



NOVEMBER 2022

BLACKBERRY MOUNTAIN ASSOCIATION

OFFICE MANAGER
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WEBSITE
www.BlackberryMountainAssociation.com

BOARD OF DIRECTORS
David Galusha, President
Dave Teffeteller, Vice President
Carolyn Sewell, Secretary
Rich Baker, Treasurer
Doug Colburn, Member at Large

DESIGN COMMITTEE
Barbara Dunson
Jennifer Fontenot
Dave Teffeteller



Annual Meeting - December 10th

Please take a moment to mark your calendar for Saturday, December 10, Blackberry Mountain Association's annual meeting. The meeting will be held at Cartecay United Methodist Church's fellowship hall at 7629 Hwy 52E at the corner of Hwy 52E and Roy Road. The doors will open at 9:00 am and the meeting will begin at 9:30 am.

RSVPs are required. Email or call the office if you plan to attend.

2023 Budget

Even with rising inflation Blackberry Mountain Association, continues to be fiscally sound with a well-funded reserve fund. BMA uses the Social Security Administration's annual COLA (cost of living adjustment) as a guideline for considering the impact of inflation in creating the budget. The 2023 COLA is 8.7%. The Board of Directors is proposing an increase of 5%.

Gates, Roads and Bridge

The improvements to the drainage system along some of Blackberry's roadways has proven effective. This work will continue as needed in 2023.

Several of Blackberry's roads are in need of maintenance and repair. Bids have been obtained and roadway surface improvements are planned for the spring of 2023.

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PLEASE READ

Included with this newsletter you will find the proposed budget for FY2023 and your proxy. If you are unable to attend the meeting, IT IS VERY IMPORTANT that you take the time to assign your proxy to a property owner who will be attending or to Carolyn Sewell, the Association Secretary. 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. **THE PROXY MUST BE RETURNED BY 2 PM, FRIDAY, DECEMBER 9.**

This year's annual meeting will be held on Saturday, December 10, 2022, at 9:30 am at Cartecay United Methodist Church's fellowship hall at 7629 Hwy 52E at the corner of Hwy 52E and Roy Road. **IF YOU PLAN TO ATTEND, RSVP BY CALLING OR EMAILING THE OFFICE.**



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In the last year, the bridge has been repaired twice due to damages caused by oversized/prohibited vehicles attempting to cross. In both cases the truck owner's insurance paid for repairs. Bridge roof repairs and railing replacement were also completed.

As part of the ongoing maintenance of Blackberry's roads, repairs and right of way maintenance will take place throughout the year. The Mulkey Road and Timber Falls Trail gates will also require periodic repairs and maintenance. Please use extra caution when the work crews are present. When possible, email and website notification will be given in advance of these repairs.

Wells

The drilling of a new well in the Blackberry Falls Colony was unsuccessful. Another attempt for a new well will be made at the intersection of Blackberry Mountain Drive and Blackberry Falls Drive. Throughout the year, water quality testing, maintenance and repairs on the wells, pumps, water lines and several well houses have been performed. Chlorinators have also been updated and installed as needed.

Ponds

The BMA ponds are maintained professionally throughout the year. The tops of the dams are cleared regularly as part of the common area maintenance. The faces of the dams are maintained annually in accordance with the Georgia Department of Natural Resources Environmental Protection Division regulations.

Gate Attendant

For several years, Blackberry and Rivers Edge jointly contracted a security company

to patrol the office property, and bridge on weekends and holidays during the summer months. In 2022, BMA and REE contracted directly with Gale Jerome to provide these services.

Please remember that any vehicle parked at the office/mailbox area without a Blackberry windshield sticker or guest pass is subject to being towed.

Speed Limits

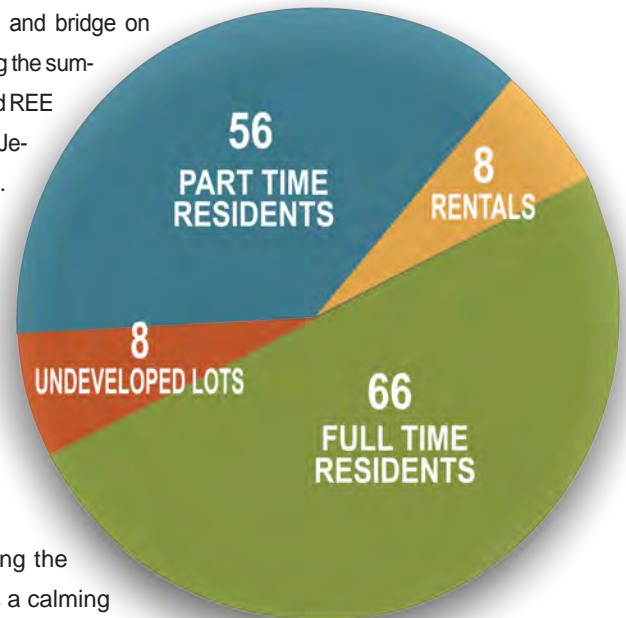
For many of us, crossing the bridge into Blackberry has a calming and stress-reducing effect. Ideally, this effect causes a reduction in vehicle speed as well. For your safety as well as that of other drivers, children, walkers, runners and workers, **SLOW DOWN** and observe the speed limits.

