for discussion at the Annual Meeting.

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

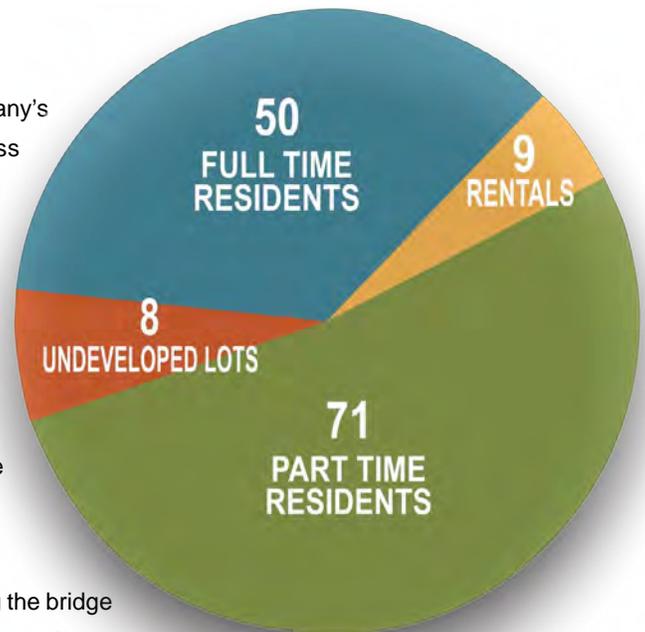
Remember, the Blackberry Mountain Association does not provide animal control. So, if you have a problem with a dog-at-large, a vicious dog on your property or a dog disturbing the peace, call the Gilmer County Sheriff's Department Animal Control Office at 706 635-8911.

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

The five BMA ponds are biologically maintained by a professional service. The dams are cleared and maintained in accordance with the Georgia Department of Natural Resources Environmental Protection Division.



Hemlock Woolly Adelgid

In 2018, Blackberry's hemlocks were treated against the invasive Hemlock Woolly Adelgid. Larger trees will receive a second treatment this summer.

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 of-

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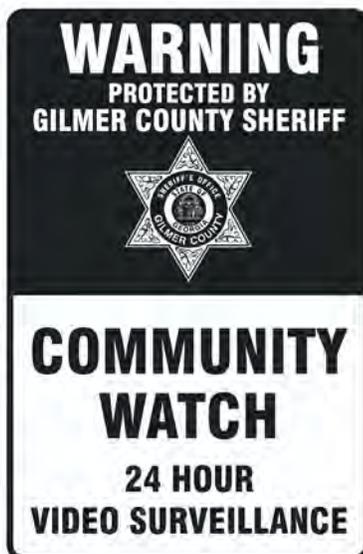
fice/Mulkey Road gate and bridge are not for use by service, repair and construction vehicles. Drivers of those vehicles must use the Timber Falls Trail service gate. Maps and directions to that gate are available in your property owners' manual, at the office and on the Blackberry website.

Fishing

Poaching of Blackberry ponds by non-residents continues to be a problem. Last year permits were issued and signs were placed on the fishing platforms. While some residents complained about having to obtain permits for themselves and guests, it has made enforcement easier.



The Blackberry windshield stickers will be available at the annual meeting.



EMERGENCY - 911

NON-EMERGENCY - 706-635-8911

FY 2019 Proposed Budget

Below is the 2019 fiscal year proposed budget. The Blackberry Mountain Association Board of Directors is recommending a slight increase of \$17 per quarterly assessment for 2019.

	2018 BUDGETED	2018 ACTUAL ¹	2019 PROPOSED
INCOME			
Reserve Assessments	\$25,820	\$25,820	\$35,740
Regular Assessments	125,032	125,032	124,360
Assessment - Other			
Total Assessments	150,852	150,852	160,100
Interest Income	50	17	25
Miscellaneous ²	500	1,500	500
TOTAL INCOME	151,402	152,369	160,625
EXPENSES			
Bad Debt Allowance	0	0	0
Insurance	10,000	9,000	9,000
Miscellaneous ³	500	900	750
Office Supplies	1,200	1,200	1,200
Payroll Tax Expenses	2,250	2,250	2,250
Professional Services	2,000	3,000	2,500
Loan Expense - Common Area	0	3,900	3,900
Gate Remote Controls	250	250	250
Repairs & Maintenance			
Timber Falls Trail Gate	500	250	250
Bridge	2,800	100	2,800
Common Area	15,000	18,000	17,500
Mulkey Road Gate	1,000	250	250
Hemlock Treatment	7,500	7,500	7,500
Mail House	0	0	250
Office	0	480	100
Ponds	4,000	4,100	4,000
Pond Renovation (dam repair)	0	0	0
Roads (and signs)	4,500	-1,600	4,500
Supplies	75	100	100
Wells	20,000	15,000	15,000
Salaries and Wages	32,000	32,000	32,000
Taxes	1,000	1,000	1,000
Utilities	15,000	14,000	13,000
Total Operating Expenses	119,575	111,680	118,100
Reserve Expense/Funding			
To Reserve Funds	25,820	25,820	35,740
Loan Expense - Common Area	0	7,100	7,100
Total Reserve Expense/Funding	25,820	32,920	42,840
(Over)/Under Budget	6,007	7,769	-315
TOTAL EXPENSES	151,402	152,369	160,625

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 until and 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 reconstruction of Blackberry's covered bridge. Dave coordinates many of the day-to-day construction and maintenance activities regarding the association's common properties, roads and ponds. Most recently he coordinated and supervised the renovation of the Associations' office. 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, and Patagonia. 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

Jono & Ashley Agurto, SS15
 Diane Amico & Michael Capanelli, BF35
 Mark & Dana Bishop, SL03
 Linda Black, SL08 (moved to new location)
 Phil & Marsha Clark, BF20
 Robert & Ann Marie Richardson, SL15
 Ohta Minoru & Kazuyo Spillers, SL20
 Bobby Wood, BF36

Visit 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*.
- contact Blackberry's office manager, design committee and board members

Pay your website a visit at:

www.BlackberryMountainAssociation.com

Mark Your Calendar

BMA Annual Meeting	December 1, 2018
1st Quarter Assessment Due	January 1, 2019
2nd Quarter Assessment Due	April 1, 2019
Chlorination of Blackberry Wells	Week of April 15, 2019
3rd Quarter Assessment Due	July 1, 2019
4th Quarter Assessment Due	October 1, 2019