

The Mountaineer

Walnut Mountain Property Owners' Association

Volume 156

October 1, 2018

WMPOA
Annual Meeting &
FIREWISE
11:00 a.m.
Saturday,
October 20, 2018
at the Clubhouse

PRESIDENT'S REPORT

This summer has seen a lot of activity and some change on Walnut Mountain. I will admit it has been a bit of a challenge coming out of my "cave" and getting involved, once again, in the details of running the Mountain's Property Owners' Association. However, as someone once said about other things, "it's pretty much like riding a bike". I'll just try to be careful and not crash. I am continually pleased with the amount of support that the entire board has been given by you, the property owner members of the Association, and I trust that each member of the Board will strive to keep earning your support while realizing that if we don't, you will let us know.

In addition to getting new board members and new officers, we had to replace and realign some of our key staff. Dale Davenport found a new position in Pickens County, closer to his home, and we celebrated his new job, with him, while mourning his loss. I always felt that losing a key staff member is a "double edge sword". While it may be a temporary setback it is also an opportunity to better the organization. After some discussion, the Board decided to promote our Office Manager, Connie McVey, to the position of Property Manager and place all staff and maintenance functions under her. In addition, we hired Brandy Davenport as Administrative Assistant. I must say, so far, we have "hit a home run". From my perspective, all our staff, including our seasonal help and pool monitors have done an excellent job in keeping the Mountain properly maintained and along with the help the residents that work on beautification, looking good.

All of this was tested during the weekend of the annual Property Owners Meeting in July when a major storm took out all our power as well as numerous trees. Saturday morning found us with power out as well as many roads blocked with downed lines and trees. The Board and Property Owners' meetings were held without lights or air conditioning but came off very well.

Three new Board Members, Shyla Brenan, John Dean and Frank Randall were elected and welcomed to the Board. Following the Property Owners' Meeting, the Board was reconvened, and the officers were elected for 2018-2019. I was elected President; Carol Callicutt, Vice President; John Dean, Secretary and Frank Randall, Treasurer. This left two Board positions to be filled. These were positions that became vacant several months ago due to resignations. According to the By Laws of the Association, vacant positions are filled by the Board of Directors and it was decided to wait until after the Property Owners'

Calendar of Events*

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|-------|---|
| 10/4 | Cards & Games, 7:00pm |
| 10/11 | Garden Club Meeting, and Potluck, 6:00 pm |
| 10/18 | Bunko, 7:00 pm |
| 10/20 | Board Meeting, 9:30am |
| 10/20 | WMPOA Meeting, 11:00am |
| 10/24 | Women's Circle 7 pm |
| 10/25 | Bingo, 7:00 pm |
| 11/1 | Card & Board Games, 7pm |
| 11/3 | WM Community Garage Sale 9am – 11am |
| 11/8 | Garden Club Meeting and Potluck, 6:00 pm |
| 11/15 | Cards & Games 7:00pm |
| 11/17 | Board Meeting, 9:30 am |
| 11/22 | Thanksgiving |
| 11/28 | Women's Circle, 7 pm |
| 12/6 | Cards & Games 7 pm |
| 12/8 | WM Christmas Dinner 6pm |
| 12/13 | Garden Club Meeting and Potluck, 6 pm |
| 12/20 | Cards & Games 7 pm |
| 12/25 | Christmas |
| 12/26 | Women's circle 7pm |
| 12/31 | New Year's Eve |

*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.walnutmntga.com/>

meeting and Board election to fill those positions. A Special Board Meeting was called for the following Wednesday evening to fill these positions. The two candidates that were not elected at the Property Owners Meeting were selected to fill the two remaining unexpired terms. They are Lynne Pitters and Linda Tison. So, we now have a full nine-person Board of Directors. In addition, Board Members were assigned committees to chair. These may be found on the Walnut Mountain website.

