

Double Knob Property Owners' Association, Inc

November 2021

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 FY2022 road dues.

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 for the POA By-Laws and further information on POA responsibilities.

President's Report:

During the next year, the Board will research and formulate a plan to present to the Gilmer County Commissioners with the intent of having the County take over the maintenance of Big Ben Rd. An attempt was made about twenty years ago but the change in the community's demographics suggest we should try again.

Regardless if this plan is successful an additional project is strongly suggested for our various neighborhoods here on Double Knob. We clearly have several well defined communities on the mountain and each should have an independent POA to maintain the roads in their areas. Several neighborhoods have the framing for a formal POA and these should be pursued to make them legal and standardized. 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.

Last year we spent \$31,972 on road maintenance, over twice our annual average and \$3,000 more than we received in membership dues. The resulting expenditures has kept the road in the best condition it has ever been. This level of spending obviously can't continue. The Board will endeavor to be more judicious and selective with the road maintenance activity but we must also raise the membership fees.

The new minimum fee schedule is as follows: \$650 impact/construction fee, \$450 for rental properties, \$300 for houses, \$100 for vacant lots. We feel these amounts are still very reasonable especially when compared to the increases in property values we have seen in our community over the past year and a half.

I wish to thank the Board and road volunteers for their efforts to improving our community and keeping our roads in such great condition. I also 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.

Financial Report:

30 October 2021

\$41,866 beginning balance as of 11/01/2020

\$31,514 balance as of 10/30/2021

FY2021

Total amount of contributions received - \$29,138

Total number of Properties including houses, rentals and building lots - 255

Total number of Houses (including Rentals) - 141

Total number of Properties (Building Lots) - 114

Total number of Properties including houses, rentals and building lots paid - 91 (36%)

Total number of Houses (including Rentals) paid - 76 (55%)

Total number of Properties (Building Lots) paid - 16 (14%)
Total Number of Contributions made above suggested payments - 13

Contributions Collected

- FY2021 - \$29,138
- FY2020 - \$26,120
- FY2019 - \$23,900

FY2021 POA Expenses: \$39,490

- POA Mailers - \$525
- Road Maintenance - Bass Construction - \$27,136
- Road Maintenance - Simmons Grading - \$6,700 (invoices from 2019/2020 not submitted until 5/2021)
- Gobbler Knob Road Tar & Chip Maintenance - \$2,650
- Brush Cutting - \$2,185
- State Registrar (3 years) - \$90
- Misc - \$170

- FY2019 Total Expenses - \$22,000
- FY2020 Total Expenses - \$59,260
- FY2021 Total Expenses - \$39,490

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

CONTACT INFORMATION

Name	Mailing Address
Phone Number	Email Address

PAYMENT INFORMATION

Enclosed:	<input type="checkbox"/> \$650	New Construction Impact Fee
	<input type="checkbox"/> \$450	Rental Property
	<input type="checkbox"/> \$300	Residence
	<input type="checkbox"/> \$100	Building Lot

Lot # and Subdivision or Cabin Address

PLEASE MAKE CHECK PAYABLE TO "Double Knob POA"

Double Knob Property Owners Association FY2021 Payment Analysis

One of the subjects that arose at the POA annual meeting was the relative contributions made by the various Subdivisions of the Double Knob Community. The charts below offer some insight on contributions made for FY2021 (November'20-October'21). 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.

SubDiv->	<u>Amy Creek</u>		<u>Little Knob</u>		<u>Creekside</u>		<u>Mtn View</u>	
	3076A Count \$\$\$ Paid	3076A Count Paid	3076B Count \$\$\$ Paid	3076B Count Paid	3076C Count \$\$\$ Paid	3076C Count Paid	3076D Count \$\$\$ Paid	3076D Count Paid
Sub Totals ->	\$9,350	31	\$450	3	\$5,000	17	\$3,950	12
Totals ->	\$\$\$ Count Pct \$9,800 34 40%		\$\$\$ Count Pct \$8,950 29 38%					

<u>Use Big Ben & Gobbler</u>				Total Count	\$\$\$ Paid Count	Pct Paid
Pct Use	64%	161	\$18,750	63	39%	

SubDiv->	<u>Big Ben, Poplar Hollow & Eagle</u>							
	3090B Count \$\$\$ Paid	3090B Count Paid	3090C Count \$\$\$ Paid	3090C Count Paid	3090D Count \$\$\$ Paid	3090D Count Paid	3091C Count \$\$\$ Paid	3091C Count Paid
Sub Totals ->	\$250	1	\$3,400	9	\$2,750	3	\$3,988	15

<u>Use Only Big Ben</u>				Total Count	\$\$\$ Paid Count	Pct Paid
Pct Use	37%	94	\$10,388	28	30%	

<u>Total Double Knob Community</u>			
Total Count	Count Paid	\$\$\$	Pct
255	91	\$29,138	36%

Secretary Report:

Mailings

One in early fall that is a "save the date" for annual meeting.

