



THE MOUNTAINEER

Walnut Mountain Property Owners' Association

Vol. 126

April 1, 2011

CALENDAR OF EVENTS

- Apr 14 Garden Club Potluck & Meeting 6:00 pm at the Clubhouse, all are invited
- Apr 16 WMPOA Board of Directors Meeting 9:00 am at the Clubhouse
- Apr 16 **WMPOA Property Owners'** Meeting 11:00 am at the Clubhouse
- Apr 22 Game Night 7:00 pm at the Clubhouse
- Apr 30 & May 1 – Spring Cleanup, Dumpster available for large items
- May 12 Garden Club Potluck & Meeting 6:00 pm at the Clubhouse, all are invited
- May 14 WM Craft Show 10:00 am to 3:00 pm at the Campground
- May 20 Game Night 7:00 pm at the Clubhouse
- May 21 WMPOA Board of Directors Meeting 9:00 am at the Clubhouse
- May 28 Meet the Candidates and Open the Pool Luncheon 11:00 am
- June 9 Garden Club Potluck & Meeting 6:00 pm at the Clubhouse, all are invited
- June 17 Game Night 7:00 pm at the Clubhouse
- June 18 WMPOA Board of Directors Mtg. 9:00 am at Clubhouse Clubhouse

**Don't Forget the Quarterly
Property Owners' Meeting
Saturday, April 16
11:00 a.m.**

WALNUT MOUNTAIN TAKES NEW DIRECTION IN SUPPLYING WATER TO RESIDENTS

By Max Holstein, President

On March 18, 2011, the Walnut Mountain Board of Directors took steps that will be a giant leap forward for our community. The Board authorized an agreement with the Ellijay-Gilmer County Water & Sewer Authority (Water Authority) to supply water to the Mountain.

The project will entail the Water Authority constructing an 8-inch water main from an existing water tank on Greenfield Rd. to our water plant site on Skyview Dr. Included in the project will be the necessary pumping station, to get the water to the Mountain, and a 55,000 gallon tank that will be located above ground (but screened) at the existing site of our water plant. Once in operation, Walnut Mountain will purchase water from the Water Authority and pump it up the mountain to our two existing 85,000-gallon water tanks, then, as we do now, gravity feed the water to our residents.

This new direction is our third transition in providing water to the residents of Walnut Mountain. When I purchased my first cabin on the Mountain in 1995 we had just transitioned from drawing water from several wells located around the community to a surface water system similar to what we now operate. There were only about 100 houses (less than 50 occupied full time) on the Mountain but the wells proved to be a problem in both water quantity and the quality. Several of the wells produced water with heavy iron content. So much so that the water was actually brown.

At the time of that first transition, with the small number of homes, **we were pretty much "under the radar" as far as government regulation was concerned.** We pumped the water from the lake on Skyview to the plant, treated it, sent it up the Mountain to a tank, and then on to our residents.

As the Mountain increased in the number of houses so did the demand for water and the expansion of our system. Soon the State of Georgia was knocking on our door and the second transition came when we were required to be certified as a Class 1 Water System. This drastically increased government oversight, the number of employees required, and the level of their certification. We are currently a Class 1 Water System that operates under the same regulations as the Ellijay-Gilmer Water & Sewer Authority, or the City of Atlanta's Water System.

The number of houses has steadily increased and we have added back-up water pumps, two additional filters, a new 85,000-gallon water tank and many other improvements. The problem is not our ability to produce water; we have done so with very little interruption of service over the years. The problem is our ability to sustain our water production long-term and through another growth spurt like we had from 2000 through 2007. In short, we have become a community that is a slave to a water plant. Although we produce high quality water it is done at a great cost.

Our water rates are much higher than many of the areas from which we came. But the real problem is not just the cost; it is not having a back-up system should something catastrophic happen to our water source. In addition, the Board has had to exercise restraint in using capital expense funds that we do have on hand. It is difficult to approve funding for **many projects when we don't know when the money will be needed for emergency repairs to our water system.**

In 2005 we had one of the most severe droughts ever in North Georgia. While our lake did not come near to drying up, it did drop several feet below full pool. This past year we had a problem with the emergency drain system at the lake that pulled the water level well below our safe level (for production) and actually ruined one of our pumps. We made a temporary repair to the drain before our main water pump was out of service. Then, several weeks later, our raw water line froze and by the time we were able to place it back in service our water level in our tanks was down to less than three feet.

