

The Mountaineer

Walnut Mountain Property Owners' Association

Volume 158

April 1, 2019

WMPOA

Quarterly Meeting - 11:00
am, Saturday, April 20,
2019, at the Clubhouse

Calendar of Events*

4/5	Yard Sale 8:30 – 4:00
4/6	Yard Sale 8:30 – 2:00
4/8	Bingo with Joe 7:00 pm
4/9	Book Club 7:00 – 8:00 pm
4/10	Men's Coffee 8:30 am
4/11	Garden Club 6:00 pm
4/13	WM Clean Up 10:00 am
4/17	Men's Coffee 8:30 am
4/20	Board Meeting, 9:30am
4/20	POA Meeting 11:00 am
4/24	Men's Coffee 8:30 am
4/26	Music Jam 7:00 pm
5/1	Men's Coffee 8:30 am
5/7	Cards & Games 7:00 pm
5/8	Men's Coffee 8:30 am
5/9	Garden Club 6:00pm
5/13	Bingo with Joe 7:00 pm
5/14	Book Club 7 pm
5/15	Men's Coffee 8:30 am
5/18	Board Meeting 9:30 am
5/22	Men's Coffee 8:30am
5/24	Music Jam 7:00 pm
5/25	Meet the Candidates & Open the Pool 12 noon
6/4	Cards & Games 7:00 pm
6/5	Men's Coffee 8:30 am
6/10	Bingo with Joe 7:00 pm
6/11	Book Club 7:00 pm
6/12	Men's Coffee 8:30 am
6/13	Garden Club 6:00 pm
6/15	Board Mtg 9:30 am
6/19	Men's Coffee 8:30 am
6/26	Men's Coffee 8:30 am
6/28	Music Jam -3:00 pm

*All events are at the clubhouse unless otherwise noted. Check the calendar on our Website for changes: <http://www.walnutmtnga.com>



PRESIDENT'S REPORT

Winter is finally over! Well, it will be by the time you read this. I am writing this on Saint Patrick's Day weekend, and it is the first weekend since January 1 that we have not had rain. This has probably been the wettest and coldest winter since I have been

a full-time resident on the Mountain. In case you haven't realized; I hate winter. But, not enough to move farther south. All in all, we have the best climate right here in North Georgia (well, in my opinion). Our staff has been great keeping our roads open and clear of the trees that have fallen. Amicalola EMC has done a great job of getting power restored when trees have taken out power lines.

The Roads Committee presented the Board with their recommendations for 2019. They submitted a report, which prioritized all needed repairs and repaving. The Board accepted the recommendations at the March Board meeting. The report is posted on the Walnut Mountain web site for your review. The repairs are itemized, and priorities are established (1 through 4). The next step will be for the Committee to prepare bid specifications and invite paving contractors to submit bids. Because of estimated costs, not all repairs will be feasible in 2019. In 2018 we were able to complete the repairs that were listed as Priority 1 projects. This year the needs were reprioritized, and we will obtain separate bids on both Priority 1 and 2 projects. The Board has previously approved approximately \$100,000 in the 2019 Capital Expense Budget for road repairs. It is anticipated that the Priority 1 projects alone will come close to the budgeted amount however, the Board has the option of amending the budget and taking additional monies out of our current reserves. A lot depends on the final report from the Biannual Dams Inspection that I will cover next.

In January the Board hired Golder Associates (engineer of record on our dams) to prepare the Biannual Dams Inspection required by the State of Georgia. The inspections have been performed, and we are awaiting the receipt of the written report that will be sent to the state. We have received a verbal report from the engineer who did the inspection and he and he indicated that there are no major problems with any of our dams.

Minor items that were found are currently in the process of being handled by our staff. The Board has previously set aside funds to make any needed major repairs to the dams. If the dams are, in fact, in good condition, the Board may want to use the money that we have in reserves to help with repairing the roads. We anticipate receiving the written report by the April Board meeting. If so, the Board could make the decision at that time whether to expand the roads project for 2019.

