

# Double Knob Property Owners' Association, Inc

**November 2020**

Greetings Double Knob friends and neighbors! The POA board hopes this annual contribution letter finds you all well. As you know this year's annual meeting was cancelled due to COVID-19 complications. 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 2020-2021 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](http://www.doubleknobpoa.com) for the POA By-Laws and further information on POA responsibilities.

POA Dues - The annual contribution is a very reasonable annual fee that protects your investment and maintains some of the roads in the Double Knob community. Our website indicates the areas the POA maintains. The fees for this year will be the same as years' past - \$400 for rental properties, \$250 for residences, \$100 per building lot and a \$500 fee for new construction. We ask that you make these contributions so we can continue to maintain the road.

## **Presidents Report:**

We have just finished another year of the Double Knob Property Owners Association. Our annual meeting scheduled in October was cancelled due to Covid-19, and a Zoom meeting was conducted in its stead. There were 31 attendees and the meeting lasted an hour and twenty minutes. Seeing friends and neighbors on a lap top is not the same as the great meeting we had last year at the Community Center, but the times dictate flexibility and safety. I, for one, will be glad to see 2020 in my rear view mirror.

This past year was one of change in several ways. We had record contributions of \$26,120 with some members doubling up on their \$250 dues payments and some rental properties giving \$400. Of all property owners, 36% paid. After a year of discussing options, interviewing contractors, getting quotes, and selecting a contractor, a road surface of Tar and Chip was applied to Gobbler Knob, our most expensive road section to maintain. Safety and access issues aside, the \$50,492 cost should also reduce overall annual maintenance expenditures. The long-term plan is to tackle other high maintenance road sections.

Starting November 1, Marek Bass will be doing the work on the POA roads. Phil Simmons who has been taking care of us for many years, can no longer maintain his level of activity for us and declined to submit a proposal. Some of you know Marek for some of the excellent work he has done for some us here on the mountain. We are still looking for someone to contract for cutting brush along the roadway in the Fall. Failing that, we can still have a couple of work days and have our residents pitch in like last November when so many showed up to help.

During the Zoom meeting, there were two motions/ballots presented to the 31 attendees. The first was to continue with the same member fee schedule and the other to retain the existing Board of Directors. Both motions passed.

Going forward, the Board has several goals. One is the obvious continued maintenance of our roads, and the second is to rebuild our cash balance to a point that we feel comfortable to meet any emergency repairs due to some catastrophic

event. At this point we do not know what that amount might be, but probably will be less than previous amounts because of the preemptive expenditure on Gobbler.

Speaking for the Board, we look forward to the next year and working with friends and neighbors here on Double Knob. I personally want to thank you all for what has been a very easy tenure for us on the Board. Your continued help and participation is appreciated. Thank you.

## **Secretary Report:**

- Continue bi-annual newsletters in the coming year via email
- POA website - doubleknobpoa.com - will be updated regularly with road, contribution information
- Annual POA mailing for contributions to the Road Fund, which will include Treasurer reports, meeting minutes and President and Vice President reports will be sent shortly.
- Please contact the POA with address or email changes using doubleknobpoa@yahoo.com email address
- The Double Knob Group on Facebook while not an official POA function will continue and we encourage group members to provide general community-related information. This media site is for social posting only. Any POA issues should be directed to the POA email address for response.

## **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.

### **Gobbler Knob Road Project**

Of all the roadways for which the POA has responsibility, Gobbler Knob Rd had been the biggest and longest running problem. With that in mind, we contracted with Stanfield Brothers Paving to install a tar & gravel solution on approximately 1/2 mile of roadway starting at the intersection of Big Ben Rd and Gobbler Knob. The project's final cost was \$50,492.

### **On-going Maintenance**

Prior to the Tar & Gravel project, conditions on Gobbler Knob Rd drove every road repair call to Simmons Grading. Now that Gobbler is much less of a problem, scheduled periodic maintenance is an option we did not have before. Therefore, we plan to enter into a contract for regular maintenance on POA-responsible roadways.

## **Financial Report:**

### **24 October 2019**

\$15,872.57 beginning balance as of 11/01/19

\$41,813.03 balance as of 9/30/20 – last statement

### **Nov 2019 – Sept 2020 POA Deposits: \$90,782.64**

Total amount of contributions received - \$26,120

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

Total number of Houses (including Rentals) - 139

Total number of Properties (Building Lots) - 116  
Total number of Properties including houses, rentals and building lots paid - 90 (36%)  
Total number of Houses (including Rentals) paid - 79 (57%)  
Total number of Properties (Building Lots) paid - 11 (10%)  
Total Number of Contributions made above suggested payments - 20

- Dues Collected Nov 2019 – Sept 2020: \$26,120.00
- 2018 - 2019 Dues Collected: \$23,900.00

**2019-2020 POA Expenses: \$59,260.97**

- POA Mailers - \$424.05 (this is 2019 and 2020 mailers)
- POA Mailbox Renewal (10/20 – 10/21) - \$196.00
- POA Website Maintenance - \$102.26
- Road Maintenance- \$7600.00
- Gobbler Knob Road Tar & Chip - \$50,492.00
- State Registrar - \$30.00
- Misc - \$416.66
- 2018 - 2019 Total Expense - \$22,000.73
- 2019 – 2020 Total Expenses - \$59,260.97

**2018-2019 DK POA Money Market Account was closed.**

- Balance moved to checking was \$64,912.64

*Please complete the information below when you submit your payment. You may sent a check or use your banking institution to send a payment to the POA at the following address:*

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

-----

**CONTACT INFORMATION**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**Mailing Address**

\_\_\_\_\_  
**Phone Number**

\_\_\_\_\_  
**Email Address**

**PAYMENT INFORMATION**

**Enclosed:**    ☐ **\$500**        **New Construction Impact Fee**  
                  ☐ **\$400**        **Rental Property**  
                  ☐ **\$250**        **Residence**  
                  ☐ **\$100**        **Building Lot**

\_\_\_\_\_  
**Lot # and Subdivision or Cabin Address**

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

## **COMMUNITY REPORT - Non-POA Interests**

### **Facebook Page:**

Facebook has been used frequently to get out information to residents concerning our community. Please feel free to post any community-minded info you may want to share to find useful. This FB page is for social posting only. If you have any questions or comments pertaining to POA business, please send an email to [doubleknobpoa@yahoo.com](mailto:doubleknobpoa@yahoo.com) and a board member will be happy to help you.