All of this, plus the day-to-day expense and problems of operating our own water production system led the Board to look in other directions. Running raw water lines from one of our other lakes would be very expensive. It is not just a matter of digging a trench and installing a water line. We would have to engage engineers to engineer the new lines, have those plans approved

by the State and then construct the lines and pumping stations. This would be very costly and certainly require a substantial increase in assessments to fund the project.

This is not the first time the Board has explored other options. About seven years ago we looked at an agreement with the Ellijay-Gilmer Water Authority for the purchase of water. They would not at that time, and will not today, take over the water distribution. At that time they would have required Walnut Mountain to pay the cost of the water line to the Mountain (up front), as well as the pumping station and tank. They would set a meter at the Mountain and bill us for all water used. At that time we could not even consider such an arrangement. The cost of the improvements was about \$750,000 and our distribution system was losing more water than we were delivering to our homes. We had almost a 70% loss rate. The Board authorized an extensive program to stop our leaks. We now have a loss rate of only about 12%. It is this improvement to our distribution system that enables us to make the switch at this time.

The differences in then and now are the fact that the Water Authority needs new customers and Walnut Mountain has a much better distribution system. The Water Authority is now willing to front the entire cost of the improvements and structure our water rate so that we will pay back the cost over a six year period plus purchase the water we will need for about the same as we now pay for water production.

Although we will still have the cost of distribution, we will not have the problems of increasing the size of the system with new growth and we will have a stable and reliable source for our water. We, as owners, will continue to pay the annual water assessment. That assessment should not increase appreciatively over the next few years. The assessment will include our individual water usage, the water usage of the Association (pool, clubhouse and other buildings) and the cost of maintaining our water distribution system. At the end of the six

years our water rate from the Water Authority will decrease substantially. Future Boards will decide, **with owner's input, on whether to reduce our** individual water assessment or use the savings to improve the distribution system. The Water Authority has indicated that if Walnut Mountain improves our distribution system to their standards that they would be willing to take over the entire process.

Currently residents pay an additional amount for water in excess of 3,000 gallons per month. The Board has decided, once we convert to the new system that we will raise that amount to 4,000 gallons per month. This new direction will secure our water supply, free up monies for capital improvements and enable the community to face the next growth period with confidence that we will be able to continue to have plenty of safe water for our residents. If you have any questions concerning this new direction please e-mail me at max@ellijay.com.

The New Direction for Water Also Brings Hope for our Roads

By Max Holstein, President

How does the new direction we are taking have anything to do with our roads? Well, we have over 26 miles of main water lines and service lines mostly buried beneath the roads of Walnut Mountain, so **some background...**

For the most part, our water lines are over 40 years old and are of various sizes. The exact location of our water lines has pretty much been a mystery until recently (past 3 years) when we started mapping. We are just now completing that mapping process with a new water line locator purchased by the POA. With the condition and location of these lines being in question, but mostly **under** our roads, it has made little sense to embark on major road improvement projects. In discussing the matter with officials at the Gilmer-Ellijay Water and Sewer Authority, one of the

biggest problems they have had in the Coosawattee River Resort involves paving roads over old water lines. According to the folks I talked to, when old water lines are in the roads and the road is paved, the heavy equipment used in the paving process shifts the ground and causes water lines to break or leak. The problem is often not discovered until after the road is paved. The newly paved road must then be breached for the leak to be repaired.

The last major road-paving project in Walnut Mountain included the paving of Skyview Dr. This project also included a new 6-inch water line located on the shoulder of the road. The total project was very expensive. The light at the end of the tunnel for roads is tied closely to our decision on getting out of the water production business because we can now utilize the capital improvement funds that we do have to start relocating some of these lines so that future road improvement projects can be considered.

Right now capital improvement funds must be put aside to fund emergency projects at the water plant. In 2010 this included a new raw water pump and renovation on two of our three water filters, in addition to other, relatively minor expenses such as hiring divers to plug the leak on the emergency drain system of our water lake. By getting rid of the production side of the water system we can concentrate our capital funds in other areas. The major benefit of this will come in six years when we have paid the capital costs of the new water line into the Mountain but in the intervening years we should be able to start some projects. In short, the new water project will free us from being a community that is a slave to a water system. It will not come overnight but there is now light at the end of the tunnel (or water line). Any questions, please either attend the April POA Meeting or email me at max@ellijay.com.