Back to the storm... many residents cranked up generators and many wished they had one or vowed to make that a new purchase. With the power outage we were unable to pump water up to the tanks so we all held our breath that the power company would get to us before our two (to three) day supply of water ran out. Bright and early Sunday morning power company contractors were on site cutting trees from the roads and restoring power. By Sunday afternoon power was restored to the water pumps and by Monday most of the Mountain had power. Our own staff was on site Saturday and Sunday clearing trees from the roads (where there were no downed lines) and then spent the next couple weeks involved in the clean up. While many property owners lost trees, I did not receive any reports of trees on houses (thankfully).

Although many projects are ongoing and planned for the next year, I want to mention one very important one that will help to improve our Mountain travel. This is the roads repaving project that was approved at the last Board Meeting. Rich Soukup and Greg Gamble, our Roads Committee, have worked for the past several months doing an analysis of our roads and making a recommendation for much needed repaving. Realizing that we cannot afford all we need at one time, they prioritized the various projects and came up with a report and recommendation that is posted on the Walnut Mountain Website. They wrote bid specifications and contacted approximately nine paving contractors. Of the nine contacted, two submitted proposals and the Board has approved the lowest bid. Work should begin over the next couple months. To supplement the repaving project, we are also looking at using "cold patch" to fill some of our pot holes. We are currently testing this on several holes in high traffic areas to see if this approach will work for us.

Finally, I want to also mention and congratulate our employee, Alex Powell, who just passed the Water Distribution Systems Operator test and is now certified with the State of Georgia!

Well, I could probably fill an entire newsletter but in the interest of brevity and not giving our Editor too much to cut, I will finish by saying thanks for your support thus far and I trust we will continue to earn it.

Max Holstein, President

VICE PRESIDENT'S REPORT, Carol Callicut

With the addition of a Property Manager position, the Vice President's role has changed considerably. Our property manager, Connie McVey, is now responsible for the day-to-day operation of the services, facilities, and staff of the mountain instead of the Vice President. The Property Manager reports to the Vice President, while the remainder of the staff reports to the Property Manager. In that capacity, the Vice President is still involved in the day-to-day operation of the mountain.

As I transition into the role of Vice President, I am constantly learning just how much "behind the scenes" work goes into the operation of Walnut Mountain. Because we maintain our own water and road systems, Walnut Mountain really operates like a small town. I am reminded daily just how fortunate we are to have the dedicated, hardworking staff that we have here. They are on call 24/7 365 days a year. Just last month they repaired a major water line break at 11:30 at night. Every one of our staff put in a full day of work, came back to repair the water line, worked until after 2 am, and were right back at work on the mountain by 7:30 am. Just another day at the office for them!

With much fanfare and even a ribbon cutting, the swimming pool finally opened in mid-July! It would've been wonderful for the renovations to be finished in a timelier manner, however I think the finished product was worth the wait! The pool looks great! Don Nickle and Marjory Walsh did a stellar job of supervising the job to completion and John Cunningham does a wonderful job of keeping the water balanced daily. Our plan is to keep the pool open Friday through Sunday until the end of September. Depending on the weather, we may keep it open into October if use warrants it. We want to get the cover on the pool before the leaves start to fall.

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.

VOTING WALNUT MOUNTAIN OWNED LOTS

Following the last Property Owners' Meeting, I received a question as to our procedure for the voting of the lots (in Board elections) owned by the Walnut Mountain Property Owners' Association. It has been the established procedure, at least during the times that I have been on the Board, since 1996 (my first Board involvement), for the Board to cast the vote for the lots owned by the Association in the following manner: Each Board Member is given a ballot for each lot owned by the Association (currently there are 20). The Board Members then cast their votes for the candidates of their choice. The Board Members then give the ballots to the Nominating Committee Chairperson or the individual responsible for vote counting. That individual then tallies the votes and the candidates receiving the greatest number of votes then receive the vote of the lots held.

