

# Double Knob Property Owners' Association, Inc

**November 2023**

Greetings Double Knob friends and neighbors! The POA board hopes this annual contribution letter finds you all well. Some of you may be receiving this letter for the first time. If so, welcome to the Double Knob Mountain community. We hope the following information will be useful. The board would appreciate everyone's review of this message and most importantly participate in the POA by taking the time to contribute to the FY2024 road maintenance fund.

## **General Information:**

POA Board Responsibility - The main duties of the POA board include the maintenance of the database of property owners and collecting contributions for road maintenance on Big Ben and Gobbler Knob Road. You can refer to [www.doubleknobpoa.com](http://www.doubleknobpoa.com) for the POA By-Laws which have been updated this year and further information on POA responsibilities.

## **President's Report:**

FY2023 has concluded with some significant changes to the POA Board. John Weathers, our former Treasurer, has decided not to continue to volunteer for our Board as did Jeff Nichols, our former President. Both Jeff and John were elected as Directors in 2018. Please join me in thanking both of them for their dedication and hard work over the past 5 years.

At this year's annual meeting, two new Directors, Scott Gamersfelder and Randy Perry, were elected to join Nancy Bellacosa & me on the POA Board. This year's board will consist of Scott serving as Vice President; Randy as Treasurer; Nancy continuing as Secretary and I will serve as President.

During FY2023, Marek Bass Construction performed routine road maintenance on POA-responsible roads improving surface quality and controlling of water runoff damage. We paid approximately \$12,025 for road maintenance and an additional \$16,000 for the materials and labor installation of a new culvert across a section of Big Ben Rd that was needed to prevent road erosion and to prevent downhill erosion into neighboring property.

Three years ago, \$50,000 was spent to stabilize Gobbler Knob. While this investment paid off in preventing grading work on Gobbler, the tar-and-chip surface had begun to break down on some of the steeper areas. A more significant asphalt patch costing \$16,000 had to be applied in those areas to prevent a more catastrophic breakdown. We will continue to monitor this and other situations on the POA responsible roadways.

Our POA-charter remains in place and we will continue with our best efforts to maintain our assigned roadways. To that end, a plan was developed taking a more comprehensive look at how to go about road maintenance pro-actively. Details of the plan are posted on the POA Website. I encourage you to view the plan and welcome comments or suggestion.

It is strongly suggested that our various neighborhoods here on Double Knob have an independent POA to maintain the roads in the areas not covered by the POA. Several neighborhoods have been doing just that. We encourage you to talk to your neighbors and start putting together POAs that work well for your particular areas. The wording of our own POA agreement can be helpful as a working document.

I wish to thank the Board and road volunteers for their efforts to improving our community and keeping our roads in such great condition. Please look for a work weekend request later in the fall after the leaves are down.

This year's contribution fee schedule will continue as was last: \$650 impact/construction fee, \$450 for rental properties, \$300 for houses, and \$100 for building lots. We feel these amounts are still very reasonable want thank those that gave more than the minimum fee amount last year. It resulted in the largest amount of revenue ever collected.

I look forward to continued service on the Double Knob POA.

Sincerely,

*Joe Bellacosa*

## **Double Knob POA Financial Report:**

### **Checkbook Balance 28 October 2023**

\$38,393.74 beginning balance as of 11/1/2022

\$21,974.98 balance as of 10/28/2023

### **FY2023 Contributions**

Total amount of contributions received - \$30,575

Total number of Properties including houses, rentals and building lots - 256

Total number of Houses (including Rentals) - 140

Total number of Properties (Building Lots) - 116

Total number of Properties including houses, rentals and building lots paid - 99 (39%)

Total number of Houses (including Rentals) paid - 75 (54%)

Total Number of Rentals Paid -23 (57%)

Total number of Properties (Building Lots) paid - 21 (18%)

