

Double Knob Property Owners' Association, Inc

November 2024

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. Many people who move here or visit are unaware that all roads in our mountain community are private and not maintained by Gilmer County. 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 FY2025 road maintenance fund.

General Information

POA Board Responsibility - The main duties of the POA board include maintaining the property owner's database, collecting contributions for any needed road maintenance, and coordinating the actual maintenance of POA roads including Big Ben and Gobbler Knob Road. You can refer to www.doubleknobpoa.com for the POA By-Laws which were updated last fiscal year and find further information on POA history and responsibilities.

Short Term Rental – Gilmer County Ordinance

Before getting into POA business, a bit of information from the Gilmer Board of Commissioners has come to our attention. Beginning January 1, 2025, a SHORT-TERM RENTAL HOST LICENSE County Ordinance will take effect for residential property rentals available for a period of time not to exceed 30 days. According to the Ordinance, owners of such property must obtain an annual license and comply with rules and regulations listed in the Ordinance. Those of you with rental properties may find copies of the Ordinance on the Gilmer County website - <https://gilmercounty-ga.gov/> - click on Important Ordinances for more details. Any questions regarding this change should be directed to the Gilmer County Commissioners office as the POA is not involved on any level.

President's Report

Our POA-charter remains in place and we will continue with our best efforts to maintain our assigned roadways. Visit our website for information on POA History, our By-Laws, Owner Contributions, past Documents and the FY2025 Road Plan. The road plan developed last year is being implemented using different grades of gravel distribution dependent on road grade and rock strata. Details of this year's plan are posted on the POA Website – <https://www.doubleknobpoa.com/roadplan> - you are encouraged to view the plan and we welcome comments or suggestions.

FY2024 has concluded with a record amount of contribution to the Road Fund. We received contributions from 107 property owners totaling \$40,150 – **19 more contributors and \$9,575 more than FY2023!** During FY2024, routine maintenance on POA-responsible roads included improving surface quality and controlling of water runoff damage on the dirt/gravel sections of Big Ben Rd; keeping culverts and ditches clear of debris and patching the tar-and-chip surface of Gobbler Knob. The Treasurer's Report is included in this package. We had a 46% participation level last year, imagine what we could do by simply doubling our contributions.

This year's contribution fee schedule will continue as was last year: \$650 impact/construction fee, \$450 for rental properties, \$300 for houses, and \$100 for building lots. We feel these amounts are still very reasonable and we want to thank those that gave more than the minimum amounts. An on-line credit card method of contributing has been added to our website. Simply go to the Make-A-Payment page - <https://www.doubleknobpoa.com/make-a-payment> to select the amount to contribute and fill out the form. Or, you can use the traditional method of mailing a check to our PO Box 696 in Blue Ridge, GA 30513.

It is strongly suggested that the various neighborhoods here on Double Knob have or establish an independent POA to maintain the roads in the areas not covered by the main 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. Our By-Laws can be found on our website – www.doubleknobpoa.com/documents

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 check the [DoubleKnobInfo](#) page on [Facebook](#) for a work weekend request later in the fall after the leaves are down.

Thank you for being a part of our Association and I look forward to continued service on the Double Knob POA Board.

Sincerely,

Joe Bellacosa

Treasurer’s Report for 2024:

Fiscal Year 2024

- Contributions for 2024 totaled \$40,150
- For comparison in 2023 we collected \$30,575 (Increase of \$9,575 or 24% higher)

2024	2023	2022	2021	2020
\$40,150	\$30,575	\$29,475	\$29,138	\$26,120

- On-line Payment abilities were added in early 2024, and 16 of our 107 total payments were made using the new on-line capabilities (15%)
- 39% of Home/Property owners contributed to POA in 2023 versus 46% in 2024
- 4 people have already pre-paid prior to Oct POA meeting for 2025 (\$1500)
- We have payment Options Available for Property/Homeowners:
 - Mail check to our Blue Ridge Post Office Box (PO Box 696) / zip code 30513
 - Use your banking institution's BILL PAY service to send a payment to DOUBLE KNOB POA as the "PAYEE"
 - Pay online@ Double knob POA Web page, select ‘Make a Payment’ and note that there’s a convenience fee to cover the processing costs

