



# Blackberry Juice

## MARCH 2011

### BLACKBERRY MOUNTAIN ASSOCIATION

**MANAGER**  
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**BOARD OF DIRECTORS**  
David Galusha, President  
Dave Teffeteller, Vice President  
Carolyn Sewell, Treasurer  
Norman Essner, Secretary  
Barbara Ellis, Assistant Secretary

**DESIGN COMMITTEE**  
Barbara Dunson  
Norman Essner  
Seth Hegert  
Maxine Morris  
Dave Teffeteller



## Annual Meeting - March 26th

Included in the packet with this newsletter you will find the proposed budget for FY2011, a proxy and an opt-form for Hemlock Woolly Adelgid property inspection.

This year's annual meeting will be held on **Saturday, March 26, 2011**, at 9:30 am at the Gilmer Arts and Heritage Association (GAHA) building located at 207 Dalton Street in downtown Ellijay. See the website for directions and a map.

It is very important that you attend the annual meeting, but if you are unable,

please take the time to assign your proxy to a property owner who is attending the meeting. 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.



Instead, these events will be addressed as they occur and the associated expenses will be deducted from the association's reserve/emergency fund account.

### Assessments

Due to the continuing accumulation of bad debts caused by property owner foreclosures, the board is reverting to the 2009 assessment amounts and recommending an increase in assessments of \$25 per quarter for the fiscal year 2011.

### Hemlock Woolly Adelgid

Perhaps due to the high summer temperatures, the spread of the Hemlock Woolly Adelgid through Gilmer County and Blackberry Mountain has not been as rapid as anticipated. The hemlocks in the common areas are being observed, and will be treated this year. Several property owners have treated their hemlocks as well. Dave Teffeteller has donated a ground injector used to chemically treat the hemlocks to Blackberry. Both he and Seth Hegert are trained Save Georgia's

### Snow and Ice Removal

With two major snow events this winter, the association has had the opportunity to experiment with various methods of clearing our roadways. Because the weather is so unpredictable, and there is no way to know how often and to what extent snow and ice removal services will be required, the board has decided not to create a budgeted line item for snow and ice removal.

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## Five New Property Owners

### NEW PROPERTY OWNERS

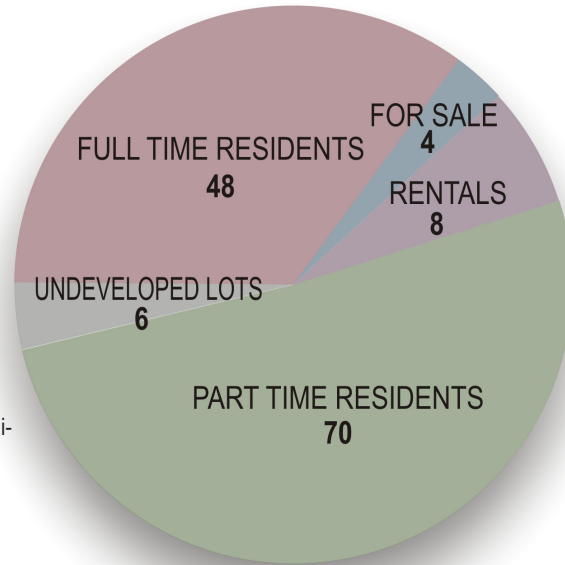
Hugh & Donna Burns (SS21)  
 Larry & Sharon Cooper (BF50)  
 Bob & Kelly Held (LL37)  
 Sylvia Stackhouse (BF02)  
 Trisha Sugarek (SS14)

### FORECLOSURES - 4

### DEATHS

Sadly, since our last annual meeting, Blackberry has lost some very special residents. Our thoughts and prayers continue to be with their families and friends.

Sidney Cooper  
 Mildred Lewis  
 Fred Lutz  
 Jack Wheeler



## Annual Meeting

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Hemlocks facilitators and are available to consult individual property owners regarding the status and treatment of their hemlocks. At this time the board is not recommending budgeting for the treatment of Blackberry's hemlocks. This does not mean that our hemlocks are safe from infection. Eventually, all of the hemlocks in our community will be infected and, if untreated, will die.

The board proposes that members allow qualified inspectors to go on their property from time to time to look for evidence of the woolly adelgid. An opt-out form is included in this packet. If you do not want your hemlocks inspected for the HWA, please return the completed form by the date indicated.

## Board of Directors Nominees

*The nominees for the BMA Board of Directors provided the following biographical information.*

### David Galusha - President

David Galusha and his wife Lynn have been homeowners in Blackberry since 1998. He travels the world as a private practice conservator for museums and traveling artifact collections, but considers Blackberry Mountain the best place in the world to be. With more than 30 years combined experience as a homeowner association board member, corporation board member and business owner, David brings unique skills to the Blackberry board.

David has been integral in Blackberry's transition from developer-owned property to a homeowner-owned property. He has also been involved with the many infrastructure maintenance and legal issues that face our community. David's knowledge and experience will ensure that Blackberry's property owners will continue to enjoy a financially strong and well-run association.

### Dave Teffeteller - Vice President

Dave Teffeteller and his wife, Joanne Wadley, have been members of Blackberry since 1999. During that time, Dave has developed the BMA website, members' handbook and community signage; and he designs and edits the association newsletter. Along with David Galusha, he coordinated the renovation of the association office and reconstruction of the covered bridge. Dave oversees many of the day to day construction and maintenance activities regarding the association's common properties, roads and ponds. In addition to the Board of Directors, he has served on the Design and Bylaws & CCRs committees.

Dave is a creative consultant as well as a fly fishing outfitter in the US, Canada, Argentina and Chile. He is active in several local, state, and national conservation and waterway restoration organizations and currently serves on the boards of the Coosawattee Watershed Alliance and Save Georgia's Hemlocks. He is also a frequent

contributor to the *Times-Courier*, *Gilmer News* and numerous outdoor and conservation publications.

Dave is dedicated to continuing to serve the Blackberry community and preserving and enhancing the qualities and values that make it such a special place.

### Windshield Stickers



The Blackberry Mountain windshield stickers will be available at the annual meeting. All property owner vehicles should have one of these stickers adhered to the lower driver side windshield to allow the gate attendants to easily identify Blackberry residents. Any vehicle parked at the office area without a sticker is subject to being towed.