If you are looking for something to do, here are some things that are currently planned at the Mountain:

- The Welcome Committee is having monthly socials at the clubhouse to welcome new property owners to the Mountain. All current property owners are encouraged to attend to meet and welcome new owners.
- A yard sale will be held at the clubhouse in April. You are encouraged to donate items. The proceeds from the sale will be used to purchase new ceiling tiles for the clubhouse.
- The ever-popular Music Jam was started up again in March. This will be a monthly activity at the clubhouse.
- The weekly “Men’s Coffee Club” is on Wednesdays (8:30am) at the Clubhouse.
- Book Club has started up again and will meet monthly at the clubhouse.
- Bingo is scheduled to be revised shortly.
- The Craft Sale will be revised, and plans are for the first weekend in November.
- Clean up days both for Turniptown Rd and Walnut Mountain are planned for this spring.

Complete details of all these activities will be provided in email blasts, elsewhere in the Newsletter and on the Walnut Mountain web site. My main reason for listing these is to let you know there are good things happening at Walnut Mountain. Each of these events is the “passion” of our residents who have approached us with the idea and willingness to take on the responsibility of planning and directing the event. If you have an idea and are willing to direct the activity let us know and we can help make it happen.

Once again, we are looking for property owners who are willing to volunteer their time as Board Members. The July Property Owners Meeting is our annual meeting where there will be three Board Members elected. If you are so inclined please contact Tim McLaughlin, Chairman of the Nominating Committee. Lynne Pitters is also on the Nominating Committee and you can give your name to her and any member of the Board. Each year three Board positions are available, and it does not matter if you are a full or part-time resident or an unimproved lot owner. Just that you are a Property Owner in good standing and are willing to attend monthly meetings and serve on one of our standing committees.

The next Property Owners’ Meeting will be on April 20, 2019. We will start at 9:30 am with our monthly Board Meeting and the Property Owners Meeting will begin at 11 am. I hope to see you there.
Max Holstein



FROM THE VICE PRESIDENT

With spring just around the corner, our staff is hard at work getting our facilities and grounds ready for warm weather. Can it really be possible that pool season is only 8 weeks away? The pool will open Memorial Day weekend. Look for more details in the coming weeks. Thank you, John Cunningham, for the great job you have done keeping the pool and pool equipment running through the winter. This should make the pool opening go much more smoothly.

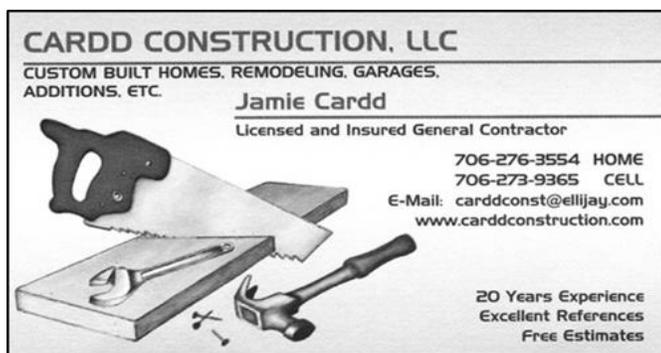
Did you know that as a Walnut Mountain property owner you are responsible for keeping the culverts

on your property clean and in working order? Our maintenance staff keeps the roadside ditches cleaned out, but they do not clean out the culverts (pipes) under driveways. With all the rain we had this winter, there were several instances where water was kicked out into the roadways because culverts were clogged. This can create unsafe conditions on the roadway so please check your culverts regularly and make sure they are working properly.

Please remember that our dumpsters are for household trash only. Unwanted household items are not to be left at the dumpsters in the hope that others might want your castaways. There are several thrift shops in Ellijay that would be happy to have your items.

Because of the great response to the first recycling box, we have added a second recycling box for cardboard. They are located on the left as you pull into the driveway for the dumpsters. Please don't leave cardboard on top of the boxes. If you can't put the cardboard in the recycling box because it is full, bring it back another time or put it in the dumpster. Please don't leave your mess to be cleaned up by someone else.

