

The Mountaineer

Walnut Mountain Property Owners' Association

Volume 161

January 1, 2020

WMPOA
Quarterly Meeting
11:00 a.m.
Saturday,
January 18, 2020
at the Clubhouse



PRESIDENT'S REPORT

I want to start by saying "WELCOME" to the new property owners that have purchased on the Mountain since our last newsletter. By my count, we have had about a dozen

new owners since October. While we will miss those that have chosen to leave the Mountain, we certainly welcome our new residents, both full and part-time. This is the most quarterly transactions we have experienced in several years.

I want to thank everyone that contributes to the enjoyment of living on Walnut Mountain. From our amazing staff to all of you that volunteer to make this a very special place in the North Georgia Mountains. I particularly want to mention our Board of Directors. As far as I am concerned, we have one of the most cohesive Boards that I have had the pleasure of serving on. Not that we don't have differences of opinions (of course we do), but we seem to be able to express our opinions and come to good decisions concerning the operation of the Mountain.

We have made significant strides in our infrastructure over the last year or so. Starting in 2018 we preformed significant repairs on our swimming pool and completed that project in 2019 with the installation of an automatic gate system that allows electronic entry into the pool and restroom area by using the pool pass. In addition, we installed a telephone system that directly connects to 911 in the event of an emergency. Using pool passes to enter the pool area has eliminated the need for pool monitors during times of low pool usage. Monitors are still used on weekends and holidays, but this change is contributing to the savings of several thousand dollars per year.

We also continued with significant repaving projects on our roads. Following up a substantial repaving project in 2018 we continued in 2019 with approximately \$200,000.00 in paving. In 2020 we plan on additional repaving projects although, not as much as in 2018 and 2019. Our "Roads Committee "continues to evaluate, prioritize and make

CALENDAR OF EVENTS

JAN. 8 - MEN'S COFFEE - 8:30 AM
JAN. 9 GARDEN CLUB - 6:00 PM
JAN. 14 - BOOK CLUB - 7:00PM
JAN. 15 - MEN'S COFFEE - 8:30AM
JAN. 18 - BOARD MTG. - 9:30AM
JAN. 18 - POA MEETING - 11:00
JAN. 22 - MEN'S COFFEE - 8:30 AM
JAN. 24 - MUSIC JAM - 7:00 PM
JAN. 29 - MEN'S COFFEE - 8:30 AM
FEB. 5 - MEN'S COFFEE - 8:30 AM
FEB. 11 - BOOK CLUB - 7:00 PM
FEB. 12 - MEN'S COFFEE - 8:30 AM
FEB. 13 - GARDEN CLUB - 6:00 PM
FEB. 15 - BOARD MTG - 9:30 AM
FEB. 19 - MEN'S COFFEE - 8:30 AM
FEB. 26 - MEN'S COFFEE - 8:30 AM
FEB. 28 - MUSIC JAN - 7:00 PM
MAR. 4 - MEN'S COFFEE - 8:30 AM
MAR. 10 - BOOK CLUB - 7:00 PM
MAR. 11 - MEN'S COFFEE - 8:30 AM
MAR 12 - GARDEN CLUB - 6:00 PM
MAR. 18 - BOARD MTG. 9:30 AM
MAR. 25 - MEN'S COFFEE 8:30 AM
MAR. 27 - MUSIC JAM - 7:00 PM

*All events are at the clubhouse unless otherwise noted. Check the calendar on our Website for changes:
<http://www.walnutmtnga.com>

recommendations to the Board on road projects that seem the most critical.

Some of the biggest improvements in our infrastructure pertain to our most valued resource, our water and the distribution system. In 2017 and 2018, we replaced all our water meters to ensure we are measuring the correct amount of water that we deliver to the residents. We also started a policy of replacing water lines that experience leaks. With some of our water lines over 50 years in age, repairing sections of leaking lines simply pushes the problem a little further down the line.

We also installed three redundant water pumps that allow the pumps to switch back and forth, putting less stress on each pump and in the event of one pump failing, the redundant pump will take over keeping our water distribution system in operation.

