



# Blackberry Juice

**OCTOBER 2023**

## **BLACKBERRY MOUNTAIN ASSOCIATION**

### **OFFICE MANAGER**

Linda Black

### **CONTACT**

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After Hours Water and Gate Systems Emergencies

(leave name, phone # and brief message)  
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### **MAILING ADDRESS**

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### **EMAIL**

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### **WEBSITE**

www.BlackberryMountainAssociation.com

### **BOARD OF DIRECTORS**

David Galusha, President

Dave Teffeteller, Vice President

Doug Colburn, Secretary

Rich Baker, Treasurer

Rebekah Montgomery, Member at Large

### **DESIGN COMMITTEE**

Barbara Dunson

Jennifer Fontenot

Dave Teffeteller

### **FIREWISE COORDINATOR**

Rich Baker



## **Are you Ready for Winter?**

Now is a great time to take a few simple measures to lessen potential weather-related hardships this winter.

### **Fuel and Heat**

Check your propane tank fuel level. Don't rely on your propane company to routinely check your tank. During the winter months it's a good practice to keep your tank no less than 25% full.

It is not uncommon for portions of Gilmer County to be without electrical service for extended periods of time due to fallen trees brought on by wind, heavy rain, snow and ice.

Remember your furnace must have an electrical source to operate.

Do you have an alternative heat source for your home? If you have a fireplace, make sure that it is functioning properly, the chimney is clean, and you have a good supply of dry, seasoned firewood, kindling and fire starters.

If you have a gas range, learn to light the burners manually. If you have a generator, make certain that it is functioning properly and that you have sufficient fuel for several days of continuous operation.

### **Water**

Blackberry's wells are equipped with electric pumps. When there is a power outage within the community, the pumps will not function and water will not be pumped to your home.

Make sure you have a supply of potable water for drinking and cooking. FEMA recommends the storage of a minimum of 1 gallon of water per family member per day for no less than 14 days.

Many residents collect gray water in rain



## **Are You Winterized?**

- Protect outside spigots and pipes with insulated covers
- Make sure heating system is in working condition
- Set thermostat at 50 degrees or above
- Open cabinet doors where water pipes are located
- Shut off water to house and drain lines (optional)

barrels to use for flushing toilets. Filling bathtubs with water prior to a snow or ice event is also a good idea.

Also, protect outside spigots and water pipes with insulated covers.

If you plan to be away from your home, consider shutting off the water supply and draining the inside water lines. Set thermostats at 50 degrees or above and open cabinet doors where water pipes are located.

### **Roads**

If you're concerned about getting out of your home due to ice or snow, make sure you have an accessible supply of ice melt to apply to your porch, sidewalk and driveway.

Blackberry's roads, as well as most of Gilmer County's secondary roads, are not plowed. If you think you will need to drive on Blackberry and county roads, ensure that you have a properly equipped vehicle. Four-wheel drive, snow tires and chains may be necessary.

In case of an emergency, remember that Gilmer County EMS and Sheriff's deputies will enter Blackberry, so don't hesitate to call 911.

## Annual Meeting Notice

The Blackberry Mountain Association Annual Meeting will be at **9:30AM, Saturday, December 9th** at Victory Christian Center, 208 Victory Circle (off Maddox Dr).

Approximately **three weeks before the annual meeting** you will receive a packet containing the annual report, proposed budget, board candidates' profiles, and 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 choose not to attend the meet-

ing this year, **please return your proxy.**

The terms of three board members, Rich Baker, Doug Colburn and Rebekah Montgomery expire this year. They have agreed to serve another term. Additional nominations for these three board seats may be made. Written nominations must be received by the Association office manager no later than Monday, November 13. Please remember that all nominees must be property owners and in good standing with the Association. Nominations may also be made from the floor at the annual meeting.

## Take Your Leaf Blower for a Walk

This time of the year, our roadways tend to accumulate leaves and pine needles. The next time you're blowing leaves from your driveway, why not take a few more minutes and clear the road along your property - and maybe your neighbor's too. This will improve the appearance of our roads and make them safer as well.



## Mark Your Calendar

4th Quarter Assessment Due	October 1, 2023
BMA Annual Meeting	December 9, 2023
1st Quarter Assessment Due	January 1, 2024



## The Use of Arms Is Not Allowed

The use of firearms and archery equipment, whether for hunting, target practice or any recreational use is strictly prohibited in Blackberry Mountain. This use is prohibited on all residential lots and common areas.

Please remember, residents are responsible for the actions of their family members, guests and vendors.

## Let's Be Good Neighbors

When we think of a neighbor disturbing the peace and quiet, noise is usually the first violation that comes to mind. But light can be equally annoying.

If your house lights, driveway lights, or security lights shine into your neighbors' line of vision, this can ruin their enjoyment of their property.

All security lighting should be shielded so that light isn't directed off your property. Also, rather than leaving outdoor lights on all night, use timers and sensors to minimize unnecessary lighting. Landscape lighting, up-lights and moonlighting are not allowed. Christmas lighting is allowed as long as its intensity does not adversely affect the nighttime environment of any nearby property owners.



## Report Any Outside Burning

High fire danger conditions are prevalent this time of the year. Please remember that Blackberry Mountain Association does not allow any outside burning, fire pits, campfires, burn barrels or the burning of leaves, debris and trash.