I hope each of you can get out and enjoy our beautiful mountain!
Carol Callicutt



SPECIAL PROJECTS AND RULES REPORT

After several months of "hunting and gathering", our most imminent special project is about to come to fruition; OUR RETURNING WALNUT MOUNTAIN NEIGHBORHOOD YARD SALE! Last fall the idea of

having a fundraiser to replace the clubhouse ceiling was presented to and approved by the board of directors under the direction and blessing of Mr. Max Holstein. Our committee, headed up by Marjory Walsh and Lynn Robey, is so blessed to have so many volunteers working side by side for the last several months. In addition, we have had an outpouring of donations, which have far exceeded our hopes and expectations. I want to thank all of you for assisting in getting this project off the ground and laying the groundwork for future fundraisers and (fingers are crossed) for hitting our fundraiser goal to replace our current clubhouse ceiling.

The actual yard sale will be held on Friday, April 5th from 8:30 am until 4:00pm and Saturday, April 6th from 8:30 am until 2:00 pm. Ads were posted in the paper and several fliers were placed strategically around town. Our committee consists of 20 residents and former residents. Committee members agreed to each take a month to receive donations downstairs on a bi-weekly basis and then as time grew nearer, twice a week. Our other group of volunteers (the ladies and previous homeowners who founded the yard sale) will be arriving on the mountain toward the end of March with their work cut out for them! They will be doing the pricing and displaying of the merchandise. We also have several other volunteers coming the days of the event to help on the floor. Again, Lynn and I thank everyone so much for their assistance and we look forward to seeing you all during the sale.

On another note, Max has asked me to work on a brochure to give to both rental agencies and the visitors who come to our community to vacation. The purpose is to welcome them but to also provide them with information regarding the location and use of our amenities, as well as provide them with clarification as to our rules and restrictions. We are hoping this will help with a smoother, easier tourist season in general and less confusion at our 3 centralized gates and welcome center. Jim and Ken, our gate guys, are assisting on this committee, and in addition have written an informative article for this newsletter.

I have gathered several photos and historical information regarding our beautiful community. I ve a couple of property owners who are assisting and hope to have more progress made as soon as our yard sale is completed. If anyone has any more photos, documents, or information they would like to share regarding the history of our community, please feel free to contact me.

Lastly, I put before the board, the idea of bringing the craft fair back again this coming fall. The date we have picked is November 2nd. I am currently working on the fall craft fair set up and preparing registration applications for interested vendors.

Thank you, Marjory Walsh



FIREWISE & SAFETY FROM JOHN DEAN

Since power surges are common on Walnut Mountain and can damage many electronic devices, Amicalola Electric has a program that they install a surge protector on the meter for your home that can help with this problem. They charge \$4.50 per month and will replace the surge protector as needed. The installation takes minutes and 2 visible lights show that the protector is functioning.

Amicalola also has a program that will repair or replace your water heater when it fails. The charge for that program is \$1.49 each month and I can report that they replaced my water heater recently without a hassle.

In addition, if your power lines come into your home from a pole and those wires are surrounded by tree limbs they also come out and trim back trees that are causing a problem or could be causing a problem soon.

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FROM THE WELCOME CENTER

Greetings and a happy spring! Now that the weather is beginning to get nicer, you may be having some more guests and/or contractors coming to your home. Here are some thoughts to help them get to you more easily:

1. Please direct your visitors to stop at the Welcome Center on Turniptown Road. We will log them in and get the gate open. We can also help with directions if necessary. This is important because we need to have an idea of who is on the mountain and where they should be.
2. Equally important is the use of the callboxes. Please discourage your visitors from using these during Welcome Center business hours (Mon-Sat 7:30am to 4:00pm; Sun 11:00am to 3:00pm). Very often people get frustrated and tie up the callboxes and block traffic. None of us came here to deal with traffic jams. If we're open, please send them to us. We promise to take good care of them!
3. For after-hours, please help your visitors by making sure that they have your three-digit gate code and that they enter it and press the "Call" button. This will make a call to whichever phone (home or cell) you designated with the office manager. When you answer the call and your visitor identifies them self, you press "9" and the gate will open. Understand, if you don't answer and press 9 they will not get in. But please, PLEASE save this for after-hours.
4. By the time this is published, all of our gates should be operational. When speaking to your visitors, please mention that gate 3 is working and

they will have to stop at the Welcome Center. We don't want to lose the gate again. Please remind them to stop at the Welcome Center.

5. Some have asked about the Fire Danger Today sign across from the Welcome Center. We update this sign daily based on information from the Georgia Forestry Commission. It is generally changed either after 3:00pm or at 7:30am, circumstances permitting.

