



# THE MOUNTAINEER

Walnut Mountain Property Owners' Association

Vol. 131

July 1, 2012

## **CALENDAR OF EVENTS**

- Jul 13 Proxies due at the Administrative office
- Jul 12 Garden Club Potluck & Meeting  
6:00 pm at the Clubhouse, all are invited
- Jul 21 WMPOA Board of Directors Meeting  
9:00 am at the Clubhouse
- Jul 21 WMPOA Property Owners' Meeting  
11:00 am at the Clubhouse
- Aug 9 Garden Club Potluck & Meeting  
6:00 pm at the Clubhouse, all are invited
- Aug 18 WMPOA Board of Directors' meeting  
8:15 am at the Clubhouse
- Sep 7 Walnut Mountain Garage Sale  
9:00-3:00 at Clubhouse
- Sep 8 Walnut Mountain Garage Sale  
9:00-3:00 at Clubhouse
- Sep 13 Garden Club Potluck & Meeting  
6:00 pm at the Clubhouse, all are invited
- Sep 15 WMPOA Board of Director's Meeting  
8:15 am at the Clubhouse

## **FROM THE VICE PRESIDENT, LEE GILREATH**

On May 12, 2012, our WMPOA President, Max Holstein, and two passengers were involved in a horrific accident while returning to Walnut Mountain from a fishing trip in West Virginia. Since that time Max was first fighting for his life, and now making a remarkable speedy recovery. The doctors treating him, his family, and friends are amazed at the improvements he makes on a daily basis. The road to full recovery will take some time but Max, being the strong person he is, will accelerate his recovery and return to the Mountain. He is out of the hospital now and in rehab. Max has communicated a desire to stay on the POA Board and requests his name remain on the list of candidates for election at our July meeting. We wish Max a full and speedy recovery.

Four Board members will be elected at the quarterly POA meeting July 21, 2012, at the Clubhouse. This is the most important meeting we have during the year because the association elects individuals, who they wish to represent them, for a three year term. In order for the association to conduct business (elect board members) we must have a quorum. In the event you are unable to attend this meeting, I urge you to vote by Proxy. Give your proxy to Twila at the Administration Office no later than July 13, 2012.

We are close to switching over to Gilmer County Water. The exact date is not yet known however, it should be soon. The date will be posted on the web site just as quickly as the information is provided to us. The new tank and the water lines are being super chlorinated, and then tests on the water must pass stringent requirements before we disseminate any water to the residents. This project has been ongoing for some period of time, and surely everyone on the mountain will be happy to have this behind us.

The Board recently approved a sum of money to professionally repair a portion of L section, Walnut Ridge, which was in dire need of repair. A paving company was hired to come on the mountain and repair sections of the road that had gone beyond what the maintenance crew could fix with cold patch. It would be nice to be able to repair or repave all of the 20+ miles of our roads, but financial restraints preclude the Board from accomplishing this. However, the condition and repair of our roads will continue to be a Board priority. An attempt will be made at a later date to continue patching the roads to the best of our financial abilities.

## **WALNUT MOUNTAIN GARAGE SALE**

Members of the Walnut Mountain Recreation Committee are starting to make plans for the 12<sup>th</sup> Annual Walnut Mountain Garage Sale to be held this year on Friday, September 7<sup>th</sup> and Saturday, September 8<sup>th</sup>, from 9 to 3, at the clubhouse. Started in 2001 as a way to help earn additional money to cosmetically upgrade the clubhouse, the revenues generated have thus far purchased new appliances, cabinetry, countertops, flooring, and furniture for the kitchen. In addition the two main floor restrooms have been renovated and new banquet tables purchased. Other decorating upgrades have included new glass dinnerware, and yes, even Wally the Bear who stands to greet visitors at the clubhouse door have all been purchased with WM Garage Sale monies.

How the sale works is relatively simple. Residents donate household items. The committee sorts, prices, and merchandises, and the money generated, less expenses, goes to upgrades. While the WMPOA Board budgets for capital improvements and maintenance, the supplemental funds generated by the WM Garage Sale have really helped enhance not only the appearance of the clubhouse but also the social gatherings it has hosted.

So as the approaching summer brings opportunities to redecorate, re-organize, replace, please consider saving your donations for the WM Garage Sale. The only requirements are that they be clean, in working order, and NO CLOTHES PLEASE.

With your help we can again have another successful year. More information will be made available within the coming months, but until then if you have any questions about this event you can contact Evelyn Schoonejongen or Lois Hoffman.