We also must maintain our SCADA system. This system monitors our water distribution and alerts staff to problems that may arise at the tanks or in the system. Our next big water system project is to evaluate the feasibility of installing three, 3 phase 220 volt generators that will activate in the event we lose power to the Mountain. Several times, during the past four years, this has happened due to the weather, and we have come very close to draining our water tanks before power could be restored. We have been looking at prices from several contractors to supply generators and propane tanks. As I said this will be a major project that we will need to plan for funding. We also have maintained the state licensure requirements for our water system operators.

We have a new sign, designed by a board member, that we are sharing with the Greystone Subdivision out at Turniptown Road and Highway 52 east.

Finally, I want to mention our gate system that allows entry on to the Mountain. This has been a challenge for our entire Board. Currently, all four of our gates are in operation and hopefully, will stay in operation. We have changed companies the keep our gates in good repair and if people will stop trying to force them open, they have a good chance of staying.

I am confident that we will have new challenges to face in 2020, but with the great Board and Staff, we will, once again, manage to keep Walnut Mountain one of the best places to live and vacation.

Max Holstein, President

 Anderson ATLANTA INC.	Russell Anderson 404 787-9964 - Joyce Anderson 678 215-1181
	-Specialty Contracting - Remodels -Windows and Doors, Porches -Kitchens, Baths, Decks, Pergolas
ELLIJAY, GEORGIA 30356 Licensed & Insured	Andersonatlantainc.com Russell@andersonatlantainc.com

FROM THE VICE PRESIDENT

In addition to the infrastructure projects that we worked on this year, that Max highlighted in his article, the Board and the WMPOA staff completed several projects to improve our facilities.

In the spring, Marjory Walsh took on the task of raising money to purchase and install a new ceiling in the clubhouse. She and her committee did a tremendous job with a garage sale and we are all enjoying the beautiful new ceiling. Next up is a refresh of the clubhouse flooring.

In the summer, our staff built new picnic tables for the camping area and painted the clubhouse deck.

In the fall, they designed and built a storage room on the back of the clubhouse for table storage. They also gave the front of the Welcome Center a refresh.

As you may have noticed, we recently drained the pond on Turniptown Road at the entrance to the mountain. The pond was filling with sediment due to improper draining after work that was done years ago. We will complete the process of draining the pond in the next couple of months. The pond will sit empty for several months to allow the sediment to dry. It will then be dredged, and a new outlet will be

built that will allow the pond to work properly. The entire process will be finished by the summer.

It is such a pleasure to work with the staff on Walnut Mountain. We truly do have great employees who enjoy their work and go above and beyond for the residents of the mountain. If you haven't taken the time to get to know them, you are missing out on one of our best assets! All the best to you and yours in 2020!

Carol Callicutt, Vice President

A business card for Integrity Gold Buyers. It features a logo on the left consisting of a peace symbol with a rainbow gradient. The name 'JOHN CUNNINGHAM' is printed in the top right corner. The main heading is 'INTEGRITY GOLD BUYERS' in bold. Below this, the text reads: 'SELL YOUR GOLD AND SILVER FROM THE COMFORT OF YOUR HOME FREE APPRAISALS 706-669-0371 integritygoldbuyers@yahoo.com'.

ARCHITECTURAL CONTROL REPORT

It's been a busy year for the Architectural Control Committee with over 279 requests year to date. As you travel around the mountain you will notice many of your neighbors renovating, remodeling and generally rehabbing their properties. Our goal next year as the ACC is to make the approval process as seamless as possible for you while ensuring the Rules and Regulations of Walnut Mountain are met.

The committee meets every Tuesday morning weather permitting. Have any questions about your project? Leave a message with the Management Office and we will call you back.

Rules and Regulations as well as approval forms can be found on our website at: <http://www.walnutmtnga.com>.

Questions regarding the building permit process should be directed to the Gilmer County Building Department located at 2 Broad St, Ellijay, GA 30540, (706) 635-3406 Hours: Monday-Friday 8am-5pm

Permit Application for decks can be found at <http://gilmercounty-ga.gov/forms/planningcommission/Building%20Permit%20Application.pdf>.

