

# The Mountaineer

Walnut Mountain Property Owners' Association

Volume 160

October 1, 2019

WMPOA  
Quarterly Meeting  
11:00 a.m.  
Saturday,  
October 12, 2019  
at the Clubhouse



## President's Report

Although you wouldn't necessarily know it by the temperature, summer is almost over and fall is just around the corner on Walnut Mountain. Where winter and spring brought record levels of rain to Gilmer County, summer has been a lot dryer and we are now in need of rain. Leaves are already falling without turning fall colors. Seems like I blow the leaves off my decks daily (or should). Regardless, there is no place I would rather live than here on Walnut Mountain.

Because of the extended heat and lack of rain, we have kept the pool open past our normal Labor Day closing. We will keep it open throughout the month of September and close the pool on October 1. Because we keep the pumps running year-round and due to the elimination of pool monitors, in favor of an electronic access system, the cost of the extra month is minimal, and the pool is put to good use by several of our residents.

The paving projects went well this year and we have received several positive comments about the new paving. We are still in the process of side dressing the newly paved areas but hope to complete that soon. Our Roads Committee will start reviewing the anticipated projects for 2020 so that next year's budget will reflect those costs. I doubt we will be able to pave as much in 2020 as we did this year, but we will look at our priorities and work from there.

At the September Board Meeting we approved a new procedure for Short Term Renter Access. The procedure will help get short term renters into the property easier and be more efficient for our Welcome Center monitors. We are including the procedure in this newsletter and will be sending it out to the management companies, that we are aware of, that rent properties in Walnut Mountain.

The Board also authorized the formation of a Rules Committee which will be asked to review all our Rules and Regulations including those that pertain to the Architectural Control Committee (outside additions, maintenance, tree trimming and removal) and recommend any proposed changes to the Board for consideration.

As I am sure you are aware, we are still having problems with our access gate system. Without going into a lot of detail; the readers that pick up the signals

## Calendar of Events\*

10/2	Men's Coffee 8:30 am
10/2	Beautification 11:00 am
10/8	Book Club 7:00 pm
10/9	Men's Coffee 8:30 am
10/10	Garden Club Meeting, and Potluck, 6:00 pm
10/12	Board Meeting, 9:30 am
10/12	POA Meeting 11:00 am
10/16	Men's Coffee 8:30 am
10/23	Men's Coffee 8:30 am
10/25	Music Jam 7:00 pm
11/6	Men's Coffee 8:30 am
11/9	Board Meeting, 9:30
11/12	Book Club 7:00 pm
11/13	Men's Coffee 8:30 am
11/14	Garden Club Mtg and Potluck 6:00 pm
11/20	Men's Coffee 8:30
11/22	Music Jam 7:00 pm
12/4	Men's Coffee 8:30
12/10	Book Club 7:00 pm
12/11	Men's Coffee 8:30
12/12	Garden Club Meeting and Potluck, 6:00 pm
12/18	Men's Coffee 8:30

\*All events are at the clubhouse unless otherwise noted. Check the Calendar at the office or our website for changes. Our website address is: <http://www.walnutmtnga.com/>

from the gate passes are wearing out and they need to be replaced. We are currently looking at various ways to solve the problem and should have some answers and a recommendation within the next week. If necessary, I will call a special board meeting to present the solution and get the approvals to move forward.

I would also like to welcome our newest board member, Mary Scott, to the board. Mary has been active with our ACC over the past year and has assumed the role of Chairperson of that committee. I look forward to continuing to work with Mary as she brings good experience with homeowners' associations and the business world.

Due to several conflicts, the board elected to move the October Board Meeting and Property Owners' Meeting as well as the November meeting to the second Saturday of each month instead of the third Saturdays. The December Board Meeting is canceled.

Enjoy the Fall Season on Walnut Mountain. The Gilmer Apple Festival is just around the corner. Be prepared to welcome visitors to Gilmer County and those that come to our Mountain.

