



Blackberry Juice

NOVEMBER 2019

BLACKBERRY MOUNTAIN ASSOCIATION

OFFICE MANAGER

Linda Black

CONTACT

Phone 706 273.3100

Fax 706 273.3201

After Hours Water and Gate Systems Emergencies

(leave name, phone # and brief message)

706 889-5640

MAILING ADDRESS

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

EMAIL

blackberry@ellijay.com

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

Annual Meeting - December 7th

Please take a moment to mark your calendar for the **Saturday, December 7**, 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.

2020 Budget

Blackberry Mountain Association continues to be fiscally sound with a well-funded reserve fund. The proposed budget for fiscal year 2020 is on page 3. The budget includes a \$6 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. Email and website notification will be given in advance of all of these repairs.

continued on next page

PLEASE READ

Included in the packet with this newsletter you will find the proposed budget for FY2020 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 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. This year's annual meeting will be held on Saturday, December 7, 2019, at 9:30 am at United Community Bank's Community Room located at 558 Industrial Blvd.



continued from front page

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

Beginning 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 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. 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.

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.

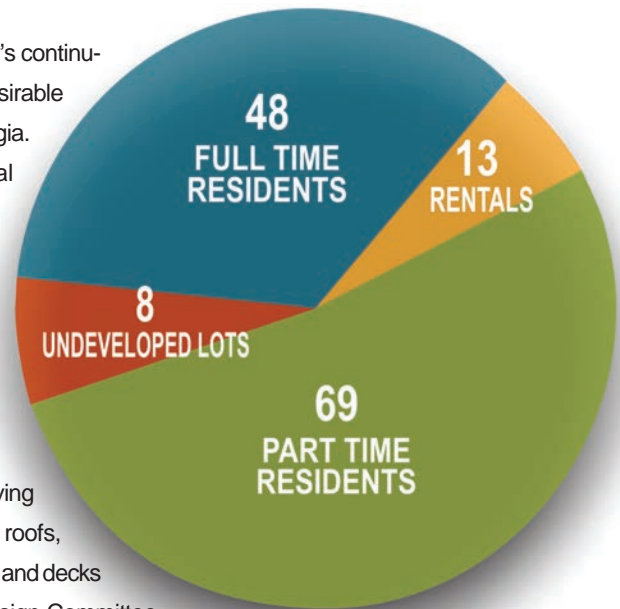
Past Due Assessments

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.

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.

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 them 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.

continued on next page

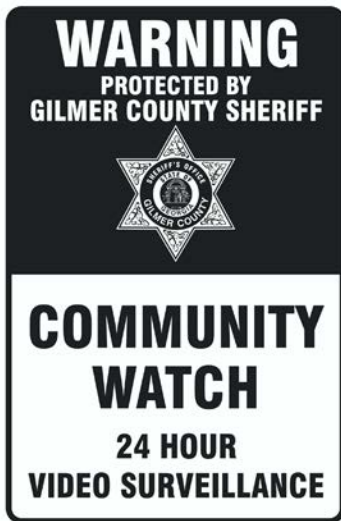
continued from page 2

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.

Rules Change

Beginning January 1, 2020, all residents submitting Design Committee applications for the construction of new homes or additions must comply with Georgia state law and utilize the services of a state licensed contractor.



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.

FY 2020 Proposed Budget

Below is the 2020 fiscal year proposed budget. The Blackberry Mountain Association Board of Directors is recommending a slight increase off \$6 per quarterly assessment for 2020.

	2019 BUDGETED	2019 ACTUAL ¹	2020 PROPOSED
INCOME			
Reserve Assessments	\$35,740	\$35,645	\$35,740
Regular Assessments	124,360	124,360	127,672
Assessment - Other			
Total Assessments	160,100	160,005	163,412
Interest Income	25	415	25
Miscellaneous ²	500	2,600	500
TOTAL INCOME	160,625	163,020	163,937
EXPENSES			
Bad Debt Allowance	0	0	0
Insurance	9,000	6,500	6,500
Miscellaneous ³	750	500	750
Office Supplies	1,200	1,200	1,200
Payroll Tax Expenses	2,250	1,800	1,800
Professional Services	2,500	2,500	2,500
Loan Expense - Common Area	3,900	3,900	3,900
Gate Remote Controls	250	320	250
Repairs & Maintenance			
Timber Falls Trail Gate	250	0	250
Bridge	2,800	100	2,800
Common Area	17,500	19,000	18,000
Mulkey Road Gate	250	1,000	400
Hemlock Treatment	7,500	9,100	9,100
Mail House	250	0	250
Office	100	700	100
Ponds	4,000	3,500	4,000
Pond Renovation (dam repair)	0	0	0
Roads (and signs)	4,500	15,500	15,000
Supplies	100	100	100
Wells	15,000	9,250	15,000
Salaries and Wages	32,000	30,625	20,725
Taxes	1,000	1,000	1,000
Utilities	13,000	11,000	11,000
Total Operating Expenses	118,100	117,595	114,625
Reserve Expense/Funding			
To Reserve Funds	35,740	35,645	35,740
Loan Expense - Common Area	7,100	7,100	7,100
Total Reserve Expense/Funding	42,840	42,745	42,840
(Over)/Under Budget	-315	2,680	6,472
TOTAL EXPENSES	160,625	163,020	163,937

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 nominees for the BMA Board of Directors provided the following biographical information.

Rich Baker

Graduated from Washington State University with a BS in Mechanical Engineering.

Worked 15 years for General Electric as a member of the commercial nuclear power startup organization and at the Institute of Nuclear Operations in Atlanta for 7 years.

Served as the senior Westinghouse representative at ENWESA in Madrid, Spain and was a member of the ENWESA Board of Directors.

Spent two and a half years as a consultant to Mitsubishi Heavy Industries in Kobe, Japan as a member of their engineering organization.

Part owner of Pinnacle Actuation, a company that provides electric actuator service and spare parts to the U.S. nuclear and fossil fuel electric generating stations. Serve on the Pinnacle Actuation Board of Directors.

Currently working as a consultant at NuScale Power, a company pioneering small, scalable pressurized reactor technology, engineered with

passive safety features.

Have been a member of the Blackberry community with my wife, Carolyn, since 1999.

Carolyn Sewell

With family ties in Gilmer County, I have been a frequent visitor to Ellijay since 1970 and a resident since 2006. My husband and I became full-time Blackberry residents in 2007.

Before retiring from a business management consultant position in 2007, I worked in several industries, including construction and office equipment and as an IT project manager.

As BMA Treasurer I prepare the association budgets.

Dolly Vantrepotte

Born in Danville, Illinois. Graduate of Eastern Illinois University, major accounting/minor psychology.

Worked sixteen years for Quaker Oats cereal plant in Danville, IL, ten years at Gatorade headquarters in Indianapolis, IN, and four years for Pepsico at a Gatorade plant in Atlanta.

I retired and became a full time Blackberry Mountain resident in June 2008.

Blackberry Welcomes Our New Residents

Gary & Ginny Chastain, BF50
Melvin & Sherry Gilley, BF22
Tim & Heather Holloway, BF08
Richard & Judith Kearley, NP05
Pamela Noakes, SL05
Patrick Scott, Brittan &
Gwendolyn Call, BF44
Keith Sumner, LL12A



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

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 7, 2019
1st Quarter Assessment Due	January 1, 2020
2nd Quarter Assessment Due	April 1, 2020
Chlorination of Blackberry Wells	Week of April 13, 2020
3rd Quarter Assessment Due	July 1, 2020
4th Quarter Assessment Due	October 1, 2020