

Ponds



Blackberry Mountain includes 6 ponds that accessible by Blackberry residents. Peace, Harmony, Spring Lake I and II ponds were created in the early 1980s to control the drainage of a wet weather, spring-fed stream that meandered from Misty Hollow Road to the Cartecay River. Ten years later, Deer Lake (Nash Pond) was created as a watering hole/farm pond for the horses that were kept on the surrounding property at that time. Unlike the other ponds, Deer Lake has no underground springs feeding it. The only water that enters Deer Lake is from rain falling directly into the pond, run-off from the surrounding property and overflow from Peace and Harmony ponds accounting for its seasonal variation of water levels.

To maintain the health and water levels of the ponds, residents are encouraged to maintain healthy, vegetative riparian buffers by increasing the shade along the ponds' banks by planting trees and encouraging vegetation.

The Association maintains the pond dams as common property. The tops of the dams are mowed to permit access. During the summer, vegetation is allowed to grow on the face of the dams to provide shade. In accordance with state ordinances, annually in the fall, trees and shrubs are removed from the dams.

In 2015 and 2016, the worn out and failing corrugated metal standing pipe overflows of Peace, Harmony, the Spring Lakes and High Meadow ponds were replaced with pvc siphon overflows. This technology only effects the way in which overflowing water is released downstream. When there is no overflow, the system is completely passive.

During the years that Blackberry Mountain was developer-owned a few decks and docks were built on the ponds. No new decks have been permitted since Blackberry became member-owned. The existing decks and docks were "grandfathered" with the provision that they must be maintained or removed by the property owner. If they are in an easement or common area, the adjacent property owner is liable and responsible for their maintenance, and they may be used by all Blackberry residents.

When accessing the ponds, residents should use the common area access points and not trespass on other residents' property.

Swimming and motorized watercraft are not allowed in any of the ponds. Fishing by residents is allowed in accordance with the fishing rules and regulations.