Max Holstein, President



Gregory Dobbins	1871 Walnut Ridge
Jeff & Patti Johnson	397 Walnut Ridge
James Link	237SleepyHollow Rd.
Stephanie Kolenut-Valdez	135 Walnut Ridge
Hector Allan & Jazmill Rivera	Lot 242
Mullins Pat & Micki	297 Pine Ridge Rd.
Ashley Barnett	347 Walnut Ridge

## FROM THE VICE PRESIDENT

It's been a busy and eventful summer in Ellijay! I hope you were able to get out and enjoy some of the wonderful amenities on this beautiful mountain we call home.

We had a great pool season this year. There were many hot and sunny days that were perfect for swimming and lounging by the pool. The transition to the new pool gate entry system went well and our staff did a great job of maintaining the pool and keeping it beautiful. The crew painted the clubhouse deck and built a storage closet for tables inside the clubhouse, so the tables are no longer a safety issue and eyesore in the hallway!

We are in the process of installing two more pumps on our water distribution system. These pumps will serve as additional pumps that will keep our water system running at normal capacity should one of the current pumps fail. We are also seeking bids for generators that will keep the water system operating during prolonged power outages.

The staff continues to side dress the roads where necessary, especially on the newly paved areas. We have also installed reflectors on both sides of Walnut Ridge and on the right side of Laurel Ridge to help navigation during foggy weather.

Walnut Mountain is so fortunate to have the wonderful, hardworking staff that we do. Each one of them gives 110% daily to make this mountain better. They are on call 24/7 365 days a year. In addition to keeping this mountain running seamlessly, they respond to multiple work orders submitted by property owners daily. It is unusual for a work order to go more than a couple of days without being completed. I would ask that all of us keep this in mind when interacting with our staff. If you appreciate something that they have done, please take a minute to let them know it. Kind words and small acts of appreciation mean a lot to everyone.

I am always happy to hear from property owners. If you have any questions, suggestions, or complaints concerning the operation of Walnut Mountain, feel free to get in touch with me. Board Member contact information is on the Walnut Mountain website.

Carol Callicutt - Vice President



## SNAKEBITES – DO AND DON'TS

What to do if you've been bitten:

Stay calm. While very painful, snakebites can be treated and are rarely fatal. Wash the bite gently with soap and water if this won't delay transport to the emergency room. Remove any jewelry and constricting clothing from the area of the bite. Keep the arm or leg (usual sites for snakebite) immobile and in a neutral position. Call Poison control (800-222-1222) right away. The poison specialists and medical/clinical toxicologists on staff are experts in treating snakebites and will work with the physicians in the emergency department so you'll get the proper treatment. Although there are a variety of folklore practices and commercial products for treating snakebites, evidence shows there is nothing that can be done in the field to significantly alter the outcome of a snakebite.

What Not to Do:

Don't risk another bite by trying to capture or kill the snake. If you can take a picture or describe the snake, that is good enough for proper treatment. It is also important to know that even a dead snake or decapitated head can still envenomate a person. Don't apply a tourniquet. They can lead to ischemia, gangrene and amputation. Don't cut the wound and suck out the venom (either by mouth or with an extractor device.) Experimental models show those do not extract any venom and increase local tissue damage. Additionally, oral suction can introduce bacteria into the wound and cause an infection. Don't apply ice. This will not slow the spread of venom and can cause significant frostbite. Don't attempt to shock the wound with a stun gun or other electrical current. While there are numerous personal testimonials and anecdotal reports (including a few that involve a car and a set of jumper cables), experimental models show no benefit and delayed would healing. Source: Tennessee Poison Center and the Chattanooga Times Free Press.

**A+ QUALITY SERVICE**

*Free Estimates / Fast Service*

- All Home Repairs • Landscaping/Yard Work
- Interior/Exterior Painting/Staining • Carpentry
- Pressure Washing • Decks • Retaining Walls • Roofing

Plus Much More

**706-635-7656 or 706-889-5213**

Lynne Pitters Elias Vicente

**Bonded/Insured**

**Gilmer Arts**

**B.E.S.T. Series**

*25th Anniversary*

**John Jorgenson Quintet**

*Gypsy Jazz*



**NOVEMBER 9, 7:30pm**

Elijay Auditorium at Elijay Elementary School - 32 McCutchen Street, Elijay, GA 305

**\$55 VIP Ticket** includes front section seating and meet & greet with John Jorgenson and his band.

**\$35** Front Section Seating

**\$25** Standard Seating

All seats require advance reservation.

