



SEPTEMBER 2017

BLACKBERRY MOUNTAIN ASSOCIATION

ASSOCIATION OFFICE MANAGER
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BOARD OF DIRECTORS

David Galusha, President
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Dolly Vantrepotte, Member at Large

DESIGN COMMITTEE

Barbara Dunson
Jennifer Fontenot
Dave Teffeteller



Gate Maintenance Alert

Repairs to Blackberry's front gate are scheduled for the first week in September. The gate will be closed to all vehicular traffic for 1-2 days. All residents, guests and vendors should use one of the alternate entrances during this time.

Notices of the exact project dates will be emailed and posted at the office and mailboxes prior to the closure.

Roadway Clean Up

The clean-up of Blackberry's roadways will begin in September as well. Workers will be trimming trees and removing debris from the roadways and rights of way. Please slow down and use extra caution when driving on Blackberry's roads during this time.

This is a great time of the year to clean up your property as well. Remember, any work other than removing downed trees, branches and debris from your property requires Design Committee approval. Tree services are not permit-

ted to perform any cutting or removal of standing trees and vegetation without this approval. Design committee applications are available online and from the office.

Remember - no outdoor burning is permitted in Blackberry.

Ponds

Peace, Harmony, Spring Lake I and II ponds were created in the early 1980s to control drainage from a wet weather, spring-fed stream that meandered from Misty Hollow Road to the Cartecay River. Ten years later, Deer Lake (Nash Pond) was created as a watering hole/farm pond for the horses that were kept on the surrounding property at that time. Unlike the other ponds, Deer Lake has no underground springs feeding it. The only water that enters Deer Lake is from rain falling directly into the pond, run-off from the surrounding property and overflow from Peace and Harmony ponds.

During periods of drought, as we've experienced the past few years, there is little or no overflow from Peace and Harmony,

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and most of the rainwater is absorbed by the surrounding dry soil thereby eliminating any run-off into the pond. When the evaporation rate (which is particularly high during the summer months) is greater than the rainfall, the water level of the pond falls.

We can't control the rainfall rate, but we can slow the evaporation rate in some measure by lowering the water temperature. This can be accomplished by property owners increasing the shade along the pond's banks by planting trees and by maintaining a healthy, vegetative riparian buffer.

The Association maintains the pond dams as common property. The tops of the dams are mowed to permit access. During the summer, vegetation is allowed to grow on the face of the dams to provide shade. In accordance with state ordinances, annually in the fall, trees and shrubs are removed from the dams.

In 2015 and 2016, the worn out and failing corrugated metal standing pipe overflows of Peace, Harmony, the Spring Lakes and High Meadow Pond were replaced with pvc siphon overflows. This technology only effects the way in which overflowing water is released downstream. When there is no overflow, the system is completely passive.

During the years that Blackberry Mountain was developer-owned a few decks were built on ponds. No new decks have been permitted since Blackberry became member-owned. The existing decks were "grandfathered" with the provision that they must be maintained or removed by the property owner. If they are in a buffer or common area, the adjacent property owner is liable and responsible for their maintenance, and they may be used by all Blackberry residents.

Fishing

To address trespassing and poaching problems, **beginning in 2018, fishing in BMA ponds will be by permit only.** Each person wishing to fish, whether a resident or a guest of a resident, will be required to apply for a permit and have the permit with them when fishing. There will be no charge for these permits, but all Georgia fishing regulations including license requirements must be obeyed.

Package Pick Up

When notified by the Blackberry office that you have packages, please remember to pick them up as soon as possible. The Association cannot be responsible for unclaimed items.

Rules of the Road

In addition to obeying the posted neighborhood speed limits, don't forget to observe the commonsense rules of the road as well. When entering and exiting any of the Blackberry Mountain Drive connecting streets, keep right at all of the street dividers and islands.

Wildlife

Deer over-population continues to be a major problem in Blackberry. **DO NOT FEED THE DEER!** For wildlife related problems, contact a Gilmer County DNR Conservation Officer at 706 624-1367.

Visitors and Guests

If you are expecting guests or visitors, remind them to use the keypads located at the office and service gates, or meet them at one of the entrances. Remember that any vehicle parked at the office area

without proper identification is subject to being towed.

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.

Welcome Our New Residents

Chris & Jennifer Barbieri, SL20

Ken & Marianne Doyle, SL04

Jason & Rachel Goings, SL18

Joy Guthrie, HM03

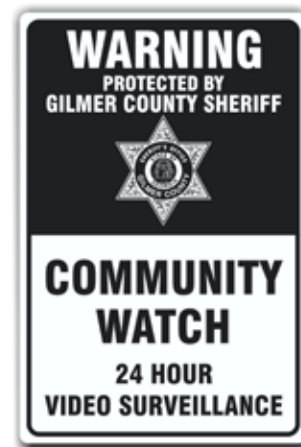
Randy & Kim Harris, LL52

Kenny & Brandi Hunts, SL14D

Charles Mathis & Julie Mathis, LL01

James & Marianne Molinaro, LL07B

Zach Norton, SS20



Mark Your Calendar

Front Gate Closure	Early September
Roadway Clean Up	Early September
4th Quarter Assessment Due	October 1, 2017
BMA Annual Meeting	December 2, 2017