Remember all contractors and any deliveries must check in with the Welcome Center

On behalf of the ACC - **HAPPY NEW YEAR**

Mary Scott, Chairman, ACC

An advertisement for Blinds by Design. The text reads: 'Blinds by Design Free Estimates & Installation Lynne Pitters 706-669-1244 888-338-1303 www.blindsbydesignllc.com'. The background is white with a dark banner for the 'Free Estimates & Installation' offer.

WELCOME COMMITTEE

Hey there. Hope everyone had a Merry Christmas and a Happy New Year!!! We had a Mountain Mingle on December 6th and had a nice turnout. About 25 people, new neighbors and old neighbors. It is so nice to see the new people so excited about bears, deer etc. Funny thing is that I have been here 23 years and I still get excited. May your New Year be full of good health and wonderful times. Come join us, keep an eye out for the blasts about the Mountain mingle. Thanks,

Lynne Pitters, Welcome Committee Chairman

An advertisement for Cardd Construction, LLC. It features an image of construction tools: a hand saw, a hammer, and a wrench. The text reads: 'CARD D CONSTRUCTION, LLC CUSTOM BUILT HOMES, REMODELING, GARAGES, ADDITIONS, ETC. Jamie Cardd Licensed and Insured General Contractor 706-276-3554 HOME 706-273-9365 CELL E-Mail: carddconst@ellijay.com www.carddconstruction.com 20 Years Experience Excellent References Free Estimates'.

WALNUT MOUNTAIN VOLUNTEERS

Many of the services we enjoy on Walnut Mountain are provided by volunteers. The chairmen of these committees are anxious to include new members in their groups. Volunteering is a great way to get to know others and help our community. Please check out the following listings and see if there is a group you'd like to join.

Glass and Can Recycling

This project was started by Cindy Fuerst. She empties the cans behind the office and takes the contents to the recycling center in Jasper. She would welcome volunteers who would be willing to help with transportation. Please call her at 315-368-7186 if you can help.

Paper Recycling at the Mail Kiosk

Jerry Ward oversees this project. The trash cans are emptied as needed, and the contents are taken to the Gilmer County Recycling Center on Highway 52 (about 5 miles from Walnut Mountain). Volunteers usually serve a month at a time. Call Jerry at 678-772-9286 to offer your assistance.

Community Decoration

Most of the holiday decoration is provided by the Garden Club. They provide and install decor for Christmas, Halloween, Fourth of July, and Veterans Day. If you would like to help with the installation or removal of decorations, call Suzanne McGee at 404-694-6785, or (better yet) join club members for a meeting. They are a friendly, informal group that enjoys socializing and contributing to W.M.

Welcome Committee

Lynne Pitters coordinates this group. Their goal is to reach out to new residents and provide opportunities for them to meet other members of our community. Call Lynne if you would like to join this committee. Her number is 706-669-1244.

Newsletter Distribution

Before the mailing of our quarterly newsletter, it needs to be folded, taped, labeled, and sorted. Shyla Brenan both edits and coordinates the distribution of **The Mountaineer**. If you can spare

two or three hours a few times a year, give Shyla a call at 706-635 1858.

Beautification Committee

The plantings in our common areas are designed and installed by the Beautification Committee. Members share ideas and plans to make our Mountain a haven for beauty and tranquility. We work closely with the maintenance staff in dealing with any problems. Our next meeting will be in February when we plan our planting for the year.

Men's Breakfast

All Walnut Mountain men are invited to have breakfast at the clubhouse every Wednesday at 8:30 AM. Jerry Ward serves as host for this group; and his wife, Joy, usually prepares the food. If you would like to provide breakfast occasionally, please call Joy at 404-223-1577. Both Joy and the gentlemen will appreciate your contributions.

Suzanne McGee, Newsletter Committee Member

TREASURER'S REPORT

Our coffers are being replenished; assessments are starting to arrive. As always, our reserves were low at the first of November, however, we are in good financial shape now. The latest completed project was to prepare the 2020 budget. This year's plan is to spend less money and rebuild reserves.

In December we made year-end adjustments to the books. I am grateful to Connie McVey and Bill Schmid for keeping the mountain's finances ship shape. We remain committed to fiscal responsibility and harmony on the mountain.

