



FEBRUARY 2006

BLACKBERRY MOUNTAIN ASSOCIATION

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

DESIGN COMMITTEE
Maxine Morris
Sara Lee
Jane McNulty
Dave Teffeteller



BECKI BRAY

A Year of Change

Have you heard the saying “the more things change, the more they stay the same?” That thought came to my mind while thinking about the recent changes at Blackberry Mountain. There have been eighteen new owners during 2005, more than I can remember during one year since I have been here. That is a lot of new faces and new names. All of us get caught up in our work and personal responsibilities, sometimes losing contact with neighbors and friends. The annual picnic in October and the annual meeting in February are both great opportunities to meet your Blackberry neighbors.

We have a new water line in place, new technically advanced gate system, speed tables and more traffic, still the natural beauty of the landscape and the serenity of the area remain. That is what sets Blackberry Mountain apart from other communities. This is due in part to the Blackberry Mountain Covenants, Conditions and Restrictions, the diligence of

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BECKI BRAY

Welcome New Members

Blackberry welcomes our new neighbors and property owners.

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|---|--|
| Gary & Jill Adams (BF29) | Danny & Diane Hansard (NP3/4) |
| Robert & Shelley Amick (LL41) | Ed & Susan Johnson (NP07) |
| Dave Bennett (LL01) | Diane Jones (LL1 & 3) |
| Gus & Lanie Braat (BF50) | John Sellers and Kristin Jones (LL17) |
| Roger & Becky Brumbalaw (BF34) | Twila Mixon (BF05) |
| Daryl and Christina Clark | Tom & Carolyn Sewell (BF43) |
| Mike & Terri Emery and | Eddie & LeeAnn Snyder (HM05) |
| Steve & Maria Chininis (BF01) | Robert Wahler and Louise |
| Norman & Sara Essner (BF44) | Wasilewski (LL40) |
| Brian & Renee Gracon (SS05) | Ron & Martha Zalkind (LL09) |

The History of Blackberry Mountain - Part One

Deep in the mountains and woods of North Georgia, surrounded by only rivers and birds and blue sky, lies a beautiful 550 acre expanse called Blackberry Mountain. Created by nature, undefiled by man, this peaceful province is now being preserved for those whose joy in life comes from simple pleasures. Fishing from icy streams, picking berries for homemade jam, hiking and hunting in autumn leaves, or just rocking for hours on an open front porch ... these are the daily activities at Blackberry Mountain. Homes range from cozy cabins on riverfront lots to handsome country hideaways on several acres.

For weekend retreats or year round living, Blackberry Mountain is an ideal locale. Just an hour and a half from Atlanta, and 4 miles from the shops and services of Ellijay, you'll find this the perfect place to relax, yet completely convenient, too. Come discover the untamed glory of life as nature meant it to be – Blackberry Mountain, a natural woodland community.



This rather flowery text is from the original sales materials produced by Blackberry Mountain's original developer, Gilbert B. Dickey. Dickey, a graduate of the US Merchant Marine Academy, Vanderbilt University and Cumberland Law School, was a businessman in Atlanta owning independent petroleum operations over a nine state area. He also owned marketing and advertising com-

panies and acquired controlling interests in several wholesale and retail distribution companies. These endeavors led him to land development and the formation of the Urban Company. Dickey took credit for marketing the first condominium in the US and the eventual sales of several billion dollars in condos. He was the marketing consultant for Peachtree City as well as his own developments in Tennessee, Florida and Georgia.

In the 70s he acquired seven acres adjacent to the Gilmer County Kraft Tree Farm and built a pre-cut log home, a frame tenant house and a metal barn and a small lake. In 1981, having acquired the 500 acres surrounding his property, he began selling homesites as Blackberry Mountain.

It is my avowed purpose to see the community grow slowly with much love and care. I want to make log cabin ownership available to the young, the middle-aged and the senior citizens. I want the sensitive ecologically-concerned who drive ten year old Volkswagens to live in residential harmony with jet-traveling neighbors. I feel that the common bond is the log cabin and a oneness with nature.

The original development consisted of High Meadow and Limberlost, followed by Settler's Springs and Canoe House. Property owners contracted with Blackberry Mountain Homes, Inc. for the construction of their Hearth Stone log homes.

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As Blackberry Mountain enters its second quarter century, it is a good time to look back. This is the first installment of our community's history. If you have any information, photos, or reminisces of our early years, please pass them along to either Becki Bray or Dave Teffeteller.



Blackberry History cont'd.

Several models were available from 600 to 3,000 square feet.

Dickey's dream for Blackberry was for a self-sufficient community - wood-burning stoves and fireplaces for heat, solar panels for hot water, and on-site electricity powered by hydro and wind. He also planned for a communal farm to be owned and financially maintained by the property owners' association. Professional farm personnel would be responsible for planting, maintaining and harvesting fruit, vegetables and livestock. The produce was to be sold to property owners at a discount with the surplus to be sold in the local market. Provisions were also to be made for the care and feeding of owners' horses.

I want to have pioneering minded families who can have a love affair with this scene join me back here in these North Georgia mountains ... I intend to stay here for my lifetime.

Dickey's dream for Blackberry ended after only a couple of years later; we'll continue that story in the next installment.

