



ZOOMING INTO THE FUTURE

IT'S ALL ABOUT COMMUNICATION

We have officially launched a ZOOM option for attending WM Board Meetings remotely. We conducted our first ZOOM meeting on September 19th. A special thanks to Connie McVey, Brandy Davenport, and Kathleen Lockwood for their dedication and assistance, in making this happen. As for the community, it is a work in progress, and we appreciate all the feedback we received following this first attempt.

If you are not familiar with ZOOM, it is a remote meeting application. You can access the meetings on any device. A computer, laptop, tablet or your cell phone. You can download the app, and enter the meeting ID and Password, or you can simply click on the link included in the invitation. You do not have to buy anything, or pay for anything, except possibly minutes if you are on a mobile device and have limitations on your data plan.

The invitations will be sent out, three to four days in advance of the meeting. They will include a URL link, the meeting ID and password. If you did not receive the ZOOM invitation for our September board meeting, please contact Connie or Brandy, and give them updated email information. There were a few technical challenges with this initial launch. Connie has developed several ZOOM email lists, so the invitations can be sent in segments, and not overwhelm our systems.

ATTENDING THE MEETING

Our board meetings are the third Saturday of every month, with no meeting in December. They start at 9:30. Your ZOOM invitation will provide a start time of 9:15. This will allow all remote attendees to log in, and not miss the actual start of the board meeting. You will be placed in a waiting room. As the host of the meeting, I will "admit" those in the waiting room to the meeting. *All remote attendees are automatically muted upon entering the meeting. You can utilize the chat button, to ask a question or make a comment. **Please type in your name to identify yourself.*** Many emails are fun or personal. The chats will enable you to get to know your neighbors vs. an email identification that may not be recognizable.

We have also instituted a few guidelines for residents physically attending the meeting, and the board. We have asked that anyone speaking, bring their mask down (muffles the audio) and to use a microphone. We also limit background discussion to keep the noise level down. All these steps are designed to make the meeting experience positive for everyone.

WHAT WE LEARNED FROM THE LAUNCH

We are not recording the ZOOM meetings. We would have to pay substantially more to offer this feature. If you want to record the chat sessions, consider a screen shot. We also had requests to have the Chat questions answered during the meeting. I cannot do this, while simultaneously hosting the meeting from my laptop. Stephanie Kolenut-Valdez our board member, that was attending remotely from Florida fielded many

of these questions. It has become apparent that we will need to have a separate board member, assume this function. Finally, I did not realize that I had to continually admit people in the waiting room if they joined late or needed to reconnect. I will be alert to that in all meetings going forward and apologize to anyone that was not granted access to this meeting.

Overall, it was a resounding success. We had 19 residents physically attend at the clubhouse, and 57 residents attend via ZOOM. If you have comments, suggestions or this is an area of expertise for you, please email me directly at gardengal08@att.net.

The goal is to make the meetings accessible to as many residents as possible. We were not able to have board meetings in April, May or June due to the pandemic. We are currently limited on group gatherings due to current COVID-19 restrictions. ZOOM will allow the board and the community to interface without interruption.

Our community boasts many individuals with various professional backgrounds and personal interests. I encourage you to attend the board meetings. They are normally only an hour in duration. The last four have been closer to three hours, as the board gets caught up on a back log of community efforts. Get your information firsthand. If you have experience or expertise, please consider running for a board position, or participating on a committee. Sharing that expertise can lend itself to smart and effective problem solving.

As the Secretary (since June) I am responsible for typing up the minutes. These are then reviewed by my fellow board members, at the next board meeting. Once they are approved, and signed by the President and me, they can then be posted to our website. They are always a month in arrears. With the pandemic the office was closed, and I was asked to do revisions on the July Minutes. This has resulted in no minutes posted since February. I have now instituted a direct path, to get these minutes posted to the website. The President and I will sign, once approved, and I will directly email them to our web developer and the office to insure they are posted in a timely manner. Upon receipt of the Mountaineer, our website will have all minutes through August posted.

Rhonda Yabrow – Secretary

WELCOME TO OUR NEWEST PROPERTY OWNERS

Philip & Pamela Nutsugah	(M180, M181)441 Walnut Ridge
Don Waguespack	(F310)335 Goldmine Drive
Mike & Tina Cooley	(L34)110 Owltown Drive
Danial S. Jasinski Jr	(A39)306 Laurel Ridge Drive
Lori Chalfin	(M167, M168)Lot M167 & M168
Michael Blake McDaniel	(M124)1085 Walnut Ridge
Barclay/Anderson	(B85)27 Laurel Lane
Stenton & Carol Peart	(G54)
David Taylor	(M144)862 Walnut Ridge
Rchard Abbott & Judith Rangel	(C133)136 West Park Court
Steve & Renee Dean	(H131)1368 Mountain Oak Road
Christopher & Kathleen Fenelon	(F312)367 Goldmine Drive
Arthur & Anna York	(L71)1831 Walnut Ridge
James & Tammy Marks	(G37)61 Ridge View Court
Benjamin & Lisa Schreier	(L91)1491 Walnut Ridge
Luis Delgado II	(M107)