You don't want to miss this special evening with "the US Ambassador of Gypsy Jazz!" The Gilmer Arts BEST series welcomes one of the world's greatest guitarists, **Grammy winner, John Jorgenson and his band**. Come hear why legends like Elton John, Earl Scruggs, Duane Eddy, Peter Frampton and Brad Paisley have sung Jorgenson's praises. **RESERVE YOUR SEATS TODAY!**

**SEAT RESERVATIONS**  
706-635-5605 [GILMERARTS.COM](http://GILMERARTS.COM)

10% Member Discount on B.E.S.T. tickets



## Treasurer's Report

Congratulations, Walnut Mountain! We received an A on our accounting review -- great job Connie and the Finance Committee. This same accounting firm that completed our tax returns said this was a very thorough review. I asked the accountant if any adjustments or corrections to our books were needed and she said "no."

When I began as the treasurer, one of our reserve accounts was classified as dormant due to inactivity. The inactivity did not concern me but missing out on a significant amount of compound interest did concern me. Over a five-year period, our bank accounts fluctuated between \$306,000 and \$750,000. The Finance Committee listened when members of the community recommended pursuing higher interest rates.

5 years of \$300,000 invested at .1% compounded monthly = \$1,503 or

5 years of \$300,000 invested at 1.5% compounded monthly = \$23,350

So, we moved our largest reserve from an account earning .05% to an account earning 1.75%

Then members said, "Why aren't we spending that money? So, Walnut Mountain decided to spend a significant amount improving the mountain. Our bank

accounts were at an all-time high in May of this year. Currently, we are about \$10,000 below where we were this time last year. As you drive around the mountain you can see many improvements -- our roads, pool, clubhouse, Hwy. 52 sign and water system look and work better than they have in a long time.

On another note, the Soukups have sold their home, so Rich has had to resign from the finance committee. I would like to thank Rich for all the work he has done and wish him and Nancy much happiness in their new place.

Bill Schmid and I have begun the process of preparing the budget. We will present a draft for board review at the October meeting. After we receive feedback from board members, we will make any necessary adjustments and submit a final budget for board approval (perhaps at a budget meeting). The approved budget will be mailed to members on November 15th with the assessments. We remain committed to fiscal responsibility and harmony on the mountain.

Frank Randall, Treasurer

## Winter Survival at Walnut Mountain

In order to survive what Mother Nature delivers during the winter months, year-round residents should be able to answer the following questions in the affirmative.

1. Do you have an alternate heat source in case of an electrical failure?
2. Do you have an adequate supply of prescription drugs, canned food, staples, etc., to last at least ten days?
3. If it is necessary for you to go to work, do you have a 4-wheel drive vehicle plus chains, plus the know-how to drive mountain roads under adverse conditions?
4. Are you capable of walking to the Welcome Station from your home if necessary?

If you answered "NO" to any of the above questions, you are NOT fully prepared for a safe passage through the winter months at Walnut Mountain.

The weather service usually gives us ample notice of snow and/or ice by radio or TV. If you cannot handle adverse conditions, then perhaps you should decide to leave the mountain until the conditions improve.

## Winterizing Your Walnut Mountain Home

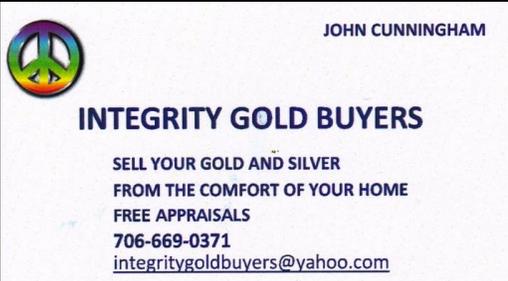
Wintertime temperatures will often read in the low twenties and thirties or lower here on the mountain. To avoid the damage that your home could incur from freezing and/or bursting pipes, the following preventive measures should be taken.

The single most important item to remember is ALWAYS TURN OFF THE WATER at the meter when leaving your home for more than 24 hours. Outside hoses should be disconnected and drained and insulated caps should be placed on the outside spigot. Water pipes should be wrapped in an insulating substance (tape, foam, etc.). If your water heater is exposed, wrap it in insulating material as well.

