



Blackberry Juice

FALL 2008

BLACKBERRY MOUNTAIN ASSOCIATION

MANAGER

Becki Bray

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(for after hours emergencies)

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MAILING ADDRESS

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WEBSITE

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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



Notes From the Office Becki Bray, Manager

Sometimes the very things we like are the same things we dislike!

Laws, rules and restrictions are necessary for a peaceful, safe and beautiful community even if they occasionally go against our personal preferences. If you are not familiar with the Covenants and Rules of Blackberry Mountain, I urge you to please review and become acquainted with them. Copies are available online and in the office.

Recently, I have received several complaints regarding trash; our covenants and rules state that "all garbage and trash shall be placed and kept in covered containers. In no event shall such containers be maintained so as to be visible from neighboring property."

The covenants further state that "no offensive activity shall be carried on upon any private area, nor shall anything be done or placed thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to other owners in the enjoyment of their private areas" and goes on to state "all owners, by virtue of their interest and participation in Blackberry Mountain, are entitled to the reasonable enjoyment of the natural benefits and surroundings of Blackberry Mountain." This is such a beautiful and peaceful place to live. With a little forethought and consideration, we can keep it that way.



The 2008 Picnic, Be There!

Make plans to attend the annual picnic on **Saturday, Oct. 4, at 3:00 pm.**



The starting time has been moved up this year to accommodate the band. Reservations are not required but appreciated to help us know how much barbecue to order. **Remember, this is a potluck picnic, so bring your favorite dish.** This is always a fun event and great way to spend time with friends and neighbors.

Vandalism

While there have been no more incidents within the past two weeks, the vandalism that Blackberry experienced were disturbing occurrences that affected our serenity not to mention our finances. A few homes and owners' property were vandalized, and several street signs were destroyed or stolen. The association's board, concerned residents and security personnel have been meeting to determine ways to reduce the risks of vandalism within the community.

You can help by notifying the office or guard in advance when expecting guests or service providers. **Remember to have your guests use the call box to gain entrance and to not piggyback other entering vehicles. Also, remember that the office gate is for residential traffic only. All service vehicles (no matter of their size) must use the service gate located on Timber Falls Trail.**

Be aware of your surroundings, if you do notice suspicious behavior inside the community, please contact the office or, if after hours, the Gilmer County Sheriff's Department at 706 635-4162. In case of an emergency, call 911.

Please slow down!

New speed bumps are being installed on the incline just before exiting through the covered bridge. Several "near misses" have occurred with vehicles traveling too quickly entering and exiting the bridge.

The office entrance is a busy place (residents picking up mail, packages, and guests seeking entry). **For the safety of all of us, please slow down!**



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.

A downloadable copy of the Gilmer County Animal Control Ordinance is available on the Blackberry website.

Association Dues

The quarterly assessments are based on each owner paying his/her fair share to ensure the community is maintained and property values protected. When one or more members fail to pay their share it causes a burden on the remaining members. Ninety per cent of the owners in Blackberry Mountain pay their dues on time, without fail.

Unfortunately, because of a recent increase in past due accounts the Board of Directors has been forced to implement the penalties set forth in our covenants and bylaws which state that **assessments are due within thirty (30) days. "If the owner does not pay such assessment or any installment thereof when due, the owner shall be deemed to be in default and the amount of the assessment not paid, together with the amount of any subsequent default, plus interest at ten percent per annum and costs, including reasonable attorneys' fees shall become a lien upon the parcel or parcels of such owner upon recordation in the public records by the Association of a notice of default."**

The Association will be glad to work out a payment plan that is convenient for property owners. In lieu of the quarterly payments, some owners have chosen to pay yearly; others have chosen to pay in monthly installments (total amount of the quarterly assessment divided by three). Please notify the office if you would like to make special payment arrangements.

Welcome New Members

Tom & Anne Owen, Blackberry Falls, Lots 29/30
Dolly Vantrepotte & Bob Ellis, Blackberry Falls, Lot 38