



Blackberry Juice

JANUARY 2011

BLACKBERRY MOUNTAIN ASSOCIATION

MANAGER
Becki Bray

Phone 706 273.3100
Fax 706 273.3201

After Hours Water and Gate Systems
Emergencies
(leave name, phone # and brief message)
706 889-8179

MAILING ADDRESS
Blackberry Mountain Association
25 Blackberry Mountain Drive # 8101
Ellijay, GA 30536

EMAIL
blackberry@ellijay.com

WEBSITE
www.BlackberryMountainAssociation.com

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



Happy New Year!

Annual Meeting

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.

Proxies

Two weeks before the annual meeting you will receive a packet containing the annual report, proposed budgets and a proxy. It is very important that you attend the 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.

Assessments

Payments of assessments are due within thirty days from the time they are mailed. Unless you have made prior arrangements to make partial payments, late fees and interest charges will be applied after thirty days. If the assessment is not paid within sixty days, then a lien will be filed against your property.

Design Committee

In the last newsletter, there was an appeal for volunteers to serve on the Design Committee. **Seth Hegert** was kind enough to volunteer and was appointed by the Board to replace Baraba Ellis. Seth's professional experience and commitment to Blackberry make him a valuable asset to the committee.

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Blackberry residents had a cold blanket of snow for the holidays.

Happy New Year continued from front page

Group Purchasing

In addition to the board members only two property owners expressed an interest in the group purchasing of propane and dead tree removal. Due to this lack of interest, **the association will not be pursuing group purchasing.**

Feeding Wildlife

Please do not place corn, left-over food or bones outside for the wildlife in our community. It will not only do a disservice to the wildlife and create a nuisance, but will endanger pets as well.

Board Nominations

The terms of two board members, David Galusha, President, and Dave Teffeteller, Vice President, expire this year. While both have agreed to serve another term, nominations for their seats on the board are being accepted. **Nominations should be sent in writing to the property manager, Becki Bray, no later than February 28.** Please remember that all nominees must be members in good standing with the Association. Nominations may also be made from the floor at the annual meeting.

Snow and Ice

Already this year, Blackberry has experienced two snow and ice events. At last year's annual meeting, volunteers were requested to form a Winter Roads committee to make recommendations to the Board regarding the creation of a plan to address snow and ice removal from our roadways. The committee submitted its report in September. While the report offered several ideas, it did not contain projected costs or procedures for implementation. As a result, the board is in the process of developing a Snow and Ice Removal Plan.

Basically, there are two methods of snow and ice removal - chemical and mechanical. **Chemical removal** can include the pre-treatment of the roadways with a brine solution followed by the addition of a chemical and sand mixture or mechanical removal. Ice melts containing calcium chloride or magnesium chloride mixed in a sand and gravel mixture, are the most effective chemicals for removing a combination of snow and ice. With almost six miles of roads in Blackberry several tons of mixture would be needed for each

event. The temperature of the roadway must be very near the freezing point, otherwise the melted snow will simply refreeze creating even more serious conditions.

Mechanical removal involves using either a sweeper (for snow depths less than two inches) or a snow plow to physically remove the snow and ice from the roadway. No doubt, the use of snow plows would require the relocation or removal of some fences,

MARK YOUR CALENDAR

Blackberry Annual Meeting

March 26, 2011

9:30 am

Gilmer Arts & Heritage Assoc. Bldg.
207 Dalton Street, Ellijay

residential street number signs and landscaping materials and the marking of water shut-off valves, utility lines and telephone boxes.

Since the association has no capability of properly storing large quantities of a chemical mixture and machinery, nor the personnel to perform the work, the most cost effective alternative is to contract with a professional snow and ice removal service. **The association is in the process of soliciting proposals for this service.**

With these proposals, the board will prepare two budgets for your consideration. One will include the costs of roadway snow and ice removal, the other will not. Voting at the annual meeting will determine which budget is approved.

In the meantime, Blackberry may well have more ice and snow. Remember that a few of our residents have offered to provide transportation. Pete Dunson and Dave Teffeteller have provided transportation and assistance to residents. Do not hesitate to **ask for assistance.** The association is also in the process of implementing a **telephone messaging system** to notify residents of road conditions and other important information. You can also **check the website** for information regarding the roads. Don't forget the winterization tips in November's newsletter.

Be safe and don't forget the annual meeting and your proxy.

BMA Membership