EVENT'S COMMITTEE

The clubhouse has really been utilized these last few months and I'm excited to say it will continue through into next year. We've started several groups that seem to hold a lot of interest this year, one being the Book Club, which has been a great success. Each month they choose a different book to read and discuss over tidbits, drinks, and wonderful friendship. Another big hit is the Women's Circle that meets once a month, bringing together women for all sorts of fun and events. We go for lunch at a new place, have secret projects we enjoy doing, try spend-the-night parties, have a karaoke time for just us girls and try to find something different each month.

Every Wednesday is men's coffee at 8:30 am

Every Thursday something is happening....

1st Thursday is Game and Cards night starting at 7:00pm.

2nd is Garden Club meeting and potluck dinner starting at 6:00pm. We are looking for new members. Everyone is welcome.

3rd Thursday is also Game and Cards night starting at 7:00pm.

4th is Bingo with Andy starting at 7:00pm. Beware of marshmallows in the air. He brings to the game of bingo... some trivia, get the right answer and win a marshmallow...got to come see this!

We are always looking for more activities for the clubhouse and look forward to your suggestions.

I realize this may be somewhat confusing, but an example would be if there are three candidates with two positions to be filled and one lot is owned by the Mountain, each Board Member would cast a vote for the two persons he/she felt would be good additions to the Board. The person assigned to count the ballots would then count the total number of votes received by each candidate and the two receiving the most votes would be assigned the vote for that lot. This, of course, is compounded by the fact that the Association is entitled to vote each of the 20 lots it owns. By using this method, no one Board Member has the sole responsibility of casting the votes and there is no more than one vote cast for each lot owned. I can't vouch for how this was handled during the years that I was not on the Board, but it was handled in this manner from 1996 - 2001, from 2010 - 2012 and in 2018 (the years that I have served).

Max Holstein, President

9/25/18 - Women's Circle 7:00pm

9/25/18 - Cocktail Party -Adults Only- Kicking off the end of summer, school is back in session and time for adults! Poolside and clubhouse. BYOB, finger foods. \$5.00 starts at 7:00pm

11/3/18 - Yard sale. Clean out your homes and make ready for the holidays. Rent a space and sell your treasures and keep the money for shopping. Spaces are \$10. Spaces are limited. ONE DAY ONLY

12/8/18 - Winter Wonderland Christmas Party - \$25.00 ticket per person, heavy appetizers, drinks, music. Need head count by November 19, 2018

12/31/18 - New Year's Eve Party - This is in the works for a bring your own snack to share and BYOB for a safe holiday party. Watch the ball drop on tv and count down for the year 2019!!!

SUPERBOWL IS COMING!!!

Linda Tison, Chairman

UP COMING EVENTS FOR WALNUT MOUNTAIN

BOARD OF DIRECTORS 2018 – 2019

President: Max Holstein (term ends 2019)
1116 Mountain Oak Rd #4130
Ellijay, GA 30536 Phone:404-312-7274
Email: max@ellijay.com
Chairman: Water & Dams Committee

Secretary: John Dean (term ends 2021)
199 Dogwood Terrace #4237
Ellijay GA 30536 Phone: 706 276 2747
Email: johndean@hotmail.com
Chairman: Safety/Firewise Committee

Shyla Brenan (term ends 2021)
898 Walnut Ridge #4238
Ellijay, GA 30536 Phone: 706-636-1858
Email: ellijaygirls@aol.com
Chairman: Communications & Beautification

Lynne Pitters (term ends 2020)
24 East Park Court #4167
Ellijay GA 30536 Phone: 706 669 1244
Email: cabingirls@ellijay.com
Chairman: Welcoming Committee

Linda Tison (term ends 2020)
859 Walnut Ridge #4135
Ellijay GA 30536 Phone: 706 273 7474
Email: jmlptison@aol.com
Chairman: Entertainment & Events Chairman

Vice President: Carol Callicutt (term ends 2019)
1064 Mountain Oak Rd. #4182
Ellijay, GA 30536 Phone: 404-936-5009
Email: carolcallicutt@gmail.com
Chairman: Architectural Control Committee