GARDEN CLUB NEEDS NEW MEMBERS

We are a social club as well as helping to teach members new techniques for their gardens. We share cuttings, plants and seedlings with members, to enhance their gardens. We gather as a group, to plant new items, bulbs, and help weed and maintain public areas throughout the mountain areas, for everyone to enjoy! We trim trees, put up decorations for special holidays, and do the Christmas decorations.

We have a master Gardener, Laura Nizinski, as our co-president, who can help and guide us with seasonal plantings. We welcome any new members for a minimal fee of five dollars a family. We have many new trips and events planned for the upcoming season and more important information for your gardening projects.

We post a sign of our monthly meeting by the mailboxes. Be sure to call our committee members listed below to answer any questions.

Laura Nizinski 706-635-3672, Mary Alice McClure 706-273-9610, Nancy Grenough 706-515-5862 or Bob DeMeo 706-698-4040

* * * * *

Hot or Cold Patch? By Max Holstein

I have received numerous comments this winter about the Mountain using the cold patch technique to repair potholes that are now in the roads as the result of the extreme winter weather. Obviously, cold patching is not as permanent a fix as hot patching is. In addition, some areas are so large that not even cold patches work at all.

Cold patching can be effective as a temporary repair on small potholes and for several reasons we used that method where we could. The main reason we did not use the hot patch method is that the Gilmer Asphalt Plant owned by the C.W. Matthews Co. has been closed for the winter along with those in Pickens and Fannin Counties. Even the plant in Chattanooga was recently closed. C.W.

Matthews only operates the plants when there is a large need for asphalt. We would have to get a contractor to truck the asphalt from metro Atlanta and that is not cost effective for the relatively small amount of patching we have.

At the Board Meeting on March 18, 2011, the Board decided to measure the areas where we need to hot patch the roads, especially the most severe problems, so that when the asphalt plant reopens for County Road projects in the spring, that we can get bids and have repairs made. These major patches will have to include cutting up the old asphalt and repairing the base and sub-base of the road to the point that new asphalt will hold.

I am contacting the County this week to ask them to notify me, as far in advance as they can, when they know they will be using asphalt from the Gilmer Plant.

* * * * *

Walnut Mountain Spring Clean-up

Holy Mackerel, what a winter! So it is exciting to announce the **SPRING CLEAN-UP** date of Saturday April 30, starting at 9 a.m. As well as your homes, how about cleaning up our mountain as well! The dumpster will be located across from the office parking lot on April 30 and May 1.

A reminder of the items that MAY NOT go in the dumpster are as follows: Liquid chemicals, paint, LEAD paint, batteries (for example: no car, truck batteries), tires, oils, medical waste, no hazardous waste of any kind, no refrigerators, freezers or air conditioners.

PLEASE REMEMBER THAT EVERYTHING MUST GO INSIDE THE DUMPSTER, AND MAY NOT BE LEFT ALONGSIDE THE DUMPSTER.

THANKS FOR YOUR COOPERATION IN THIS MATTER!

IN MEMORIAM.....PATRICIA D. SANDS

On January the first of this year one of Walnut Mountain's favorite ladies passed away following a brief illness. She was known by many as one of the "painting babes," a fabulous hostess when her husband Ed was the President, and "Queen Pat" to her Red Hat sisters. At 10:00 a.m. on May 7, 2011, a funeral mass will be held at the Church of the Good Shepherd in Ellijay followed by a celebration of her wonderful spirit at the Clubhouse at Walnut Mountain. All of her friends are encouraged to attend.

Roads and Culverts on Walnut Mountain

As we begin to put some serious planning together to make much needed improvements in our roads, I'm reminded of the old saying, "throwing good money after bad." What I mean by that is we can spend a lot of money improving roads but if we don't take measures to protect our existing roads, why do anything?

We've driven all our roads on several occasions, mapping out where we need to make improvements first. We've put together a list, but what's more disturbing is the culverts. You might ask why we're so concerned about the culverts when the roads are in such need for repair. The answer is that if we don't keep the culverts clear, the run-off of water from clogged culverts will destroy the road bedding and, in a very short time, we'll see further deterioration. Putting new asphalt

on our roads and not keeping culverts clean is throwing good money after bad. Just so everyone knows, if you have property with a culvert at the road, you are responsible for keeping your culverts clear of leaves and other debris. We don't have the maintenance manpower on the mountain to do this work unless the POA wants to increase assessments to hire this work out.

If anyone has any suggestions on solving this problem, please let a member of the Management Committee know. We are: Lynn Robey, Steve Barber and Fred Trice.