Notes from the Office cont'd.

both the Board of Directors and the Design Committee to maintain these standards and the cooperation of the members to abide by the rules. It is important that all members, old and new alike, be familiar with the Covenants, Conditions, and Restrictions. Copies are available on our website and from the office. It is equally important that members submit an application to the Design Committee before beginning any construction, remodeling, or major landscape projects for the protection of the community as a whole. Our Board members and committee members have freely given unlimited hours of their time to serve in the best interest of the community and preserve the standards set by the Blackberry Mountain Association. Please let them know that you appreciate their efforts.

We Need Your Email Address

Another change has been in the area of communications. Email allows us to notify members in a more expedient and less costly way than by regular mail. Email also allows members direct communication to the office and/or Board mem-

Signs

The final phase of the Blackberry Mountain signage program will be completed this spring. New signs include street signs for Short Hill Trace and Deer Lake Lane, private drive signs for High Meadows and the replacement of worn and damaged signs throughout the community. If you have any questions regarding new signs, please pass them along to Becki Bray.

bers. If you have internet access and have not turned in your email address, please consider doing so.

Entry System Upgraded

The Blackberry back gate at Timber Falls Trail has been upgraded to the same system as the front gate, allowing guests to call property owners directly for entry. This should prove to be a greater advantage for deliveries and repair services as well. As a reminder please direct all delivery and service vehicles to use this gate unless they need to pick up a key. In any situation requiring someone to pick up a key, you must notify the office that you have given your permission.

Thank you!

Managing Blackberry Mountain continues to be a challenging, learning and rewarding experience. I could not do it without the help and support of the Board members and the many volunteers who have offered their help. My sincere thanks to each one of you for your continued cooperation. It's neighbors working together that have turned this development into a real community.



Blackberry's Ponds

In addition to being beautiful amenities of Blackberry, our ponds are an integral part of our hydrology and drainage system. Blackberry has seven ponds, one in High Meadow and six within the gates. McGraw Pond (on Blackberry Mountain Road near the covered bridge) is privately owned and drains a large area from Blackberry Falls Drive and Pheasant Run Lane into the Cartecay River at

the bridge. Peace, Harmony, Deer and Spring Lakes I and II drain the remainder of Blackberry's watershed into the Cartecay below Spring Lake II. Old maps indicate a stream in the area now defined by these five ponds. All of Blackberry's lakes are primarily spring fed and average 15 to 20 feet deep at their deepest points.

Because they are both spring fed and accommodate large amounts of runoff and drainage, the water quality of our ponds is always in a delicate balance. While we have no control over the water that enters the ponds through the underground springs, we certainly have control and responsibility for the water that enters them through runoff.



The most successful way to control runoff is by maintaining a healthy riparian buffer around the ponds. A minimum of ten feet of healthy vegetation, including grasses, shrubs and trees, is necessary to filter and slow down runoff and provide a natural and necessary habitat for waterfowl, amphibians and aquatic life.

Because of the individual springs, vegetative buffers, amount of runoff and drainage areas of each pond, the water quality varies significantly from pond to pond. The upper ponds naturally collect a great deal of silt - this is an integral part of the pond drainage system. From time to time, it will become necessary to dredge some of the

ponds to remove the silt buildup. We are approaching that time on a few of our ponds.

Since all of the ponds are interconnected and fundamental to Blackberry's hydrology, no property owners should ever take it upon themselves to introduce nutrients, chemicals or nautical life into them. The water quality of each pond is being tested to determine the

amounts of nutrients including lime and fertilizer that should be introduced. The association will take responsibility for adding any needed nutrients to Peace, Harmony, and Spring Lakes I and II, and instructions will be given to the owners of McGraw and Deer Lake ponds for any nutrients that their ponds require.

Each of us, whether we're adjacent to a pond or not, have an impact upon our pond system and share the responsibility of ensuring its health. Nature is our ally in this task, so allow vegetation and a healthy ground cover to grow on your property and particularly in the areas adjacent to the buffers surrounding the ponds.

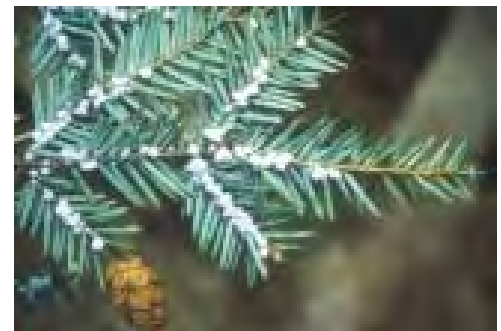
Blackberry's Vanishing Trees

Probably the most critical issue facing Blackberry Mountain residents is the loss of our natural vegetation. For those who have visited and lived in north Georgia for any period of time, it is obvious that we are losing our trees at an alarming rate. Ice storms and hurricanes have damaged many of our trees and have aided the Southern Pine Beetle in destroying many of our pines. At the same time, conservative estimates are that in a best case scenario we will lose at least 90% of our hemlocks due to the Hemlock Woolly Adelgid.

If we are to maintain Blackberry Mountain as a wooded community we must act. While most of us have been diligent in removing dead and down trees, we are doing little to replant and restore our wooded habitat.

This spring the Design Committee will host a plant, shrub and tree sale to help property owners begin the arduous and on-going task of restoring our lost vegetation. Information regarding the selection and care of Blackberry's native plants will also be available. Do your part by partici-

Design Committee Report



The Hemlock Woolly Adelgid

parting in the plant sale and by understanding and following the Blackberry Mountain Design rules.