If your home is to be unoccupied for the winter, come November or December you not only need to turn off the water, but to prevent the water from freezing in the lines and toilets, anti-freeze must be added and the lowest lines drained. Shut off the toilets and flush them to reduce the amount of water left in the tank. Add one cup of anti-freeze to the toilet bowl and one cup to the tank. One fourth of a cup should be put in the drain of all bathtubs, showers and sinks. Do not add to the dishwasher. Open all faucets. Drain the hot water tank after turning off the power to it. Do not turn the power back on until the tank has been filled.



**CARDD CONSTRUCTION, LLC**  
CUSTOM BUILT HOMES, REMODELING, GARAGES,  
ADDITIONS, ETC.  
**Jamie Cardd**  
Licensed and Insured General Contractor  
706-276-3554 HOME  
706-273-9365 CELL  
E-Mail: [carddconst@ellijay.com](mailto:carddconst@ellijay.com)  
[www.carddconstruction.com](http://www.carddconstruction.com)  
20 Years Experience  
Excellent References  
Free Estimates



**JOHN CUNNINGHAM**  
**INTEGRITY GOLD BUYERS**  
SELL YOUR GOLD AND SILVER  
FROM THE COMFORT OF YOUR HOME  
FREE APPRAISALS  
706-669-0371  
[integritygoldbuyers@yahoo.com](mailto:integritygoldbuyers@yahoo.com)

## PROTECTING PROPERTY VALUES IS WHAT OUR POA IS ALL ABOUT

One of the biggest advantages of living in a common-interest development is the ability of the Association to preserve, protect and enhance property values. Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. But it is those same rules and regulations that protect, preserve and enhance the investment each of us have in our home.

## ARCHITECTURAL CONTROLS' APPROVAL ENSURES CONFORMITY AND PROMOTES PROPERTY VALUES

Architectural controls and guidelines and procedures for gaining architectural approval were established in order to promote aesthetic conformity and eliminate architectural changes that threaten the investment other members have in the Association. By following the architectural guidelines and obtaining approval from the Association before any exterior changes are made, we are doing part of our duty as members of the Association.

Our governing documents require that the Association approve all proposed exterior changes, modifications, additions or tree work before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed exterior changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact your Architectural Control Committee. ACC forms are available for pick up at the management office or on our web site. The Committee meets every Tuesday and does it best to do site visits for all requests received by Tuesday 8:00 am. Remember to provide as much information as you can including samples of paint, roofing etc. Trees must be clearly marked prior to submitting your request for tree cutting or pruning. Please help us help you get your project completed.

The Welcome Center will have a copy of the ACC's approved project list to ensure that only contractors whose project has been approved by the ACC are allowed access to Walnut Mountain. Mary Scott, ACC

## BEAUTIFICATION

Hello from one of the hardest working committee on the mountain. We are the committee that plants seasonal plants, hangs baskets, updates the pool garden and barrels and is responsible for all the gorgeous daffodils you see every spring. We will be getting ready for some fall updates right away.

However, our fearless leader, Sherry McGuff, has moved off the mountain and we need YOUR help. Anyone who loves to dig in the dirt and enjoys the results, is who we seek. We will be meeting at the clubhouse on Oct. 2<sup>nd</sup> at 11:00 am and I hope you will be joining us.



**WALNUT MOUNTAIN PROPERTY OWNERS' ASSOCIATION  
SHORT TERM RENTER ACCESS**

Owner/Agent informs Welcome Center or Office of name and number of Guest Renters, (see below for the telephone numbers) and provides them with detailed directions from our gates to your property.

Owner/Agent should install Lock Box, for keys, on the Cabin and, if applicable, remove the existing lockbox from Library across from Walnut Mountain Welcome Center.

If Guest Renter arrives when the Welcome Center is open, they should check in there before proceeding to the cabin. Hours are: M-S 7:30am – 4:00pm Sun: 11:00 AM – 3:00 PM

If Guest Renter arrives after Welcome Center hours, they must use the call box to call the owner/agent to gain access. Owner/agent will need to provide Walnut Mountain with a telephone number that can be programmed into the gate system that will be monitored for their arriving guests 24 hours and 7 days a week.

