

Double Knob POA President's Annual Letter – November, 2025

Our POA-charter remains in place and we will continue with our best efforts to maintain our assigned roadways. For FY26, our plan will continue to be implemented using different grades of gravel distribution dependent on road grade and rock strata. Details of the plan are posted on the POA Website. You are encouraged to view the plan and we welcome comments or suggestion. FY2025 has concluded with another record amount of contribution to the Road Fund thanks to the efforts of Linda & Dave Bernhard Contribution Challenge. Their donation challenge resulted in over \$11,000 added to the POA's coffers. In FY25, we received 146 contributions totaling \$52,844 – **39 more contributions and \$12,694 more than last year!**

FY2025 presented significant challenges to routine maintenance on POA-responsible roads. Winter Storms wreaked significant damage to the hills on Big Ben and especially Gobbler Knob costing \$38,900 in emergency repairs. Overall the POA spent \$62,605 on road maintenance in FY25 evenly split between Big Ben and Gobbler. Our grading contractor continued to improve surface quality and controlling of water runoff damage on the dirt/gravel sections of Big Ben Rd; keeping culverts and ditches clear of debris. One major expense was the asphalt resurfacing of portions of Gobbler Knob that was severely damaged by heavy truck traffic after the winter storm.

One topic of discussion of our current financial condition at this year's Annual Meeting was the cost of rock needed for our road. The cost of truckload of road went from \$350 in 2022 to \$800 today. The discussion resulted in a vote to increase the recommended contribution fees by \$100. The last increase of \$50 was made to the contribution fee schedule four years ago. The Contribution schedule for FY2026 will be: \$750 construction impact fee, \$450 for rental properties, \$400 for houses, and remain \$100 for building lots. We feel these amounts are still very reasonable and we want thank those that gave more than the minimum amounts. These generous contributions resulted in the largest amount of revenue ever collected. A credit card method of contributing is located on our website on the Make-A-Payment page - <https://www.doubleknobpoa.com/make-a-payment>. Or, the traditional method of mailing a check to:

Double Knob POA
PO Box 696
Blue Ridge, GA 30513

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