6. Occasionally, people bring us keys that they've found at the mail kiosk. If the key was left in a mailbox, please note the mailbox number so we can identify the owner; if found elsewhere, please give us an idea about the location.

We hope your spring is healthy and happy Ken & Jim

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NOMINATING COMMITTEE

The Walnut Mountain board will have (3) seats being voted on this year. Lynn Pitters and I will not only be looking for new owners to step up to the plate and run for a seat, we will also be needing several people to help organize the election and count votes. Please reach out to Lynn or me if you are interested. Thank You
Tim Mc Laughlin

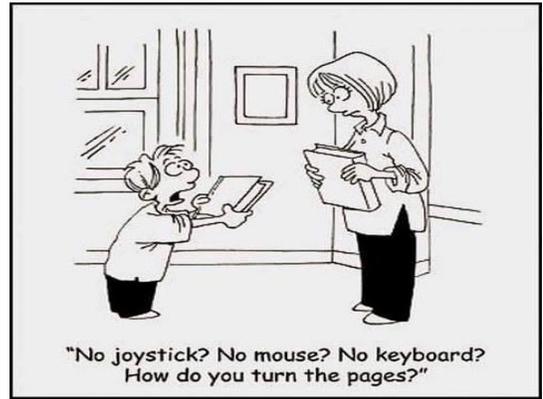
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BEAUTIFICATION COMMITTEE

Spring has come to Walnut Mountain. The daffodil and grape hyacinth bulbs, which the committee members planted in areas around the mountain last year, are now in full bloom. Members held a workday to weed, rake, and make the garden and common areas ready for their April planting.

They scheduled a Turniptown Rd. cleanup on March 25.

A mountain cleanup day is scheduled for Saturday, April 11. All residents are encouraged to participate in clearing limbs and debris from common areas on the mountain. Weather permitting, we will meet at the clubhouse at 10 a.m.

The beautification committee meets monthly February through April and September through November. Members share ideas and plans to make our mountain community a haven for beauty and tranquility. We continue to work closely with our maintenance staff in addressing certain projects. We encourage all residents to keep our community clean and an attractive place to live.
Sherri McGuff

Arguing with a women is like reading
the Software License Agreement.

In the end, you ignore
everything and click
"I agree".

TREASURER'S REPORT

I would like to welcome two new members to the Finance Committee: Richard Soukup and Bill Schmid.

Rich and his wife Nancy have been residents of Walnut Mountain since 1995. Rich was a board member for five years and has continued to serve on numerous committees. Rich retired after being a project manager with an engineering firm for 20 years. Rich designed and built custom homes for eight years, including several in Walnut Mountain.

Bill retired after being the principal of a commercial general contracting firm in Atlanta for 35 years; annual sales averaged 7 to 8 figures. He has been married to Linda since 1967. They have 4 children, 6 grandchildren, and 1 great grandchild. They purchased their home in 1995 and moved here in 1999. Bill has been active with Friends of Gilmer County Animal Shelter for 10 years.

We have started advertising on the Walnut Mountain website. Please tell friends and neighbors. I would like to thank Jerry and Joy Ward for doing the technical and creative work.

On February 16, 2019, at the monthly board meeting, I was given permission to implement a plan designed by the Finance Committee to increase earnings on our reserves. We were given the following instructions: stay with local banks, make sure our money remains liquid, and is FDIC insured. We significantly improved our earnings rate in all three reserve accounts. We raised our largest account from .05% to 1.75%.

Currently we have over \$750,000 deposited in our banks. However, with \$111,900 budgeted for our roads and an average of \$44,187 per month in operating expenses, we must continue to be wise with our money. I am happy to announce that we came in at 10% below our 2018 operating budget. This year our books will be reviewed by an independent CPA firm. I have begun that process. We remain committed to fiscal responsibility and harmony on the mountain. Frank Randall

WELCOME TO OUR NEW HOMEOWNERS

Michael & Tommie Autrey	747 Mtn Oak Rd.
Jared Humphries	60 Laurel Ridge
David & Sierra Westrick	3787 Turniptown Rd.
Terri & Erin Greer	120 Walnut Mtn Ct
John & Denise Faircloth	1679 Walnut Ridge
Keith & Judy Riddick	1457 Walnut Ridge
Teresa Burgess Local Homes	15 South Lake Drive

WALNUT MOUNTAIN GARDEN CLUB

The Walnut Mountain Garden Club was founded 20 years ago by Judith Williams and Laura Nizinski. The members of the Garden Club decorate the Mountain for the holidays and display the flags.