It is up to the owner/agent to provide the Guest Renter with Pool Pass and/or Gate Pass. If a Guest Pass or Pool Pass is lost the Owner/Agent should immediately notify the Walnut Mountain Office to have the card(s) deleted. If a Gate Pass or Pool Pass is deleted and reissued there will be a charge of \$40.00 for the Gate Pass and \$7.50 for each pool pass.

Telephone Numbers: Walnut Mountain Office: 706-635-2565 Hours: M-F 7:30 am through 4:00 pm  
Walnut Mountain Welcome Center: 706-635-7455

JARED WILL BE SPEAKING ON  
FRAUD PREVENTION AT THE  
OCTOBER 12, 2019 WALNUT  
MOUNTAIN PROPERTY OWNERS'  
MEETING. HE WILL ALSO BE  
PROVIDING DRINKS AND NIBBLES.

Dreaming Up the  
Ideal Retirement  
Is Your **Job**. Helping  
You Get There Is Ours.

To learn more about Why Edward  
Jones makes sense for you, call  
or visit my office today.



**Jared K Arrant**  
Financial Advisor

167 Fowler Street  
Ellijay, GA 30540  
706-636-3800

[edwardjones.com](http://edwardjones.com)

Member SIPC

**Edward Jones**  
MAKING SENSE OF INVESTING

**Blinds  
by Design**

Free Estimates & Installation

**Lynne Pitters** 706-669-1244  
888-338-1303

[www.blindsbydesignllc.com](http://www.blindsbydesignllc.com)

## 2019 FALL FESTIVALS

For the perfect weekend outing, you might want to head for one of these nearby fall festivals:

Annual Georgia Marble Festival  
October 5-6, 2019  
Across from the Jasper Middle School



Cherry Log Fall Festival  
Oct. 6 - 20 2019 - Downtown  
Cherry Log, 9am to 5pm

Georgia Mountain Fall Festival  
October 11 19 2019  
Georgia Mountain Fairgrounds

Blairsville Sorghum Festival  
Meeks Park Blairsville, Ga.  
October 12-13 & 19-20, 2019



Georgia Apple Festival  
October 12- 13, 19-20, 2019  
Ellijay Lion's Club Fairgrounds

Annual Fall Arts in the Park  
City Park, Blue Ridge, GA  
October 12-13, 2019

Dahlonega Gold Rush Days  
October 19-20, 2019  
Historic District, Downtown

Talking Rock Heritage Days Festival  
October 19-20, 2019  
Talking Rock, Georgia

Mountain Moonshine Festival  
October 25-27, 2019  
Dawsonville, GA



Paws in the Park  
October 19, 2019  
Blue Ridge City Park 10am-2pm

## RECIPE OF THE QUARTER

### No Peek Chicken

#### Ingredients:

1 box Uncle Ben's Long Grain Wild Rice (original recipe)

1 can cream of mushroom soup

1 can cream of celery soup

1 or 2 cans water

Chicken breasts, thighs or tenders

#### How to make it :

In a greased 9 x 13 pan, mix the box of rice, cans of celery and mushroom soup and one or two cans of water. (I always add the extra can of water because I like moist rice.) Arrange the raw chicken on top of the rice mixture....Cover and seal with foil.....Bake at 350 degrees for 2 1/2 hours and "Don't Peek!"

At the end of the cook time, remove the foil and let it sit under a broiler for a few minutes to brown the chicken.

Your house will smell amazing!





# RE/MAX

## RE/MAX Town & Country

### Doug Morgan Associate Broker

Selling North Atlanta  
& North Georgia Mountains  
706-515-7653x260-Office  
770-377-0578-Direct

dougsellsthemountains@gmail.com  
www.dougmorganproperties.com

 Each Office Independently Owned and Operated 



PRESORTED PAID  
U.S. POSTAGE  
ELIJAY, GA  
PERMIT NO. 45

Walnut Mountain  
Property Owners' Assoc.  
3808 Turniptown Rd. #4030  
EliJay GA 30536

