



NOVEMBER 2020

BLACKBERRY MOUNTAIN ASSOCIATION

OFFICE MANAGER
Linda Black

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EMAIL
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WEBSITE
www.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

FIREWISE COORDINATOR

Rich Baker



Annual Meeting - December 5th

Please take a moment to mark your calendar for Saturday, December 5, Blackberry Mountain Association's annual meeting. The meeting will be held at Cartecay United Methodist Church's fellowship hall at 7629 Hwy 52E at the corner of Hwy 52E and Roy Road. The doors will open at 9:00 am and the meeting will begin at 9:30 am. **COVID-19 restrictions including social distancing and wearing of masks must be followed. RSVPs are required. Email or call the office if you plan to attend.**

Included with this annual report is a proxy. 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.

If you prefer not to attend the meeting this year, please return your proxy.

2021 Budget

Blackberry Mountain Association continues to be fiscally sound with a well-funded reserve fund. The proposed budget for fiscal year 2021 is on page 3. The Board is not recommending an increase in quarterly assessments for 2021.

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.

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PLEASE READ

Included with this newsletter you will find the proposed budget for FY2021 and your proxy. If you prefer to not attend the meeting, IT IS VERY IMPORTANT that you take the time to assign your proxy to a property owner who will be attending or to Rich Baker, the Association 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. **THE PROXY MUST BE RETURNED BY 2 PM, FRIDAY, DECEMBER 4.**

This year's annual meeting will be held on Saturday, December 5, 2020, at 9:30 am at Cartecay United Methodist Church's fellowship hall at 7629 Hwy 52E at the corner of Hwy 52E and Roy Road. **IF YOU PLAN TO ATTEND, RSVP BY CALLING OR EMAILING THE OFFICE.**



KATHLEEN COSTA

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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. When possible, email and website notification will be given in advance of all of these repairs.

High Speed Internet

Ellijay Telephone Company has completed the process of upgrading Blackberry's existing DSL internet service to high speed VDSL service. This is a significant upgrade to our existing service, and unlike fiber optic service, required **no cost to the Association.**

If you do not have the VDSL service, contact ETC to be connected.

Ponds

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

Gate Attendants

Blackberry and Rivers Edge contract a security company to patrol the office property during the summer months. 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 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. The Association has the authority to evict any rental tenants for violations.

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.

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.

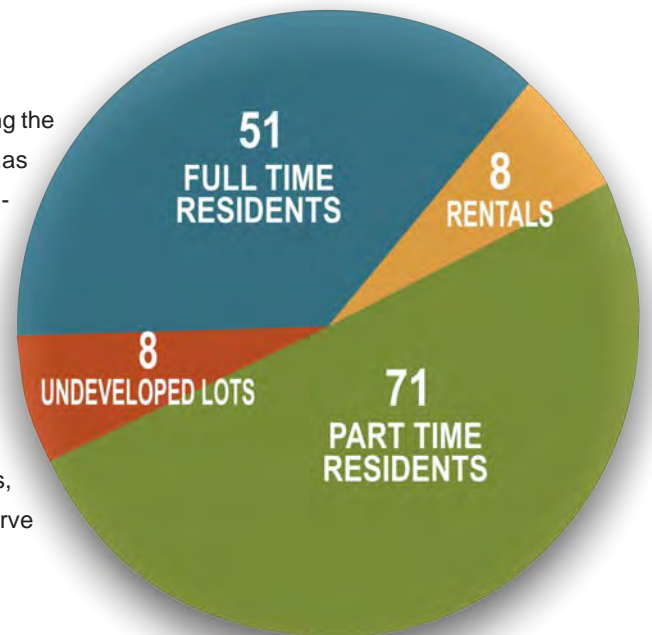
The use of recreational vehicles and motorcycles, outdoor burning, use of fireworks and feeding wildlife are all regulated by Association rules. E-bikes and e-scooters have been added to the list of prohibited vehicles.

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.

Property Owners' Handbook

The Blackberry Property Owners Handbook has been updated. If you are a new owner and have not received your hard copy of the handbook, please contact the office.



Animal Control

Remember, 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

When 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.

Hemlock Woolly Adelgid

Blackberry's hemlocks have been treated against the invasive Hemlock Woolly Adelgid.

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 in 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.

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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.

Gate Accesses

Please remember that the office/Mulkey Road gate and bridge are not for use by service, repair and construction vehicles. Drivers of these vehicles must use the Timber Falls Trail service gate. It is the property owners' responsibility to notify them and to alert them that their GPSs may mistakenly route them to the office/Mulkey Road gate. The attempted use of the office gate and resulting rerouting will only delay your service call or delivery.

Maps and directions to the service gate are available in your property owners' handbook, 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. The possession of permits by residents and their guests while fishing has made enforcement easier. Please remember that property owners must accompany their guests while they are fishing or using any of the common areas.

FireWise Clean-Up

As in previous years, the Association will conduct a spring clean-up in 2021. Notice will be given in advance to allow property owners time to pile debris roadside. **Please do not place debris prior to the notification.**

FY 2021 Proposed Budget

Below is the 2021 fiscal year proposed budget. The Blackberry Mountain Association Board of Directors is not recommending an increase in the quarterly assessments for 2021.