Treasurer: Frank Randall (term ends 2021)
844 Walnut Ridge #4344
Ellijay GA 30536 Phone: 770 590 3736
Email: rand1697@bellsouth.net
Chairman: Finance Committee

Bob DeMeo (term ends 2020)
1789 Walnut Ridge #4107
Ellijay GA 30536 Phone: 706 698 4040
email: bobga60@yahoo.com...
Chairman: Nominating Committee

Marjory Walsh (term ends 2019)
40 Laurel Lane #4316
Ellijay, GA 30536 Phone: 404-641-7565
Email: marjorywalsh40@gmail.com
Chairman: Special Projects & Rules

New Homeowners

Kenneth & Rona Boling	507 Goldmine Road
Gary and Tina Gordon	60 Clubhouse Court
Brenda Curry	108 Azalea Court
Chris & Cindy Kobleur	40 Mountain Oak
Preston Czigans	899 Walnut Ridge
Courtney Davis	323 Pine Ridge Road
Barry & Carlotta Morgan	484 Sleepy Hollow Road



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TREES AND VIEWS: PRUNING

When is the best time to prune? In the Winter, when trees are dormant is the best time to prune. What if there are dead or diseased limbs on the tree? This can be accomplished at any time of the year. Growth is maximized, and wound closure is fastest before the spring leaf flush, therefore ensuring enough energy to produce foliage and new shoots. Pruning will only stress them. Poor pruning practices can cause damage for the life of the tree, especially if the tree is mature. Pruning large limbs for a view is best done by a certified arborist for the long-term health and structure of the tree. If done properly the tree will maintain an untouched appearance.

Here on Walnut Mountain we try to work with many different previously pruned or not yet pruned trees of different species. Paying careful attention to the crown (all limbs above the trunk) and root zones. We also take in many other considerations. Such as wind break protection, location of home on lot, possible hazard and weather conditions and also time of year. Righting (hopefully) bad pruning decisions and giving the best view possible for the circumstances are just two of the considerations we take. See examples below of trees: unpruned, after cleaning, and window view.



Another example is a vista view, which is a single line view, done by carefully pruning an alley between trees on a straight line and on opposite sides of the alley to give the view and occasionally removing small trees. Remembering never to remove more than 1/4 of the crown's leaf surface or have the trunk of the tree be more than 1/3 of tree height.



Lastly: For best results avoid tree care companies that advertise tree "topping," as this causes permanent damage. Also avoid companies that use climbing spikes (spurs). This also causes considerable damage. Spikes should only be used during tree take down and removal. ACC OF WMPOA

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TREASURER'S REPORT

Hi, my name is Frank Randall. I became the Treasurer of Walnut Mountain POA in July of 2018. I have been a Certified Financial Planner and I have an MBA in Finance. I have asked Sandra Hanna to be on the finance committee. Sandra is a retired CPA and past treasurer of Walnut Mountain POA. We have spent many hours analyzing and updating the financial records. Connie has provided us with everything for which we have asked. Once a month we meet in Connie's office to make sure all financial records are accurate. The most recent member of our team is Beth Williams. Beth has valuable experience and education, so now we have a strong and committed group.

All the bank records have been updated to include the new officers and delete the previous ones. The pool is in great shape and the repairs have been paid in full. The board has allocated money for road repairs. We should have the 2019 budgets soon. The percentage of 2018 assessments collected is on schedule. Monthly payments to Gilmer County for the infrastructure needed to get water to the mountain and store it, were completed this September. We have adequate money to run operations. Cash flow is good, but Walnut Mountain's needs are many. The roads, water lines and dams need attention. We wish everyone "harmony on the mountain."

