



JULY 2006

BLACKBERRY MOUNTAIN ASSOCIATION

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BOARD OF DIRECTORS
Jack Wheeler, President
David Galusha, Vice President
Bill Henning, Treasurer
Sara Lee, Secretary
Dave Teffeteller, Member at Large

DESIGN COMMITTEE
Barbara Dunson
Norman Essner
Jane McNulty
Maxine Morris
Dave Teffeteller

JACK WHEELER, PRESIDENT
Summer's Here!

The North Georgia Mountains are beautiful; April showers have brought colorful May flowers and a blanket of green trees and shrubs. I am happy to again state that we are financially strong and going forward with our plans for capital



improvements. We have completed the new well and water lines which bring us up to code with the state requirements. With this phase completed we will be paving two roads, Pheasant Run Lane and Spring Lakes Lane. By paving these two roads, we will be ahead of our 5 year plan.

We regret to announce that Sharon Smith has resigned her position as Secretary on the Board of Directors. She will be very busy with her duties at her church, the Gilmer Food Pantry and gardening. We appreciate Sharon's service to the community. Sara Lee has been appointed to fill the remainder of

Sharon's term. Sara has resigned her position on the Design Committee, and the Board has appointed Barbara Dunson to replace her. The Board also added a position to the Design Committee and appointed Norman Essner to that position.

One last item, it is not too early to put October 7th on your calendar for the Annual Fall Picnic. We have had such a great turn out the past several years for this fall get-together.

See you around and have a great summer!

Welcome New Members

Blackberry offers a warm welcome to:

Seth, Paige & Stella Hegert (BF39)
Carole Anne Padgett (SS15)
Rick & Tiffany Grave de Peralta (LL11)
Jay Northcutt (SL20)

John & Holly Pilger (SL18)
Paul & Janet Slaton (NP5)
Duane Watkins (NP7)
Terry & Linda Williams (BF38)



BECKI BRAY

Notes from the Office

When I first moved to Ellijay in 1993, one of the things that intrigued me was the waves. Everyone waved when you passed by on foot or in your vehicle. Most of the time it was only one or two fingers lifted off the steering wheel almost automatically, but always a simple, friendly acknowledgment that you were noticed. A small town way of saying *Hi*. My daughters picked up the habit even sooner than I did and I often had to remind them not to wave at everyone when we headed back down to the mall! It was a contagious habit, much like smiling. I thought it was a wonderful characteristic of this town.

I have noticed recently with so many new people moving in from various places you don't see it as often, and that's sad. I would like to see Ellijay remain a friendly small town no matter how many people or businesses are here. It doesn't take much effort and you don't have to go out of your way, but it just might make a difference to someone passing by – I know it did to me.

CHANGES IN THE MAIL

As most of you are aware our mail carrier for the past several years, Mike Cantrell has been moved to another route. Mike did a wonderful service and we will miss him. Unfortunately we were spoiled by the fact that Mike was so familiar with the names and addresses in the community that we often were able to receive mail even though the address was incomplete or even wrong. We now have a new carrier and it will take some time for her to become familiar with the residents. Please be patient and cooperative. Make sure that all correspondence has the unit number included (i.e. 25 Blackberry Moun-

tain Drive **#8101**). Change of address cards are available in the association office if you need them. Also, make sure you remove mail from your box at least every thirty (30) days, the USPS audits boxes frequently and will close boxes that are not used. If your property is sold, please return the keys to the association office. New owners must come by the office to fill out a delivery card for the USPS; owners can pick up keys to the box at that time.

SAFETY REMINDERS

We are currently experiencing a drought. Due to the extreme fire hazard the use of any form of fireworks or burning of debris is not allowed. Call the office if you have any questions. Also, use caution when grilling outdoors. Extinguish cigarettes completely and dispose of properly.

The roads within our community are narrow and often views are obstructed by curves and foliage. Many residents are out walking during the early and late summer hours; for everyone's safety, please drive carefully and be sure to observe the posted speed limit. Likewise, our roads are not playgrounds. Children should not

play or leave their toys in the roadways.

Remember, all construction, service and delivery vehicles must be directed to use the Timber Falls entrance. This is in an effort to reduce traffic for the protection of residents coming into the office and picking up packages and mail.

SUMMER PICNICS

We have three picnic areas available for use by residents and their guests, the Spring Lakes pavilion, the River Pavilion and now a new picnic table on the office deck. If you would like to reserve any of these areas please call the office to be placed on the calendar. Be sure to clean the area before you leave. Do not park on the roadways. Parking for the River Pavilion is in the office parking lot. The turnaround should be used only for loading and unloading.



