



OCTOBER 2024

BLACKBERRY MOUNTAIN ASSOCIATION

OFFICE MANAGER
Linda Black

CONTACT
Phone 706 273.3100

After Hours Water and Gate Systems Emergencies
(leave name, phone # and brief message)

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
Doug Colburn, Secretary
Rich Baker, Treasurer
Rebekah Montgomery, Member at Large

DESIGN COMMITTEE

Barbara Dunson
Jennifer Fontenot
Dave Teffeteller



Fall Roadside Chipping

Blackberry roadside chipping will begin the week of November 11, weather permitting. This is a great opportunity to clean up your property and to share the cost equally through your Association membership. **Please read the following guidelines carefully.**

- This chipping is for fallen, dead limbs and branches only. Trimmed branches and trees, leaves and live growth **will not be picked up.**
- Limbs and branches must be **less than eight inches in diameter and ten feet in length.**
- Stack debris so that all the limbs are facing in one direction in the right-of-way along the roadsides where it is easily accessible but does not encroach onto the roadway. **Workers will not come onto your property or driveway to pick up your brush.**
- The mulch from the chipped limbs will be blown back onto your property.
- **Once the chipping is completed, do not place anymore limbs, branches and debris along the roadways. Violators will be subject to fines and responsible for the cost of removal.**

Remember that any tree work, other than removing downed trees, branches and debris from your property, requires **Design Committee approval.** Workers and tree services are not permitted to perform any cutting or removal of standing trees and vegetation without this approval.

If you have any questions, contact Linda Black, blackberry@ellijay.com or Dave Tefeteller, dave@ellijay.com

We Are a Firewise® Community

Blackberry Mountain Association is a recognized Firewise® Community. The National Fire Prevention Association's Firewise USA® program teaches folks how to adapt to living with wildfire and encourages neighbors to work together and take proactive action to prevent losses. There are no costs associated with membership. While encouraged, it is not mandatory that all homeowners in the Association comply with implementation of the risk reduction steps necessary to make their homes safer during a wildfire event.

If you're interested in having a Firewise® assessment of your property, contact Anthony English, (706) 754-2354, of the Georgia Forestry Commission and request that an onsite Fire-

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TEFFETELLER 2021

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Commission and request that an onsite Firewise® Risk Assessment Survey be performed on your home and property. There is no charge, and you do not have to be present for the survey. Following the survey, you will receive a written report identifying any areas where attention is recommended.

Pamphlets are available at the Association office providing an overview of wildfire risk reduction measures that can make your home safer during a wildfire. The major threat during a wildfire in the North Georgia mountains is airborne embers and radiant heat. Historical and empirical data confirm that taking the following simple steps will greatly increase the probability that the integrity of your home will be maintained.

- Maintain a perimeter around your home free of flammable vegetation such as fallen leaves
- Clean roofs and gutters of dead leaves, debris and pine needles.
- Replace or repair loose or missing shingles.
- Clean debris from exterior attic vents and install 1/8-inch mesh screening over the vents.
- Repair or replace damaged or loose window screens or broken windows.
- Clean areas under patios and decks of debris and screen or box in those areas.
- Remove all flammable material away from the foundation such as mulch, flammable plants, leaves and firewood – anything that could burn.
- Remove anything flammable from underneath decks and porches.
- Ensure the area around your propane tank is free of any flammable material.
- Trim branches that overhang the home, porch or deck.
- Store firewood no closer than 30 feet from the home.



To learn more, go to www.firewise.org. If you have any questions or desire additional information, please contact Dave Tefeteller, BMA Board Member, at dave@ellijay.com

Are You Ready For A Power Outage?

- | | |
|-----------------------------------|--------------------------------------|
| <input type="checkbox"/> Food | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Water | <input type="checkbox"/> Flashlights |
| <input type="checkbox"/> Firewood | <input type="checkbox"/> Batteries |

Also, check out www.ready.gov for more preparedness information.

Fiber Internet Coming to Blackberry

Ellijay Telephone Company has been awarded an American Rescue Plan Act grant for parts of Gilmer County including Blackberry Mountain. While an exact timeframe has not been set, engineers and contractors are in the process of surveying the existing lines. The fiber will replace Blackberry's existing VDSL lines.

If you are a current ETC customer, no action is required.

ETC has your contact information and will be in touch. There will be no fee to change from your current service to fiber. Also, there will be no increase in fees for the basic 50Mb service.

If you are not a current ETC customer, and would like to become one, register your contact information at www.etcfiber.com

If you are interested in ETC's internet and cable services and rates, visit www.etcnow.com

DON'T FEED THE WILDLIFE!

If you're one of the Blackberry residents that continues to feed the wildlife (this includes the deer), **PLEASE STOP!** Blackberry's deer over-population has become a serious problem. The deer are destroying our understory of new trees and plants. Feeding also attracts bears, raccoons, possums, rats and mice.



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)

Annual Meeting Notice

The Blackberry Mountain Association Annual Meeting will be at **9:30AM, Saturday, December 7th** 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 meeting this year, **please return your proxy.**

The terms of two board members, David Galusha and Dave Teffeteller expire this year. They have agreed to serve another term. Additional nominations for these two board seats may be made.

Written nominations must be received by the Association office manager no later than Monday, November 11. 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.



Your Help Is Needed

To help us better respond to water outages, we're in the process of developing a comprehensive map of the water lines in Blackberry. You can help by identifying the location of the curb stop valve for your property. Generally these valves are located along the main water line and are encased in a pvc pipe or box. Blue surveyor's flags are available at the office to mark the location.

Visitors and Workers

If you are expecting visitors or service providers, remind them to use the keypads located at the office and service gates. Also, please remember that **the office/Mulkey Road gate and bridge are not for use by service, repair and construction vehicles.**



These vehicles must use the Timber Falls Trail service gate. Maps and directions to that gate are available on the Blackberry website.

Also, any vehicle parked at the office/mailbox parking area without proper identification is subject to being towed. All property owners' vehicles should have stickers adhered to the lower driver side area of their windshield.

These stickers are available, free of charge, at the Association office. If you have a guest that needs to park at the office, daily guest parking passes are available during weekday office hours.



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.

Mark Your Calendar

4th Quarter Assessment Due	October 1
Roadside Chipping	Week of October 11
Annual Meeting	Decemeber 7