Walnut Mountain Garden Club

On the evening of September 13, The Walnut Mountain Garden Club celebrated its twentieth anniversary with a delicious pork dinner served at the clubhouse, which was decorated in a black and white theme for the evening. After dinner, and before their business meeting began, the group relaxed while enjoying a slide show, put together by Don Nickle and Sherri McDuff. The show highlighted some of the club's meetings, parties, projects and activities from past years. Next, in our Annual Election of Officers, the following were chosen for the coming year:

President	Joan Blomquist
Vice President	Bernadette Lee
Treasurer	Shyla Brennan
Secretary	Sherri McGuff

We were fortunate to have as an honored guest at this meeting, Laura Nizinski, who, along with Judith Williams founded the Club back in 1998.

When Laura and Judith formed the club, there was already a new and growing garden club in Ellijay, but the two liked the idea of one just for Walnut Mountain residents. They spread the word of a meeting at Laura's home to see if there would be any interest in a club and had a great turnout.

Soon we had an active club, not one registered with a state or national organization and having certain rules and regulations, but one we designed ourselves, one that had very few rules.

We were an active group right from the start, having monthly meetings, organizing yard sales, parties, potlucks plant sales, and fundraisers to earn money for our one main purpose, the beautification of Walnut Mountain. We designed and planted a large evergreen garden around the Mountain's sign at Route 52 and Turniptown Road, helped Boy Scouts improve and reroute the Lawrence Stanley Nature trail on the Mountain, landscaped our new fire station, decorated for holidays, and many other projects. As we worked side by side we became more than just club members, we became like family.

Now 20 years later – who would believe it! We're still active, but due to age, many of us do less heavy gardening work and are more interested in indoor gardening, flower arranging and some of the educational side of gardening the younger members of the Beautification Committee are now doing much of what the Garden Club used to do, and its young members are creating some lovely garden areas. The Mountain looks better than ever!

Here's to another 20!

Barbara Nickle



If the power goes out while you're gone, everything from meat to milk will be at risk. But, if the power returns

IN MEMORIAM

George Fordham	North Lake Dr.
Dave Fuerst	Walnut Mtn. Rd.
Charles Doster	Waters Rd.

GUNFIRE ON WALNUT MOUNTAIN

On Thursday, August 2, 2018, around 6pm, a resident reported hearing gunfire on Walnut Ridge. She correctly contacted the Sheriff's Office to investigate. The deputy found the cause to be a 20-year-old short term renter and explained the dangers and POA rules to the person responsible. He also pointed out that a similar incident happened on Monday, July 30th on Skyview Dr.

Should anyone experience a similar event, please contact the sheriff's office immediately. Reports of gunfire are to be taken seriously. Do not investigate on your own, leave that to law enforcement.

John Dean, Safety/Firewise

You Should Always Keep a Quarter on a Frozen Cup of Water in your Freezer!

When a major storm is on the horizon, sometimes packing your bags and leaving home is the safe thing to do. But, if you're worried about the food in your fridge being safe to consume when you return, you're going to want to remember this brilliantly simple trick.

before you do, you'll never know if your fridge was running the whole time or not.

But, don't panic, all you need is a quarter and cup of water. Put the water in the freezer until it's frozen solid. Then, take it out, and put a quarter on top of the ice. Return the cup—with the quarter—back to the freezer.

All of that may seem pointless but stay with us. When you return, if you find the quarter has moved to the

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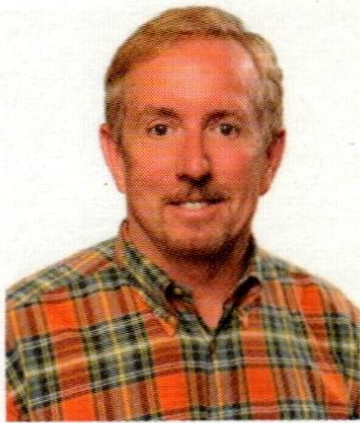
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bottom of the cup, then you'll know your food was unrefrigerated while you were gone and it's no longer safe to eat. Found the quarter in the middle? The food is likely still okay, but, if you don't feel good about your food, just throw it out. Where you ideally want the quarter to be is exactly where you left it—on the top. hat means your freezer's contents stayed frozen the entire time. GREAT IDEA FOR WM RESIDENTS!!

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