## **ANNUAL PROPERTY OWNER'S MEETING – JULY 21, 2012**

Property owners will be voting for four candidates for the WMPOA Board of Directors at the annual meeting in the Walnut Mountain Clubhouse on July 21. The meeting will begin promptly at 11:00 a.m., but please plan to arrive by 10:45 a.m. so that we have plenty of time to verify your voting eligibility and certify your lot number(s). Remember that members are entitled to one vote for each lot owned. If more than one person owns the lot, they will need to determine among themselves who will vote. Please advise the check-in person which owner will be the voting member for the lot(s).

On pages 3 and 4, you will find profiles of the five declared candidates who have agreed to serve our community for the next three years. Our By-Laws also permit nominations from the floor. Proxies are included with this newsletter and must be submitted to the office no later than Friday July 13<sup>th</sup>. If you are unable to attend the meeting but want to vote, please send your completed proxy to the Walnut Mountain Property Owners Association, 3808 Turniptown Road, #4030, Ellijay, GA 30536; or you may fax your proxy to 706-276-2565. A property owner may vote by authorized proxy for one other property owner if the proxy is submitted by the July 13<sup>h</sup> deadline. Proxies will NOT be accepted the day of the meeting. Your vote is very important to the future of Walnut Mountain, so please try to attend.

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## MEET YOUR CANDIDATES



**Bill Beardon** Bill was born and reared in Webster County, Georgia and is a graduate of Webster County High School. He started his career straight out of high school, working as a forester for Georgia Timberlands and later for Sullivan Lumber Company. He worked in the forestry business for 24 years. In 1985 he purchased and managed two businesses, an auto parts/oil company and a printing company. Billy has been involved with local government and served on the Board of Assessors, Jury Selection Board and was city councilman for six years. He is also an inactive Deacon at the First Baptist Church in Preston. He and his wife, Catherine, purchased a home on Walnut Ridge in 2005 and live here part-time. They have two children and six grandchildren. They are both retired and enjoy traveling and spending time on Walnut Mountain. He would appreciate your support in helping out the Board of Directors.



**Susan Harden** I had lived all my life in the “big” city of Atlanta, and my work experience was in the corporate world. After I had worked 29 years for the same firm, it was bought by another company. When this happened, I realized I was being handed an opportunity to make my life-long dream come true. A friend and I started talking, investigating our resources, and decided we could move to the mountains. That was in the summer of 2007 and here I am. There is nowhere on earth more beautiful than the mountains of North Georgia. My work experience has been in the Facilities Management area. I was responsible for 600 employees and 143,000 square feet of Class A office space in the Dunwoody area of Atlanta. I have worked with vendors in negotiating prices for equipment and services. I have been responsible for mail and supplies for 600 employees and have directly supervised eight employees to ensure that all needs and services were available when projects demanded tight deadlines. This type of experience and working as a team member with all directors/managers uniquely has placed me in a position to be a productive member of the Walnut Mountain Board of Directors. I have served one term and looking forward to another. Thank you for your support.



**Max Holstein** My wife Sheryl and I have lived on Walnut Mountain for 12 years and have seen many changes since then. I have been privileged to be a part of many of those changes, including the rewriting of the “Covenants, Conditions and Restrictions”, the money raised for the Turniptown Fire Station, FireWise, and working with the Gilmer County Water Department to convert to County Water, just to mention a few. I am currently serving in the capacity of President of Walnut Mountain’s POA and would like the opportunity to serve again. Every year I see Walnut Mountain progressing, and I would like to continue to be a part of our great Community moving forward.



**Lynn Robey** My husband, Jerry, and I have lived on Walnut Mountain for thirteen years, and I have previously served nine years on the Board. The first year I was Chairman of the Rules and Regulations Committee, and the past eight years I served in the capacity of Vice President. As Walnut Mountain has continued to grow, I have realized the needs of the Mountain are constantly changing and our roads require immediate attention on repair and paving from the increased amount of traffic, including heavy trucks. Another constant challenge is maintaining and updating Walnut Mountain property, such as the clubhouse, the pool, the maintenance building and the Welcome Station. Or sometimes there are

unexpected challenges like the drinking water lake and you have to change your focus as we are now in the process of converting to County Water. My goals have been to spend the assessment monies so we maintain our property values and improve the beauty of the Mountain. I believe it is the Board's responsibility to look into all options that might save the Mountain money, but I believe these should only be pursued if it benefits the Mountain. I have spent many hours over the past years working for you as a Board member and would like to serve again. Please give me your vote.