Fiscal Year 2024 Expenses

Annual Mailer	\$498.24	
Bank Fees	\$ 36.00	Bank agreed to remove fees after first quarter of year
Adm POA Fees	\$923.11	SecStateCorp. Registration, website, stamps, PO Box
Projects	\$405.23	New Signage for traffic directions & roads
Rd Maintenance*	\$37,580.59	
TOTAL	\$39,443.17	

*Road Maintenance Breakout:

Culvert replacement – Marek Bass Construction	\$4,000.00
Tree removal after July Storms	\$2,900.00
Ditch/culverts cleaned – Marek Bass Construction	\$3,100.00
Asphalt patching(last Nov & Mar)	\$2,905.59
Road Maintenance – Marek Bass Construction	<u>\$24,675.00</u>
TOTAL	\$37,580.59

Current Balance in POA Bank Account as of POA meeting is \$20,780.99

PLEASE NOTE:There are 4 mailboxes left in one of the CBUs (Cluster Box Unit) at the bottom of the hill for anyone building on the mountain - Costs are \$167 per remaining box

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**

Enclosed: **\$650 Construction Impact Fee** **\$300** **Residence**
 \$450 Rental Property **\$100** **Building Lot**

Lot # and Subdivision or Cabin Address

PLEASE MAKE CHECK PAYABLE TO "Double Knob POA"

Road Report

During FY2024, Marek Bass Construction performed routine road maintenance on POA-responsible roads improving surface quality and controlling of water runoff damage. We paid approximately \$37,580 for road maintenance including grading & gravel distribution; a culvert replacement on Big Ben; drainage ditch/culvert cleaning; tree debris removal from storm damage and asphalt patching on Gobbler Knob. Four 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 requires patching when pot holes develop. Neighbors volunteered to distribute two pallets of asphalt patch to maintain Gobbler Knob Rd.

FY2024 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 FY2024(November'23-October'24). 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->	\$14,600	43	\$2,400	7	\$7,100	17	\$5,750	15
Totals->	\$\$\$ Count Pct		\$\$\$ Count Pct		\$\$\$ Count Pct		\$\$\$ Count Pct	
	\$17,000 50 55%				\$12,850 32 44%			

<u>Use Big Ben & Gobbler</u>				Total	\$\$\$	Paid Count	Pct
				Count			Paid
	Pct Use	63.7%		163	\$30,100	82	50%

	<u>Big Ben, Poplar Hollow, Clear Lake & Eagle</u>							
Subdiv->	3090B	3090B	3090C	3090C	3090D	3090D	3091C	3091C
	\$\$\$	Count	\$\$\$	Count	\$\$\$	Count	\$\$\$	Count
Subtotals->	\$600	2	\$4,500	14	\$1,400	5	\$3,800	15
Totals->			\$\$\$ Count Pct					
			\$10,300 36 39%					

<u>Use Only Big Ben</u>				Total	\$\$\$	Paid Count	Pct
				Count			Paid
-	Pct Use	36.3%		93	\$10,300	36	39%

<u>Total Double Knob Community</u>				
	Total			Pct
	Contributions	Prop Owners Paid	Total Prop Owners	Paid
	\$40,150	118	256	46%

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 FY2025 will be communicated via email, Facebook and the POA website

- Email -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

Double Knob Property Owners Association

Annual Meeting – October 26, 2024 - Boardtown Rd Community Center

Meeting Minutes

- Meeting Called to Order 10:05am by Joe Bellacosa – POA President

President's Remarks

- Motion to accept Minutes from 2023 Annual Meeting moved, seconded. 2023 Meeting Minutes accepted
- Reminder of POA Charter & website availability for on-line Make-A-Payment page
- Review of Contribution Fee Schedule

Treasurer Report

- \$20,780.99 checkbook balance as of 10/26/24
- FY2023 contributions received - \$40,150
- FY2023 Total Expenses - \$39,443.17
- Discussion held on road maintenance expenses of \$37,580.59

Vice President Road Report

- Installation of a replacement culvert on Big Ben Road, Tree debris removal and asphalt patching repair on Gobbler Knob Rd.
- Recognition of road work volunteers

Secretary Report

- Annual mailer needed to fulfill corporate by-law will be sent in November
- Facebook group 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 rather than using Facebook
- Fire, Bear and Road safety

POA Board Annual Election

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

Meeting Adjourned – 10:45am