



Blackberry Juice

NOVEMBER 2021

BLACKBERRY MOUNTAIN ASSOCIATION

OFFICE MANAGER

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BOARD OF DIRECTORS

David Galusha, President

Dave Teffeteller, Vice President

Carolyn Sewell, Secretary

Rich Baker, Treasurer

Doug Colburn, Member at Large

DESIGN COMMITTEE

Barbara Dunson

Jennifer Fontenot

Dave Teffeteller



Annual Meeting - December 11th

Please take a moment to mark your calendar for Saturday, December 11, 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.

2022 Budget

Blackberry Mountain Association continues to be fiscally sound with a well-funded reserve fund. BMA uses the Social Security Administration's annual COLA (cost of living adjustment) as a guideline for considering the impact of inflation in creating the budget. The 2022 COLA is 5.9%. The budget on page 3 reflects a 5% increase in assessments.

Gates, Roads and Bridge

Considerable progress was made this year in improving the drainage along some of Blackberry's roadways. This work will continue next year. Roadway surface improvements will also be made. Roof repairs and railing replacement were completed on the bridge. As part of the ongoing maintenance of Blackberry's roads, repairs and right of way maintenance will take place throughout the

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PLEASE READ

Included with this newsletter you will find the proposed budget for FY2022 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 Carolyn Sewell, 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 10.**

This year's annual meeting will be held on Saturday, December 11, 2021, 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.**



Blackberry Falls, also known as Stegall Falls, has been the site of sawmills, gristmills and a meeting place for the Cartecay community for over 200 years.

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

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, and bridge on weekends and holidays during the summer months. BMA and REE will continue to utilize the services of this company next summer. Please remember that any vehicle parked at the office/mailbox area without a Blackberry windshield sticker or guest pass is subject to being towed.

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 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 fireplaces/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 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.

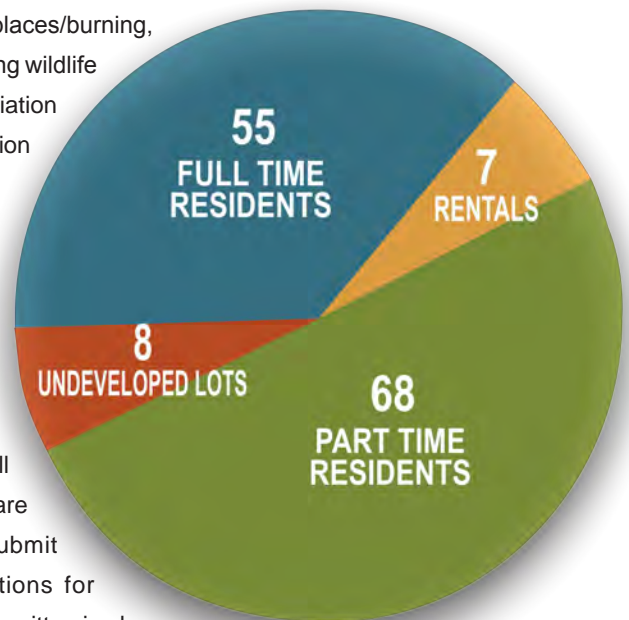
Past Due Assessments

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.

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.

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.

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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.



Blackberry Mountain Association is an active Firewise Community. This year, the association received a \$500 grant for clean-up of the association's common areas.

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.

Street Address Signs



Is it time to replace your street address sign? There is a list of sign makers available at the office.

FY 2022 Proposed Budget

Below is the 2022 fiscal year proposed budget. The budget includes an assessment dues increase of 5%.

	2021 BUDGETED	2021 ACTUAL ¹	2022 PROPOSED
INCOME			
Reserve Assessments	\$35,740	\$35,740	\$37,527
Regular Assessments	127,672	127,240	134,056
Assessment - Other	-	-	-
Total Assessments	163,412	162,980	171,583
Interest Income	25	11	25
Miscellaneous ²	500	8,621	500
TOTAL INCOME	163,937	171,612	172,108
EXPENSES			
Bad Debt Allowance	0	0	0
Insurance	6,500	6,500	6,500
Miscellaneous ³	750	369	750
Office Supplies	1,200	659	1,260
Payroll Tax Expenses	1,800	1,800	1,890
Professional Services	2,500	1,535	2,900
Loan Expense - Common Area	3,900	3,900	3,900
Gate Remote Controls	300	1,016	315
Repairs & Maintenance			
Timber Falls Trail Gate	500	5,021	750
Mulkey Road Gate	400	359	420
Bridge	2,800	8,729	2,940
Common Area	18,000	27,751	18,000
Hemlock Treatment	9,100	6,116	0
Mail House	250	100	275
Office	600	890	900
Ponds	4,000	3,603	4,200
Pond Renovation (dam repair)	0	0	0
Roads (and signs)	15,000	21,748	29,000
Wells	15,000	11,488	15,750
Salaries and Wages ⁴	21,500	21,500	23,650
Taxes	1,000	438	1,000
Utilities	11,000	11,350	13,000
Total Operating Expenses	116,100	134,872	127,400
Reserve Expense/Funding			
To Reserve Funds	35,740	35,740	37,527
Loan Expense - Common Area	7,100	7,100	7,100
Total Reserve Expense/Funding	42,840	42,840	44,627
(Over)/Under Total Income	4,997	(6,100)	81
TOTAL EXPENSES	163,937	171,612	172,108

¹Projected and Pending Accountant Review

²Construction Fees, Remote Sales, Debt Recovery, Late Fees & Interest, Insurance Claim

³Fees & Subscriptions

⁴Administrative, Contract Labor, Security

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 nuclear engineering organization.

Worked 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.

Doug Colburn

Doug and his wife Leigh have been homeowners/full-time residents of Blackberry Mountain since 2016. They moved here from Mari-

etta, Georgia where Leigh was the Principal of Marietta High School and Doug worked for United Health Care.

Doug is an active member of the Ellijay community and has served as the President of Gilmer County Optimists. He has also served recently as the chair of the River Advisory Committee for the Gilmer County Board of Commissioners.

Doug is an avid sportsman and loves the outdoors. He is dedicated to conservation and preserving the environment for future generations.

Doug currently serves as the Detective for the City of Ellijay Police Department. His career spans work at the local, state, and federal levels. He holds a Bachelor's Degree in Public and Social Services and a Master of Science in Conflict Management from Kennesaw State University.

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.

Blackberry Welcomes Our New Residents

Jim and Elaine Allen/NP3

Erika Dieges/SS07R

Juan and Claudia Exposito/BF03

Jody and Amber Harbin/LL13A

Alan and Jendy Hays/LL30/31

David and Diana Linton/SS09

Jeff McBee/LL33

KW and Danielle McKinney/BF03

Katherine Meyer/BF35

Philip and Lisa Milam/NP06

Robert and Jeanne Miller/BF40

Connie Murray/BF01

Todd and Cheryl Shewmaker/BF27

Lynn and Karen Steely/LL13E

Kathi Williams/BF39

William and Jacqueline Young/LL06R

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 11, 2021
1st Quarter Assessment Due	January 1, 2022
2nd Quarter Assessment Due	April 1, 2022
3rd Quarter Assessment Due	July 1, 2022
4th Quarter Assessment Due	October 1, 2022