Rules

From time to time, owners question, challenge or ignore some of the rules of the Association. These rules are time-tested and are essential for Blackberry's continuation as one of the most desirable communities in north Georgia.

The use of recreational vehicles and motorcycles, outdoor fireplaces/burning, use of fireworks and feeding wildlife are all regulated by Association rules. Violators of Association rules are subject to fines.

The cutting of trees, paving of driveways, replacing of roofs, adding of structures, fences and decks are all governed by the Design Committee rules. It is incumbent on all property owners to be aware of these rules and to submit the appropriate applications for approval. **The Design Committee is also available for consultation and advice regarding landscaping, plantings and drainage issues. Don't hesitate to ask.**



Animal Control

Remember, the Blackberry Mountain Association does not provide animal control. So, if you have a problem with a dog-at-large, a vicious dog on your property, or a dog disturbing the peace, call the Gilmer County Sheriff's Department Animal Control Office at 706 635-8911.

Past Due Assessments

When property owners' water services are interrupted due to non-payment of assessments, the owners will be charged the disconnection/reconnection charges incurred by the Association.

Hemlock Woolly Adelgid

Blackberry's hemlocks have been treated against the invasive Hemlock Woolly Adelgid.

During the spring and summer, you may occasionally find evidence of the adelgids on some of your hemlocks. Also, some of our hemlocks, particularly those in dense stands along the river, have suffered from fungal infections and blights.

If you have any questions or concerns about the health of your hemlocks, don't hesitate to contact the office.

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FY 2023 Proposed Budget

Wildlife

The deer over-population continues to be a major problem in Blackberry. **DO NOT FEED THE DEER!** For wildlife related problems, contact the Department of Natural Resources at 706 635-5060. **Hunting and the use of all weapons is strictly prohibited.**

Visitors, Guests & Workers

If you are expecting weekend guests or visitors to your home. Remind them to use the keypads located at the office and service gates, or meet them at one of the entrances.

Also, please remember that the office gate and bridge are not for use by service, repair and construction vehicles. **Drivers of those vehicles must use the Timber Falls Trail service gate.** Maps and directions to that gate are available in your property owners' manual, at the office and on the Blackberry website.

Fishing

Poaching of Blackberry ponds by non-residents continues to be a problem. Last year permits were issued and signs were placed on the fishing platforms. While some residents complained about having to obtain permits for themselves and guests, it has made enforcement easier.

Firewise

Blackberry Mountain Association is an active Firewise Community. In October, the association conducted a clean-up and roadside chipping. Seventy of our residents participated.

Applications will be made to Firewise to receive grants to help off-set the cost of the clean-up and chipping.

Below is the 2023 fiscal year proposed budget. The budget includes an assessment dues increase of 5%.

INCOME	2022 BUDGETED	2022 ACTUAL ¹	2023 PROPOSED
Reserve Assessments	\$37,527	\$37,189	\$39,717
Regular Assessments	134,056	131,851	140,815
Assessment - Other	-	-	-
Total Assessments	171,583	169,040	180,532
Interest Income	25	11	250
Miscellaneous ²	500	5,025	500
TOTAL INCOME	172,108	174,076	181,282
EXPENSES			
Bad Debt Allowance	0	0	0
Insurance	6,500	6,340	6,500
Miscellaneous ³	750	150	800
Office Supplies	1,260	952	1,215
Payroll Tax Expenses	1,890	1,424	2,060
Professional Services	2,900	2,250	2,500
Loan Expense - Common Area	3,900	3,900	3,900
Gate Remote Controls	315	0	315
Repairs & Maintenance			
Timber Falls Trail Gate	750	6,244	800
Mulkey Road Gate	420	2,228	500
Bridge	2,940	5,688	2,000
Common Area	18,000	16,138	20,000
Hemlock Treatment	0	0	0
Mail House	275	0	275
Office	900	1,452	1,000
Ponds	4,200	4,300	4,500
Pond Renovation (dam repair)	0	0	0
Roads (and signs)	29,000	9,872	30,000
Wells	15,750	65,107	18,300
Salaries and Wages ⁴	23,650	21,274	25,800
Taxes	1,000	29	1,000
Utilities	13,000	11,350	13,000
Total Operating Expenses	127,400	158,698	134,465
Reserve Expense/Funding			
To Reserve Funds	37,527	37,189	39,717
Loan Expense - Common Area	7,100	7,100	7,100
Total Reserve Expense/Funding	44,627	44,289	46,817
(Over)/Under Total Income	81	(28,911)	0
TOTAL EXPENSES	172,108	202,987	181,282