### **Fire Safety:**

Fire safety is a big concern here on Double Knob. Please have your fireplaces inspected and cleaned yearly. Only burn aged wood and proper kindling to keep your fireplaces safe from chimney fires. Removal of underbrush and removal of leaves and dead shrubbery near your residence is also very important.

### **Bear Safety:**

This past summer we have had several bear incidents. Please DO NOT FEED THE BEARS. We've been told that a bear can smell food (including household trash) for up to a mile away. Many homeowners have chosen to use outdoor Bear-proof cages for their trash. While this may sound like a good idea, sometimes these cages do nothing more than attract bears and end up causing more problems. Your household garbage needs to remain in closed secure locations (maybe indoors?) until it can be removed and taken to the dump. Bird feeders, pet food, and other food sources can also attract our furry friends. The importance of understanding bear food sources cannot be stressed enough so that us humans and bears can coexist without harm coming to either.

### **Road Safety:**

Thank you for all that obey the 15 mph speed limit posted on our mountain roads. FYI, the right-of-way belongs to up-mountain traffic so appropriate courtesy is appreciated. There have been several incidents of unsafe driving with the speed limit that has been posted is to prevent excessive deterioration of the road surface as well as the safety of other drivers and wildlife.

### **Landscaping Fund:**

We have established a new Double Knob Landscaping Fund. This fund drive was out of request from several residents that the entrance onto Big Ben was in need of "beautification".

John Weathers graciously donated his time and knowledge to landscape design to design a newly updated entrance with a woodland setting in mind. These plantings were installed a couple weeks ago along with 200 daffodil bulbs and mulching. The area in and around the mailboxes and the Double Knob sign were cleaned up and new lighting installed. The old fencing has been removed and a new fencing will be installed soon. More perennials will be planted in Spring.

Many thanks to all the volunteers that helped getting this accomplished. If you would like to donate to this fund send a check to Double Knob Landscape Fund and mail to

Nancy Bellacosa  
2041 Amy Creek Circle  
Ellijay, GA 30540

A financial report of monies collected to date are available to any person that has donated to Landscaping Fund.

## Double Knob Property Owners Association FY2020 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 FY2020 (November'20-October'19). 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 Side</u>	
	3076A	3076A	3076B	3076B	3076C	3076C	3076D	3076D
	Count		Count		Count		Count	
	\$\$\$ Paid		\$\$\$ Paid		\$\$\$ Paid		\$\$\$ Paid	
Sub Totals ->	\$7,770	25	\$2,000	7	\$3,600	11	\$4,100	15
Totals ->	\$\$\$ Count Pct		Count Pct		\$\$\$ Count Pct		Count Pct	
	\$9,770 32 37%				\$7,700 26 36%			

Use Big Ben & Gobbler			Total Count	\$\$\$	Paid Count	Pct Paid
Pct Use 63.2%			160	\$17,470	58	36.3%

SubDiv->	<u>Big Ben, Poplar Hollow &amp; Eagle</u>							
	3090B	3090B	3090C	3090C	3090D	3090D	3091C	3091C
	Count		Count		Count		Count	
	\$\$\$ Pd		\$\$\$ Paid		\$\$\$ Paid		\$\$\$ Paid	
Sub Totals ->	\$500	2	\$2,700	11	\$1,450	2	\$4,000	17

Totals ->	Use Only Big Ben			Total Count	\$\$\$	Paid Count	Pct Paid
	Pct Use 37.5%			95	\$8,650	32	33.7%

<u>Total Double Knob Community</u>			
Total Count	Count Paid	\$\$\$	Pct
255	90	\$26,120	35%

# **Double Knob Property Owners' Association**

## **Annual Meeting Minutes - November 21, 2020 via Zoom**

- Meeting called to order at 10:05am
- Motion to approve minutes from 2019 Annual meeting seconded and approved
- President's update
  - IRS issue regarding receipt of late-filed Tax returns and possible change in the POA Fiscal Year is in the hands of an IRS representative awaiting response from IRS.
  - POA Board met with an attorney to explore making membership in the DKPOA mandatory for all Property Owners. Advice from the attorney indicates that mandatory membership is impossible at this time since POA/HOA covenants must be introduced by initial developers and such covenants for Road Maintenance were not created..
  - Drainage culverts on Big Ben Rd past the Gobbler Knob intersection were cleared and re-established
  - Voluntary clean-up of trash and leaves on Big Ben & Gobbler Knob was accomplished mid-2019
- Secretary Report was delivered including general Community Interests - See Secretary Report in Annual Letter for details.
- 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.
- Two motions/ballots were presented to the 31 attendees. The first was to continue with the same member fee schedule and the second to retain the existing Board of Directors. Both motions passed.
- Zoom meeting was recorded and will be posted as a YouTube video. See DoubleKnobPOA.com for access.
- Motion to adjourn seconded and accepted at 11:20am
- Meeting Closed