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Email Address for the Newsletter

The Mountaineer now has its own email address and we want to use it to address questions and answers. Please send any questions that you may have, suggestions for improvements, serious gripes and just regular comments to:

MntnNwsltr@aol.com

All serious questions will be answered in the next issue of the news letter. Thank you, the editor....

LOG HOME FOR SALE – 4BR, 3BA, NEW KITCHEN, DBL LOT W/GREAT LONG VIEW, WRAP AROUND PORCHES, TURN AROUND DRIVE, CALL 239 530 0372. THANKS FOR YOUR HELP, CHUCK AND MARY EITEL.

A Word About Docks Around Our Lakes

by Max Holstein, President

Over the past couple of months I have been asked to clarify the Board's position regarding docks on Walnut Mountain lakes. We have three major lakes and two smaller ponds on common areas at Walnut Mountain. Each of these impounds is completely surrounded by common area. This means that no one-property owner has ownership of any portion of any of our lakes. In addition, Turniptown Creek is within the common area. While some property lines may go to the water's edge (on the creek) most only go to within a few feet of the creek's edge. In reviewing the plat I can find no property that extends into the creek.

In the past the Board of Directors has authorized property owners to construct docks that extend into the lake and are on common property. As far as I know, and in talking with past Board Members, it has always been the Board's policy that any structure on any common property must be approved by the Board of Directors and must be for the common use of all owners.

The question of dock ownership has arisen when property changes hands and the previous owner does not explain to the new owner the conditions under which the dock was constructed or is allowed to exist. One of the main questions I have been asked relative to docks is regarding liability. Walnut Mountain Property Owners Association maintains liability insurance on all of our properties for the protection of the corporation. We do not maintain liability insurance that will cover residents or the person that constructs any improvement on common property.

Another question concerns maintenance of the docks. Here again, it has been the policy of the Board that the party that constructs the dock must maintain the dock. If a dock falls into major disrepair and presents a hazard or aesthetic

problem the Board may request the person that constructed the dock to repair or remove it. In

unique situations the POA may have to remove the structure.

The original developers of Walnut Mountain went to great lengths to make sure that our common areas were designated as such for the common use of all our owners. Should you have any questions regarding where your property ends and common area begins I would urge you to obtain a survey of your property. If you have any questions concerning the Board's position please email me at max@ellijay.com.

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TO OUR NEW PROPERTY OWNERS AT:

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DEAD BRANCH REMOVAL

At the WMPOA Board of Directors' meeting on April 19, 2011, the Board approved the following:

In an effort to improve the appearance of our mountain, the Management Committee is initiating the following service to our property owners:

Each property owner wishing to have dead branches that have accumulated on their property picked up, will need to have them stacked at the roadside for ease of pick-up on the third Monday of every month. Our maintenance staff will drive the mountain collecting these dead branches and taking them to the open area near the Administration building for grinding. The resulting mulch will be available for property owners to use.

Let's all pitch in and make our mountain the quality property we all desire. Plus it will decrease the fire hazard that dead branches become, keeping us a Fire Wise Community.

* * * * *

WANTED

LONG TERM RENTAL HOME – PREFER WALNUT MOUNTAIN (WALNUT RIDGE A PLUS) 3 BR/2BA OR MINIMUM LARGE 2 BR 1 ½ BA. NEED TO MOVE IN MAY, JUNE OR JULY OF THIS YEAR. PLEASE CONTACT CONNIE AT 706-633-8513.

* * * * *

CELL PHONE EMERGENCY NUMBER

EVERYONE, PLEASE PUT INTO YOUR CELL PHONE THE NAME OF THE PERSON YOU WANT EMERGENCY PERSONNEL TO CONTACT UNDER THE NAME **ICE**, WITH THEIR PHONE NUMBER. ALL FIRE AND RESCUE PERSONNEL KNOW TO LOOK FOR THAT NUMBER FIRST.

* * * * *

Property Owners: Please take note of the companies that advertise in *The Mountaineer* and utilize their services. Their ads substantially reduce our printing costs.



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A Taste of Walnut Mountain

APPLE PUFF

- 1 or 2 large tart apples, peeled and thinly sliced
- 3 eggs
- ½ cup flour
- ½ cup milk
- 1 tsp. sugar
- Dash of salt
- 3 tbsp. butter
- 2 tbsp. cinnamon/sugar mixture
- Juice of one lemon

Sauté apple in one tablespoon butter until slightly tender. Spread slices evenly in greased fluted quiche dish. Mix eggs, flour, milk, sugar and salt until well blended. Pour over apple slices. Bake 10 minutes at 475 degrees. Remove from oven, dot with remaining butter and sprinkle with cinnamon/sugar mixture. Return to oven for five minutes. Take to table puffed, and sprinkle with fresh lemon juice. Serves four for breakfast or brunch.