¹Projected and Pending Accountant Review

²Construction Fees, Remote Sales, Debt Recovery, Late Fees & Interest, Insurance Claims

³Fees & Subscriptions

⁴Administrative, Contract Labor, Security

Board of Directors Nominees

The terms of two board members, David Galusha and Dave Teffeteller expire this year. They have agreed to serve another term. Nominations may also be made from the floor at the annual meeting.

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 his 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 Waddey, have been residents of Blackberry since 1999. During that time, Dave has designed and maintained the BMA website, members' handbook, community signage, and the association newsletter.

Dave coordinates many of the day-to-day construction and maintenance activities of the association's common properties, roads and ponds. Most recently he coordinated and supervised the renovation of the Associations' office. He also serves on the Design Committee.

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

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.

Blackberry Welcomes Our New Residents

- Kimberly Bass HM03
- Franklin & Bonnie Bowman BF38
- Jeff Cooper & Paula Tingler SL21
- John & Elizabeth D'Agata BF44
- Randy & Janice Durden LL44
- David & Diana Linton SS09
- Kevin Peterson BF39
- Wes & Pamela Reed BF52
- Ken & Diane Rome BF06
- Terry Terry LL20



The term wildland-urban interface was first described in the context of fire and fire fighting. Fire managers noticed that as development moved into rural areas new problems were occurring that they were not trained for.

In 1985, after the loss of over 1400 homes in Florida and California fires, the U.S. Forest Service and the National Fire Protection Association (NFPA) met and the concept known as the wildland-urban interface emerged. A direct result of the meeting was the development of the National Firewise program. A basic concept of the Firewise program is that responsibility is shared between homeowners, planners, and developers as well as fire managers.

Please visit [Firewise.org](https://www.firewise.org) to learn more about how to reduce the risk from wildfire for your home and your community.

If interested in a firewise risk assessment for your home, please contact Mason Turner, Glimmer County GFC Chief Ranger at 706 635-2363 or the Firewise Communities Coordinator at 706-897-1676 or georgiafirewise@gfc.state.ga.us

www.BlackberryMountainAssociation.com

Mark Your Calendar

BMA Annual Meeting	December 10, 2022
1st Quarter Assessment Due	January 1, 2023
2nd Quarter Assessment Due	April 1, 2023
3rd Quarter Assessment Due	July 1, 2023
4th Quarter Assessment Due	October 1, 2023
Apple Festival	2nd, 3rd Weekends October, 2023



GENERAL PROXY

Blackberry Mountain Association, Inc.
Annual Membership Meeting
Saturday, December 10, 2022

I, _____, the undersigned owner of lot # _____,
hereby appoint _____ to vote in my absence at the
Blackberry Mountain Association Annual Meeting on Saturday, December 10, 2022.

You can assign this proxy to any BMA member in good standing.* If there is no one to whom you can assign this proxy, you may assign it to the Association's Board Secretary, Carolyn Sewell, who will vote in the best interest of the association.

I understand that this is a general proxy, unrestricted in scope, and that the proxy holder may vote on any or all of the issues presented at the meeting at his or her discretion. Following are my recommendations to my proxy holder.

1. Nominees for Board of Directors (Select 2):

Or write in nominee(s)

David Galusha (incumbent)

Dave Teffeteller (incumbent)

2. Proposed 2023 Budget

Approve Reject

PROPERTY OWNER SIGNATURE

DATE

This proxy must be signed, dated and returned no later than 2:00pm on Friday, December 9, 2022, to be considered valid. Proxies not filed by this deadline cannot be counted.

Mail: Blackberry Mountain Association, 25 Blackberry Mountain Dr. # 8101, Ellijay, GA 30536

Email: blackberry@ellijay.com

**Per the Declaration of Restrictions, Covenants, and Conditions of Blackberry Mountain (Article I Section 6) the Association shall suspend the voting rights of any owner for which any assessment remains unpaid for more than thirty (30) days.*