Total Number of Contributions made above suggested payments - 15

#### Contributions Collected

FY2023	FY2022	FY2021	FY2020	FY2019
\$30,575	\$29,475	\$29,138	\$26,120	\$23,900

### **FY2023 POA Expenses: \$49,751**

- Road Maintenance - Bass Construction - \$28,025
- Gobbler Knob Asphalt Patch – ACC Asphalt Svc - \$16,000
- Brush Trimming – 4-V Ranch - \$2,625
- Gobbler Knob Road Tar & Chip Maintenance - \$810
- POA Mailers - \$453
- P O Box Rental - \$276
- Security Camera - \$250
- Web site maintenance - \$216
- Bank Fee - \$144
- Misc - \$175

## POA Expenses History

FY2023	FY2022	FY2021	FY2020	FY2019
\$49,751	\$23,795	\$39,490	\$59,260	\$22,000

You may send a check or use your banking institution's BILL PAY service to send a payment to DOUBLE KNOB POA as the "PAYEE" at the following address. If you choose to mail a check, please complete the information below when you submit your payment:

**Double Knob POA**  
**P.O. Box 696**  
**Blue Ridge, GA 30513**

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### CONTACT INFORMATION

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**Name**

**Mailing Address**

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**Phone Number**

**Email Address**

**Enclosed:**

\$650  
 \$450

**Construction Impact Fee**  
**Rental Property**

\$300  
 \$100

**Residence**  
**Building Lot**

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**Lot # and Subdivision or Cabin Address**

**PLEASE MAKE CHECK PAYABLE TO "Double Knob POA"**

## Double Knob Property Owners Association

### FY2023 Contribution Analysis

The Double Knob Community consists of 255 properties including private homes, rental cabins and building lots. Access to all 255 properties is via Big Ben road for which travel easements have been provided through two larger land parcels (110 acres and 320 acres). At the intersection of Big Ben Rd and Gobbler Knob Rd, property access splits into two access roads: a) Gobbler Knob Rd which services 160 properties (63%) on Amy Creek, Little Knob, Creekside & Mountain View sections and b) the continuation of Big Ben Rd which services 95 properties (37%) on Big Ben, Poplar Hollow, and Clear Lake & Eagle sections.

One of the subjects that arose at the POA annual meetings was the relative contributions made by the various Subdivisions of the Double Knob Community. The charts below offer some insight on contributions made for FY2023 (November'22-October'23). The charts also provide information as to which sections of our community are accessed by Big Ben only and which sections use both Big Ben and Gobbler Knob.

Hopefully, this information is of value and provides insight on how Property Owners' contributions compare community-wide.

	<u>Amy Creek</u>		<u>Little Knob</u>		<u>Creekside</u>		<u>Mtn View</u>	
Subdiv->	3076A	3076A	3076B	3076B	3076C	3076C	3076D	3076D
	\$\$\$	Count	\$\$\$	Count	\$\$\$	Count	\$\$\$	Count
SubTotals->	\$11,900	39	\$1,650	5	\$4,575	14	\$4,150	12
Totals->	\$\$\$ Count Pct		\$\$\$ Count Pct		\$\$\$ Count Pct		\$\$\$ Count Pct	
	\$13,550 44 49%		\$8,725 26 36%					

<u>Use Big Ben &amp; Gobbler</u>				Total	\$\$\$	Paid Count	Pct
				Count			Paid
	Pct Use	63.9%	163	\$22,275	70	43%	

	<u>Big Ben, Poplar Hollow, Clear Lake &amp; Eagle</u>							
Subdiv->	3090B	3090B	3090C	3090C	3090D	3090D	3091C	3091C
	\$\$\$	Count	\$\$\$	Count	\$\$\$	Count	\$\$\$	Count
SubTotals->	\$400	2	\$4,000	12	\$1,400	5	\$2,500	10
Totals->	\$\$\$ Count Pct		\$\$\$ Count Pct		\$\$\$ Count Pct		\$\$\$ Count Pct	
			\$8,300 29 31%					

<u>Use Only Big Ben</u>				Total	\$\$\$	Paid Count	Pct
				Count			Paid
-	Pct Use	36.5%	93	\$8,300	29	31%	

<u>Total Double Knob Community</u>				
	Total	Prop Owners		Pct
	Contributions	Paid	Total Prop Owners	Paid
	\$30,575	99	256	39%