Frank Randall MBA, Ed.S, LPC



WINTER SURVIVAL AT WALNUT MOUNTAIN

In order to survive what Mother Nature delivers during the winter months, year-round residents should be able to answer the following questions in the affirmative:

1. Do you have an alternate heat source in case of an electrical failure?
2. Do you have an adequate supply of prescription drugs, canned food, staples, etc., to last at least ten days?
3. If it is necessary for you to go to work, do you have a 4-wheel drive vehicle plus chains, plus the know-how to drive mountain roads under adverse conditions?
4. Are you capable of walking to the Welcome Station from your home if necessary?

If you answered "NO" to any of the above questions, you are NOT fully prepared for a safe passage through the winter months at Walnut Mountain. Although our maintenance crew is fabulous at what they do, sometimes even they can't get in to scrape or salt the roads. Having a 4 wheel drive won't help you at all if there is ice on the road.

Some of the old-timers will tell you about the 5 days we were snowed in several Christmases ago, without power! Your best bet to help you survive, should this happen again, is to invest in a generator. They are life savers!

The weather service usually gives us ample notice of snow and/or ice by radio or TV. If you cannot handle some adverse conditions, then perhaps you should decide to stay with friends or family if the weather is forecasted for snow and/or ice.

WINTERIZING YOUR HOME

Should you decide in the next day or two that you have had enough winter and you are going south, you must follow these instructions below.

Wintertime temperatures will often read in the low twenties and thirties or lower here on the mountain. To avoid the damage that your home could incur from freezing and/or bursting pipes, the following preventive measures should be taken:

The single most important item to remember is ALWAYS TURN OFF THE WATER at the meter when leaving your home for more than 24 hours. If you do not have a cut-off valve and a pressure reducing valve in the house, you should have them installed. The water pressure could be up to 200 pounds at your water meter. Normal house pressure should not exceed 50 pounds.

Come January thru March, you not only need to turn off the water, but to prevent the water from freezing in the lines and toilets, anti-freeze must be added and the lowest lines drained. Shut off the toilets and flush them to reduce the amount of water left in the tank. Add one cup of anti-freeze to the toilet bowl and one cup to the tank. One fourth of a cup should go down all drains in bathtubs, showers and sinks. Do not add to the dishwasher. Open all faucets. Drain the hot water tank after turning off the power to it. Do not turn the power back on until the tank has been filled.

The above recommended actions are only needed if the heating system is turned off. If you leave the heat set at 55 or higher everything should be ok unless there is an extended power outage. ■

A+ QUALITY SERVICE
Free Estimates / Fast Service

- All Home Repairs • Landscaping/Yard Work
- Interior/Exterior Painting/Staining • Carpentry
- Pressure Washing • Decks • Retaining Walls • Roofing

Plus Much More
706-635-7656 or 706-889-5213

Lynne Pitters Elias Vicente
Bonded/Insured

Apex Electrical Contractors
* For all your Electrical Needs*
State Lic
EN214601
143 Turniptown Road
Ellijay Georgia 30536



Stephen Morris
706-697-2222
24hr Service

apexelectricalcontractors@yahoo.com

GARDEN CLUB

It has been a busy year for the Garden Club on Walnut Mountain. Our President, for too many years to mention, Joan Blomquist-Melton, has decided to spend more time traveling. She has been our guiding light for over 16 years, helping with every function and decoration the Mountain has needed. She will be so missed. Our new President is Suzanne McGee. Although new to the mountain, she has jumped in with both feet and is a fabulous volunteer.



As we do for each major holiday; we decorated the mountain with banners on the 4th, hay & pumpkins for Halloween and Thanksgiving, and lots of garlands, bows, and wreaths for Christmas.