Meet the Candidates and Pool Opening Picnic

The WMPOA Board of Directors is again looking for WMPOA members interested in running for the Board. As stated in our CCR's, the Walnut Mountain Board of Directors is made up of twelve members with the term of each being three years. Four new members are elected each year. This formula helps to provide the continuity and stability a board needs, while also providing the much needed opportunity for new volunteers with new energy and insight. The Board will present these new candidates on Memorial Day weekend when we open the Pool. The WMPOA will sponsor the annual Meet the Candidates picnic on May 28, 2011, starting at 11:00 am. Hot dogs and the "fixins" will be provided.

If you are interested in running, please turn in a brief biography to Twila no later than May 16 so we will have time to take your picture and print up a flyer for everyone. Elections will be held at the annual POA meeting at the Clubhouse on July 16, 2010.

HOME FOR SALE IN BUCKHORN ESTATES

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The masked bandit is wearing a new disguise!



Racoons are not an uncommon sight on Walnut Mountain, but albino raccoons, while not rare, are very uncommon. Recently an albino raccoon has made several visits to a home on Mountain Oak Road (usually around the time the homeowner's outdoor cat is being fed). At first it was thought to be an albino possum because of its long, narrow snout, but the bushy tail marked it as a raccoon. White is not a good color for a wildlife creature and natural selection usually keeps their numbers small. Let's hope that the "Ghost Bandit" stays around for quite awhile.

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Grinch involved in pre-Christmas

Gnome–Napping



Photo of napped Gnomes
in happier times 1

The tranquil and somewhat enchanting nature of Walnut Mountain was assaulted just before Christmas by the GRINCH who gnome-napped two cute Gnomes who had just come to live on the mountain. The Gnomes arrived in mid-December to bring a bit of whimsy just before Christmas and to add a bit of cheer to the somewhat scary and very steep decent at the top of Mountain Oak Road.

On December 18, to brighten the winter season, the three climbing Gnomes were attached to rope and vine, close to the pavement, at the top of Mountain Oak Road, for the enjoyment of everyone who braved the steep grade. Two of the delightful Gnomes were climbing on a naturally hanging vine close to the road and the third Gnome brother was climbing a rope to a small rustic house perched on a long stump. When leaving the top of the mountain, it is necessary to slow greatly at the top of the grade, and WOW, there were two adorable Gnomes, saying, *"Good bye -- Safe travel."* Upon the return, and after going up the very steep section, they seemed to say, *"Welcome Back -- You've made it."* Regular travelers on this steepest part of Mountain Oak were quickly won over by the endearing figures.

Then on December 22, two of the Gnome Brothers were Gnome-napped by a GRINCH intent on removing their merriment from our corner of Walnut Mountain. This occurred only four days after they started their jovial mission to cheer up both residents and visitors alike. Now, only one lonely Gnome brother remains

climbing to his house. Observers note that the remaining Gnome was probably saved due to the fact that napping him would have required the GRINCH to traverse the ditch. The time of the Gnome-napping was narrowed down to between noon and 2 pm on Wednesday, December 22 by Bobbi Bassett who observed they had disappeared during her trip to Ellijay. If you, a responsible Walnut Mountain neighbor, spot these two Gnomes brothers climbing elsewhere, please bring this to our attention.

WARNING:

It should be noted that Gnomes are reputed to bring good luck and prosperity to those who care for them. But for those who abuse their merry, good natured spirit, Gnomes have been alleged to bring **the Gnome Curse** of bad luck and abject poverty. So to the GRINCH, who Gnome-napped those adorable figures, realize what you have brought upon yourself.

Epilogue:

The GRINCH who made off with the two Gnome brothers must have experienced the alleged **Gnome Curse** of bad luck because less than three months later (early March) the two brothers were tossed from a car about 400 feet from where they started their journey. One little climbing Gnome was unharmed by his ordeal but the other Gnome was broken beyond repair. Not to be foiled by the GRINCH, we quickly **"adopted"** another Gnome, who now stands at the Gnome home with a lantern. Now once again, three jolly little Gnomes greet those who are brave enough to allow their eyes to stray on the very steep decent at the top of Mountain Oak Road.

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