Annual meeting minutes and road maintenance contribution request in early November

Address and email changes

Please send email and address changes to doubleknobpoa@yahoo.com

Facebook

Doubleknobinfo is not an official POA page. Residents can post general community related information .

Any POA issues should be directed to the POA email address - doubleknobpoa@yahoo.com - and a board member will respond.

Fire Safety

Please have your fireplaces inspected and cleaned yearly. Burn only seasoned wood and use proper kindling to prevent chimney fires. Remove underbrush and dead shrubbery near your home.

Bear safety

Importance of proper trash removal and storage of trash. Household trash needs to be in secured locations until it can be removed. Bird food, pet food, and other food sources can attract bears. This cannot be stressed enough so that us humans and bears can coexist without harm coming to either.

Road safety

Thank you so much for all that obey the 15mph speed limit that is posted. It appears that many are not and several incidents of unsafe driving are occurring daily. This brings danger to other drivers, hikers, and wildlife and deterioration of the roads. So please slow down and enjoy the view and help keep our wonderful community safe.

Landscaping Fund

Thank you to all that have contributed to the beautification of the entrance to Double Knob at the bottom of Big Ben.

And thank you to all that have helped on the seasonal annual plantings and new mulch.

This fund is slowly depleting as we buy more annuals and installing new perennials and fresh mulch seasonally. If you would like to donate it would be greatly appreciated. You can mail or drop off at my home. Checks can be made out to Double Knob Landscape Fund.

Nancy Bellacosa
2041 Amy Creek Circle
Ellijay, GA 30540

Road Report:

Background

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, Clear Lake & Eagle sections.

Brush Cutting

4-V Ranch Yard and Estate Maintenance was contracted to trim the brush along Big Ben and Gobbler Knob Rds. Brush Cutting - 4-V Ranch Yard and Estate Maintenance was contracted to trim the brush along Big Ben and Gobbler Knob Roads. Due to a miscommunication the project scope omitted the Big Ben extension. This will be corrected in any future work.

On-going Maintenance

Asphalt patching will continue on Gobbler Knob so as to keep our investment in tar & gravel in good shape. Gravel application will continue on Big Ben as needed. As an experiment, a more elaborate application of grading technique and different size gravel has been applied to the hill just below the Firewise Sign on Big Ben. If successful, this technique will be applied elsewhere.

Speed Limits, Safety and Deliveries

We've all witnessed vehicles using excessive speed causing safety concerns and damage to the gravel road surface. We've also seen large trucks and even the occasional semi-trailer looking for Wal-Mart. To try to prevent further damage and to promote safety, we will investigate installing a very visible large sign at the bottom of Big Ben near the mailboxes warning of 'NO EXIT - NO TURNAROUND - NO VEHICLES OVER 25 FEET - NO SEMI TRAILERS' along with the posted 15 mph speed limit.

Double Knob Property Owners' Association

Minutes from Annual Meeting - October 30, 2021 - Boardtown Community Center

- Meeting called to order at 10:05am
- Motion to approve minutes from 2020 Annual meeting seconded and approved
- Financial Report was delivered - See Financial Report in Annual Letter for details. Question was raised about contributions based on property locations and relative usage of access roads - See Payment Analysis in Annual Letter for details.
- Secretary Report was delivered including general Community Interests - See Secretary Report in Annual Letter for details.
- Road Report was delivered by the Vice President - See Annual Letter for details
- President's update
 - POA Board is gathering information for a proposal to Gilmer County Commissioners to have the county take over road maintenance for the section of Big Ben Road from the mailboxes to the bottom of Gobbler Knob Road.
 - It is strongly recommended that individual Double Knob communities (i.e., Creekside, Mountain View, Highland, Clear Lake, Amy Creek, Poplar Hollow) establish POA's to maintain the roadways in their community.
 - The current POA Board is entering the fourth year of our five year commitment. In order to effect a smooth transition to a new Board two years hence, additional participation from other individuals in our community is welcomed.
 - Voluntary clean-up of trash and leaves on Big Ben & Gobbler Knob will be scheduled as the fall season wanes.
- A motion to modify the annual member fees was proposed and passed as follows:
 - Building lot - **\$100.**
 - Residence fees - **\$300.**
 - Rental property fee - **\$450.**
 - Construction impact fee - **\$650.**
- Motion to adjourn seconded and accepted at 11:20am
- Meeting Closed