## Secretary Report:

### Annual POA mailing:

Due to postage and printing expenses we will only have 1 mailing per year. It will consist of:

- Request for member Contributions
- Board member reports
- Election of Board Members results
- Financial Reports

### Updates on road maintenance for FY2024 will be communicated via email, Facebook and the POA website

- Email -[Doubleknobpoa@yahoo.com](mailto:Doubleknobpoa@yahoo.com)
- Facebook -Doubleknobinfo
- Website- Doubleknobpoa.com

### Address changes

- Please remember to contact us through **doubleknobpoa@yahoo.com** with any changes to mailing address , email and phone numbers

### Facebook page

- FB page was originally started for social posting only. But we have realized many use it for POA info as well. With that in mind, we will add Facebook to email correspondence for POA concerns. Please continue to use the POA email with any questions or concerns pertaining to POA business at **doubleknobpoa@yahoo.com** and a board member will be happy to help you.
- Please feel free to post any community minded information you may want to share or find useful. Please be respectful when posting any concerns.

### Fire Safety

- Please have your fireplaces inspected and cleaned yearly.
- Only burn aged wood and proper kindling to keep fireplace safe from chimney fires.
- Clearing of underbrush and removal of leaves and dead shrubbery near your residence is very important in case of wildfires.

### Bear Safety

- Please do not feed the bears!
- Garbage needs to remain in closed secure location until it can be removed and taken to dump.
- Remove bird feeders, pet food dishes etc. These all attract bears.
- We cannot stress enough the importance of these so humans and the bears can coexist without harm coming to either.

### Road safety

- Obey the 15mph speed limit that had been posted to prevent excess deterioration of road, safety of other drivers, hikers and wildlife.
- Give right away to up-mountain traffic

## Road Report:

During FY2023, Marek Bass Construction performed routine road maintenance on POA-responsible roads improving surface quality and controlling of water runoff damage. We paid approximately \$12,025 for road maintenance and an additional \$16,000 for the materials and labor installation of a new culvert across a section of Big Ben Rd that was needed to prevent road erosion and to prevent downhill erosion into neighboring property. Three years ago, \$50,000 was spent to stabilize Gobbler Knob. While this investment paid off in preventing grading work on Gobbler, the tar-and-chip surface had begun to break down on some of the steeper areas. A more significant asphalt patch costing \$16,000 had to be applied in those areas to prevent a more catastrophic breakdown. We will continue to monitor this and other situations on the POA responsible roadways.

## Double Knob Property Owners Association

Annual Meeting – October 28, 2023 - Boardtown Rd Community Center

### Meeting Minutes

- Meeting Called to Order 10:05am by Jeff Nichols – POA President

### President's Remarks

- Motion to accept Minutes from 2022 Annual Meeting moved, seconded. 2022 Meeting Minutes accepted
- Announcement of retirement of Jeff Nichols as President and John Weathers as Treasurer
- Mention of availability of additional vacant mailboxes – contact Rand Perry for more information
- Discussion of this past year's house fires and the impact of Home Owner Insurance Replacement Value based on increased property values.
- Announcement of availability for updated By-Laws on the website

### Treasurer Report

- \$21,974.98 checkbook balance as of 10/28/23
- FY2022 contributions received - \$30,575
- FY2022 Total Expenses - \$49,751
- Discussion held on extraordinary expenses of \$16,000 for the installation of a new culvert on Big Ben Road and \$16,000 for asphalt patching repair on steeper areas of Gobbler Knob Rd.

### Secretary Report

- Annual mailer needed to fulfill corporate by-law will be sent in November
- Facebook has been added to email correspondence for POA communication concerns.
- Mention of address changes and contact information to be sent to POA email address.
- Use the POA email with specific questions or concerns pertaining to POA business at [doubleknobpoa@yahoo.com](mailto:doubleknobpoa@yahoo.com).

### POA Board Annual Election

- Nomination and voting for POA Board Directors as follows:
  - Randy Perry
  - Scott Gamersfelder
  - Nancy Bellacosa
  - Joe Bellacosa

**Meeting Adjourned – 11:20am**