DAVE TEFFETELLER

Design Committee

Year after year, Blackberry property owners have listed the preservation of our natural landscape as being a top priority of the association. As you can see from the map, the number of new Blackberry property owners in just the past 18 months is unprecedented. If we are to preserve the qualities that make Blackberry unique and maintain our investments and property values, then we all must strictly adhere to our CCRs and rules. Twenty-five years ago, Blackberry was established as a woodland community, and, with the exception of few lapses when the rules were suspended or ignored by developers, we've done a pretty good job of adhering to that original concept. While we no longer require that our homes be constructed from square cut logs, we still realize that **the uncompromisable feature of Blackberry is the forested, woodland setting where the natural landscape, plants and trees take precedent over lawns and curb appeal.**

Association Bylaws, CCRs and Rules are available at the office or online at blackberrymountainassociation.com

Several years ago, a new property owner accused design committee members of denying him his right of individual expression when his choice of house colors was questioned. It is not the intent of the association or its design committee to deprive anyone of their individualism. But bottom line, when you buy property in what is known as the most restrictive and architecturally regulated private community in north Georgia, your individual ex-

www.blackberrymountainassociation.com



Blackberry Mountain properties have experienced an unprecedented change in ownership in just the last 18 months. Properties highlighted in yellow represent new owners.

pression is not going to include painting your house purple, cutting down the laurel and holly and destroying the native ground cover to plant a lawn, a vegetable garden and non-native trees. While our

If you're new to Blackberry take some time to see what the community is like through the seasons before considering a change in your landscape. **Realize that any time you remove vegetation to improve your view, you're damaging someone else's view.** Ask your neighbors and members of the design committee about native plants that will work well in your environment. If you have dogs, remember that they must be kept on your property and under your control at all times. If you're thinking about an outdoor enclosure for them, consider an electronic or invisible fence. Many Blackberry residents use them quite successfully.

It is the responsibility of each property owner, new and old, to be familiar with the association rules. The rules and design committee forms are available from the office or online. Let's all work together to preserve Blackberry!

landscape is under attack from the Woolly Adelgid and the pine beetle, one careless homeowner with a chainsaw can do far more harm in one afternoon.

Abiding by the association's CCRs and rules, the design committee is taking a hard stand against violations. Remember, if vegetation and trees are removed or damaged in violation of the association rules, the offending property owner may be fined and charged for restoration.

SARA LEE

Are We Listening?

There is a line from a Joni Mitchell song: *Don't it always seem to go that you don't know what you've got till it's gone.* Might it be that Blackberry could suffer such a fate?

In recent days some Blackberry owners appear to be moving in this direction by altering the native woodland setting in violation of our strict Covenant requirements designed to protect our gem in the foothills of the Appalachian Mountains for future generations

Too often in the past there have been owners who subscribe to the school of behavior where asking for forgiveness rather than permission becomes the norm.

We are asking property owners to view this mountain property with a vision that leaves behind *city eyes*. The following two violations provide examples of what the Design Committee and the Board of Directors must now address in order to protect property values in our native woodland setting.

I. Recently lake-adjointing property has been drastically altered by the unauthorized cutting of vegetation on both the owner's and association's properties. The destroyed vegetation included laurel, rhododendron, holly, ferns pines and hemlocks. This unauthorized cutting has effected the watershed of the lake, another violation of the BMA Covenants. Some property owners on the same lake continue to weed-eat the forest floor. This allows silt to flow into the lake and prevents the maturation of seedlings which insure a continued canopy of trees and blooming shrubs. This mind set violates the most basic environmental guidelines. Owners *please refer to C & R Section 2.02 - Private Area: Construction and Alteration of Improvements,*



Excavations, etc., subsections A & B. In addition please refer to Section 2.03 - Restricted Private Area: Uses, Restrictions - Subsection A, number 2.

2. New decks have been built on Harmony Lake which is strictly forbidden without prior Design Committee approval. The Covenants provide for removal of unauthorized structures. *Please refer to Article II of the C & R's - Land Classifications Section 2.01 - Private Area: Uses, Restrictions. Subsections A & B apply to the above violation. Article III - Design Committee. Section 3.04 Rules - which provide the Committee with power to adopt, amend and repeal rules*

and regulations which interpret or implement the provision of this Declaration.

The Design Committee and the Board will continue to enforce and apply the CCRs with substantial monetary fines and restoration remedies in order to protect the aesthetic and financial values of the Blackberry Community. The fair application of these covenants is vital to sustain the woodland environment for those who follow.

People say that trees talk ... the problem is the White Man doesn't listen. Chief Seattle 1870.

Are we listening Blackberry?



Mark your calendar!
Blackberry Mountain Association annual picnic will be
Saturday, October 7, 2006,
4 p.m. – 6 p.m.
at the Spring Lakes Picnic Area.
More details to follow.

www.blackberrymountainassociation.com