**Fred Trice** As many of you may know, I resigned from the Board last year due to some serious personal issues related to my service to the Board. These issues are no longer a concern and I believe that my experience and knowledge of our water supply and distribution system will be of value to the Board as we move forward. I feel Walnut Mountain is at the crossroads of having to make some financial decisions that will impact the future of our mountain and I have the experience and background to facilitate a sound solution and that's why I want to offer my services.

I was born in Windsor, Ontario, Canada while my mother was visiting relatives, but raised in Detroit, Michigan. I went to Michigan State University and into the ROTC program. After ROTC I joined the Navy as an Ensign assigned into UDT, joined the Seals, and went to Vietnam for three tours of duty. I returned to the US and joined my family in Florida where I started my career at Florida Power & Light as a Distribution Engineer, moving through the ranks to become FP&L's first VP of International Operations and retired as VP Transmission. I am currently consulting to the utility industry worldwide. I now live full time on Skyview Drive with my beautiful wife, Carolyn, and the boss of the house, Skeeder.

**ELECTION MEETING: JULY 21, 2012, 11:00 a.m. for BOARD ELECTIONS.**

**PLEASE ARRIVE 15 MINUTES EARLY TO RECEIVE YOUR BALLOTS.**

**PROXIES MUST BE SUBMITTED TO THE ADMIN. OFFICE BY JULY 13 IN ORDER TO BE VALID.**

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**Welcome to our New Property Owners**

Martha Rothschild & Elizabeth Clow J228  
Donna Lee Fowlie 129 Clubhouse Court

**In Memoriam**

Betty Jones Sleepy Hollow April 2012  
Russel I Massey Mtn. Oak June 2012

## MARCHING WITH MY NOODLE, by Lois Hoffman

Not to be confused with "noodling" which is the colloquial art of catching fish bare handed, marching with a noodle (a long, styrafoamy beach toy available for about \$1.00 at Dollar Tree and Walmart) describes one of many water aerobic exercises. With little or no specific, i.e. expensive, equipment necessary and the added benefits (buoyancy and resistance) moving in water provide, water aerobics has proven to be a safe and effective alternative to dry-land exercise.

While long used in physical rehabilitation centers water aerobics has now moved into mainstream exercise groups. As several members of the WM Recreation Committee have praised the benefits and results (stronger core and added flexibility) from such exercise, a start-up program is now being organized at our community pool. The time is Monday, Wednesday, Friday from 4:00p.m.-5:00p.m. While a licensed, paid instructor is not yet available, members with prior experience will be able to help lead the exercises.

We have a big beautiful pool, a private setting, in all probability muscle groups screaming for attention. There is no financial or volunteer commitment involved, just marching with your noodle and strengthening your step.



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## ATTENTION ALL PROPERTY OWNERS:

Please reread your Covenants, Conditions and Restrictions and your Rules and Regulations handbooks. You must have approval from the Walnut Mountain Architectural Control Committee before you paint anything on the outside of your home, take down or trim any trees, or undertake any landscaping that entails earth moving.

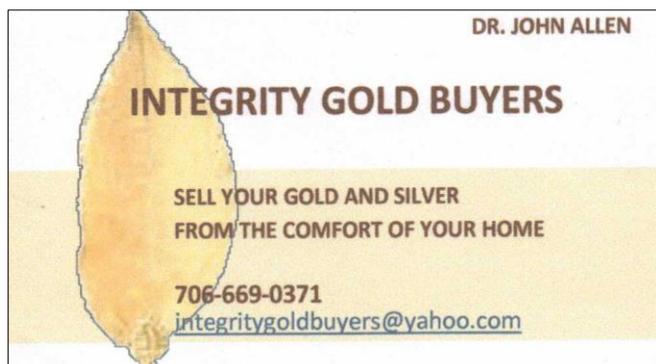


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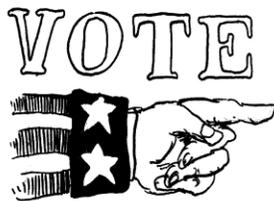
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## ANNUAL PROPERTY OWNERS' MEETING & BOARD OF DIRECTORS' ELECTION



SATURDAY, JULY 21, 2012

REGISTER FROM 10:30-11:00 a.m.

MEETING BEGINS AT 11:00 a.m.



A free picnic lunch featuring Shane's barbecue sandwiches and Brunswick stew will be served following the Property Owners' Meeting.