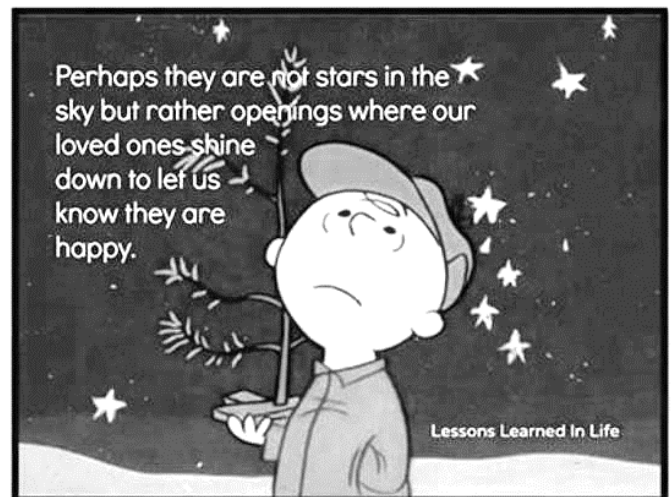
We entered the Ellijay Scarecrow contest and our thanks go out to Bill Hardage, Suzanne's other half, who created Wally Walnut. We also entered the Ellijay annual Festival of Trees at the Gilmer County Library with this great tree, decorated by Joy Ward and Suzanne McGee.



TO OUR NEWEST PROPERTY OWNERS

Darrell & Toni Wells	169 Walnut Mtn. Rd.
Marilyn Ristau	1173 Walnut Ridge
Roger & Cathy Baker	333 Walnut Mtn. Rd.
Anthony & Whitney Horton	27 Laurel Lane
Brad & Susan Michels	1317 Mtn. Oak Road
Roger & Victoria Swilley	15 South Lake Drive
Lisa & Les Johnson	1634 Walnut Ridge
Joyce K. Harrell	1905 Walnut Ridge
Mike & Brenda Bennett	1383 Walnut Ridge
Aaron Beauclair	Lot M165
Michael Lemieux	557 Skyview Drive
Rebecca Goldberg	986 Mtn. Oak Rd.
Cayman David Fedenhagen	132 Ridgeview Ct.

IN MEMORIAM
JOHN SPADAFORA
WALNUT RIDGE



CRAKER BARREL MEATLOAF RECIPE

Ingredients

2 eggs
2/3 cup milk
32 Ritz crackers, crushed
1/2 cup chopped onion
4 ounces shredded sharp cheddar cheese
1 teaspoon salt
1/4 teaspoon pepper
1 1/2 lbs. ground beef
1/2 cup ketchup
1/2 cup brown sugar
1 teaspoon mustard

Directions

Preheat oven to 350. Beat eggs. Add milk and crackers. Stir in onion and cheese. Add ground beef. Mix well. Shape into a loaf. Bake at 350 for 45 min. Combine ketchup, brown sugar and mustard to make topping. Spoon half of the topping over the meatloaf after 30 min. of baking. Return loaf to oven for 10 more min. of baking. Spoon the rest of the topping over meatloaf and return to oven and bake for 5 -10 min. more.



THE WALNUT MOUNTAIN WEBSITE AGAIN!

The Communication's Committee would like for everyone to visit the Walnut Mountain website at <http://www.walnutmtnga.com/>. This site has so much information that you might want to check it out every few days. You will find our newsletters, The Mountaineer (current and past issues), the minutes of the WM board meetings, (there is a lag time of a month on these), the clubhouse and community calendars, all the CCR's, Rules & Regs and By-laws to name just a few. You might decide to rent the clubhouse for a reunion, wedding or party and you can just check the calendar to see if your date is available. This committee would like to find out if you would like to continue getting the newsletter by mail, prefer just reading it on the web site or even get a copy in your email box. We are putting a notation box on the website for you to mark your preference. There are icons that will take you to Gibbs Gardens, hiking trails, art shows and also some fun photos of Walnut Mountain.

Financial solutions with a smile and a handshake.

Jared K Arrant
Financial Advisor
167 Fowler Street
Ellijay, GA 30540
706-636-3800

www.edwardjones.com

Edward Jones
MAKING SENSE OF INVESTING

Member SIPC



RE/MAX

RE/MAX Town & Country

Doug Morgan Associate Broker

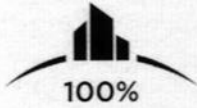
Selling North Atlanta
& North Georgia Mountains

706-515-7653x260-Office

770-377-0578-Direct

dougsellsthemountains@gmail.com

www.dougmorganproperties.com



Each Office Independently Owned and Operated

PRESORTED PAID
U.S. POSTAGE
ELLIJAY, GA
PERMIT NO. 45

Walnut Mountain
Property Owners' Assoc.
3808 Turniptown Rd. #4030
Ellijay GA 30536