Over the past couple of years, it has had less of a gardening focus, and had become more "social". While long standing friendships prevail, the club is "getting back to its roots". Moving forward, we will be having garden programs on a multitude of subjects, but always tailored to the unique challenges of gardening on the mountain.

The club meets the second Thursday of every month, at 6:00 p.m. We meet at the Clubhouse. We post a meeting notice each month on our hanging sign at the mail kiosk and welcome guests. We also have a potluck dinner. We are providing advance information on our programs in hopes that you will join us.

April 11, 2019

May 9, 2019

June 13, 2019

Shade Solutions

Pondless Waterfalls

Gardens Love Bees

Our club members range in experience and expertise. So, it doesn't matter if you are a Master Gardner or you only know what dirt is, you will fit right in. Shared information and our programs help solve common garden challenges plus...it's a lot of fun!
Rhonda Yabrow



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SPRING TIME REMINDERS FROM THE ACC

Spring is here, and this will be a very busy time for the WMPOA Architectural Control Committee. To help the committee and you, the property owners, get things done in a timely fashion remember to:

1. Fill out a request form for any work to be performed on your property and return to office.
2. Be very specific with your requests to be performed. Drawings or pictures preferred.
3. Show setbacks and property lines when necessary.
4. For painting, please provide color choices on your house to determine the true appearance.
5. For tree work, place orange or brightly color tape around each tree to be worked on. One circle of tape for pruning and two for take down. Remember to give reasons for doing.
6. The ACC works on Tuesday (weather permitting) each week and cannot always answer all requests in just one day. The POA Rules and Regulations allow the ACC up to 15 days to answer a request.
7. After request approval is or is not approved, a copy will be mailed back to you. Another copy will go to the welcome center to allow workers the ability to enter mountain and perform designated work.
8. For all in depth instructions, please refer to your copy of Rules and Regulations.

Now is an excellent time to observe your property and spruce up your home and your yard to keep Walnut Mountain being the place where we all want to live!!

POOL OPENING MEMORIAL DAY WEEKEND

We made it through a mild winter and spring has finally arrived which means that Pool Season is right around the bend. The Pool is scheduled to open **May 25th, 2019, Memorial Day weekend**. We look forward to a great 2019 Pool Season and encourage all to come and enjoy this wonderful amenity.

As this season opens, I would like to revisit the issue that we had last year regarding some miscommunication and confusion that was circulating in conversation around WM concerning the position of Pool Monitor. I would like to address this issue once again, because I have received numerous calls and comments from concerned residents. It is important for all to realize that there is a huge difference between the Pool Monitor position and a Lifeguard. There is no Lifeguard on duty at the WM pool as referenced by the multiple signs posted around the pool area. The WM pool is a "swim at your own risk" pool as the Pool Monitor is not, and was never intended to be, a Life Guard. Some of the duties and responsibilities of the Pool Monitor position are as follows:

- Scanning pool passes of guests to ensure eligibility of WM amenities
- Enforce the Rules of Use which are posted on the pool entrance gate
- Keeping the pool deck tidy and chairs orderly
- Keeping the trash cans emptied
- Clean out pool filters every shift
- Clean the restroom facilities
- Ensuring that the pool gate and the Clubhouse entrance gate are locked every evening after close

Each Pool Monitor has been and will be trained by Jim Waddell to use the shepherd's hook and floatation devices in case of an emergency. As part of their training they have been instructed to **NEVER** enter the pool in an attempt to rescue a distressed swimmer. The Pool Monitors are also equipped with a designated cell phone for emergency use.

We look forward to opening the pool on Memorial Day and we again urge all residents and guests to use the amenity often and responsibly.

Regards, Connie McVey, Property Manager

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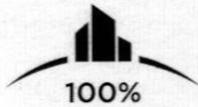
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