	2020 BUDGETED	PROJECTED 2020 ACTUAL ¹	2021 PROPOSED
INCOME			
Reserve Assessments	\$35,740	\$35,740	\$35,740
Regular Assessments	127,672	124,360	127,672
Assessment - Other			
Total Assessments	163,412	160,100	163,412
Interest Income	25	900	25
Miscellaneous ²	500	4,000	500
TOTAL INCOME	163,937	165,000	163,937
EXPENSES			
Bad Debt Allowance	0	0	0
Insurance	6,500	6,500	6,500
Miscellaneous ³	750	350	750
Office Supplies	1,200	1,000	1,200
Payroll Tax Expenses	1,800	1,500	1,800
Professional Services	2,500	2,500	2,500
Loan Expense - Common Area	3,900	3,900	3,900
Gate Remote Controls	250	450	300
Repairs & Maintenance			
Timber Falls Trail Gate	250	790	500
Bridge	2,800	500	2,800
Common Area	18,000	16,000	18,000
Mulkey Road Gate	400	1,650	400
Hemlock Treatment	9,100	9,100	9,100
Mail House	250	0	250
Office	100	700	500
Ponds	4,000	4,000	4,000
Pond Renovation (dam repair)	0	0	0
Roads (and signs)	15,000	500	15,000
Supplies	100	100	100
Wells	15,000	12,000	15,000
Salaries and Wages	20,725	20,725	21,500
Taxes	1,000	750	1,000
Utilities	11,000	11,000	11,000
Total Operating Expenses	114,625	94,015	116,100
Reserve Expense/Funding			
To Reserve Funds	35,740	35,740	35,740
Loan Expense - Common Area	7,100	7,100	7,100
Total Reserve Expense/Funding	42,840	42,840	42,840
(Over)/Under Budget	6,472	28,145	4,997
TOTAL EXPENSES	163,937	165,000	163,937

¹Projected and pending Accountant Review

²New Construction Fees, Remote Sales, Debt Recovery, Late Fees & Interest

³Fees & 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 designed and maintained the BMA website, members' handbook, community signage, and the association newsletter.

Dave coordinates many of the day-to-day construction and maintenance activities of the association's common properties, roads and ponds. Most recently he coordinated and supervised the renovation of the Associations' office. He also serves on the Design Committee.

Dave is a creative consultant as well as a fly fishing outfitter in the US, Canada, and Argentina. He is active in several local, state, and national conservation and waterway restoration organizations and currently serves on the board of 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

- Kirk Adams LL13A
- Joshua and Nicole Amstutz NP3
- Bob and Melanie Brewster SL21
- Brandon and Patricia Byrd HM03
- Robert and Jennifer Chandler and Tracy Draper BF16
- Jae and Shawn Cho LL08
- Larry and Sharon Cooper LL49
- Verginia Eckert SS14
- Tim and Heather Holloway BF08
- Ben and Cynthia McDaniel LL22
- Joe Preiss SL14C
- Robert and Ann Marie Richardson SL15
- Cheryl Shultz SS20
- Matt and Amy Wagner LL55



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

Who Do You Call?

Law Enforcement	911
Fire	911
Animal Control	706 635-2166
Report Power Outage	706 276-0359
Track Outages	amicalolaemc.com

Calling the Blackberry office instead of the appropriate agency will only delay the response.



Please remember that Blackberry Mountain Association does not allow any outside burning, fire pits or campfires. The use of fireworks of any kind is also prohibited.

Mark Your Calendar

BMA Annual Meeting	December 5, 2020
1st Quarter Assessment Due	January 1, 2021
2nd Quarter Assessment Due	April 1, 2021
Chlorination of Blackberry Wells	Week of April 12, 2021
3rd Quarter Assessment Due	July 1, 2021
4th Quarter Assessment Due	October 1, 2021



GENERAL PROXY

Blackberry Mountain Association, Inc.
Annual Membership Meeting
Saturday, December 5, 2020

I, _____, the undersigned owner of lot # _____,
hereby appoint _____ to vote in my absence at the
Blackberry Mountain Association Annual Meeting on Saturday, December 5, 2020.

You can assign this proxy to any BMA member in good standing.* If there is no one to whom you can assign this proxy, you may assign it to the Association's Board Secretary, Rich Baker, who will vote in the best interest of the association.

I understand that this is a general proxy, unrestricted in scope, and that the proxy holder may vote on any or all of the issues presented at the meeting at his or her discretion. Following are my recommendations to my proxy holder.

1. Nominees for Board of Directors (Select 2):

Or write in nominee(s)

David Galusha (incumbent)

Dave Teffeteller (incumbent)

2. Proposed 2021 Budget

Approve Reject

PROPERTY OWNER SIGNATURE

DATE

This proxy must be signed, dated and returned no later than 2:00pm on Friday, December 4, 2020, to be considered valid. Proxies not filed by this deadline cannot be counted.

Mail: Blackberry Mountain Association, 25 Blackberry Mountain Dr. # 8101, Ellijay, GA 30536

Email: blackberry@ellijay.com

**Per the Declaration of Restrictions, Covenants, and Conditions of Blackberry Mountain (Article I Section 6) the Association shall suspend the voting rights of any owner for which any assessment remains unpaid for more than thirty (30) days.*