TREASURER / FINANCE COMMITTEE

We have reached our goal (as stated in the year end newsletter for 2019) of spending less money and rebuilding our reserves. Compared to 2019 YTD, our expenses were \$30,000 less. For the first time in Walnut Mountain's history we had to open a fourth bank account to stay within FDIC requirements of no more than \$250,000 in each bank.

For two years in a row we allocated significant funds to our roads. Due to COVID we used our budgeted miscellaneous funds on additional payroll for pool monitors. As to the budget, it is that time of year. We base budgets on a three year average, trends, and additional knowledge (repair, replace, purchase, anomalies). There are things we can predict i.e. improvements to our infrastructure /additional dumpster needed at Thanksgiving, and things we know will happen, but cannot predict, i.e. when water lines will break. A 3 year comparison on our trash expenditures YTD: 2020 - \$14,930; 2019 - \$12,741; 2018 - \$9,917

Financial Overview as of 9/23/2020

<u>Bank Balance</u>	\$ <u>693,323</u>
Assessments	744.186
Other Income	83,264
<u>Total Income</u>	\$ <u>776,587</u>
<u>Total Expenses</u>	\$ <u>373,653</u>
<u>NET INCOME</u>	\$ <u>402,934</u>

Until assessments start to come in, bank balances and net income will decrease. A large reduction will occur later this month when paving is paid for.

We remain committed to fiscal responsibility and harmony on the mountain.

Frank Randall Treasurer, (MBA – finance, Licensed Counselor), Connie McVey and Bill Schmid

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FROM YOUR NEW VICE PRESIDENT

It has been a busy few months meeting staff, tours with Shyla and Connie, meetings on public safety, infrastructure, specifically our roads and water systems, the 2020 budget along with Frank and the Finance Committee, and our external auditors for our upcoming 2019 audit. More to come on these issues which are all quality of life and enhancing our property values. Stay tuned, more to come.

Hector A. Rivera Sr., Vice President



Concerned about interest rates? Let's talk.

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ATTENTION SNOWBIRDS – PLEASE READ

Winterizing Your Home

Before any of you head to Florida for the winter, it is mandatory that you read and follow the instructions below. Wintertime temperatures can 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 November or December, 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, which is always possible. One Christmas there

was 5 days without power, and it could happen again. Do not leave your home without doing these small chores, for your own peace of mind.

WELCOME TO OUR NEWEST BOARD MEMBER

My name is Clint Shaw. My wife and I recently moved up from Canton to live full-time in Walnut Mountain Dec. 26th. We absolutely love it up here and cannot wait to have a full year under our belt. After attending a couple of Board meetings and seeing how things work, I felt compelled to run for a position on the Board. I feel as though my background and experiences can help the Walnut Mountain community.

I lived in Bent Tree when I first moved to Pickens County in the 90s. I worked in Pickens County as an educator and coach in the school system. I then moved into the Clayton community of Cherokee County and continued my work as an educator and coach there as well. I have been in education in some capacity ever since graduating from high school. I am in my 27th year of teaching and cannot wait to retire, especially after moving into Walnut Mountain.

I understand what it takes to keep a large organization up and running. My last stint in the coaching world was as Director of Football Operations for a 7A high school. For 8 years I started and ran the "Fan of the Week" program that serviced all the schools in Cherokee County during football season. We brought special education students, special needs students and students who just needed a positive event in their life, to each of the high schools and made them a part of the team every football Friday night. We also hosted a banquet for the "Fans" and had an All-County team as well.

During this time, I have served on numerous committees, been in trainings, led trainings and overseen many projects. Hard work is in my blood. Assisting people is in my blood. Communication is in my blood.


See you on the Mountain, Clint

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Good Neighbor Policy

Being a good neighbor means reading and following our Communities Rules and Regulations, involving yourself in the community, offering solutions and reaching out to your neighbors.

Here is some common sense, neighborly rules, we will all benefit from.

Garbage Disposal

Make sure you put your "household" garbage in the containers, not on top, between or anywhere else. We have bears, so make sure you lock the containers when you are finished. Our trash containers are not to be used for anything other than household garbage, they are not dumpster for your construction material or junk. We do have cameras and will follow up with anyone caught "dumping".

Parking

Parking on some of our properties is limited but please do not block the roads. Exceedingly difficult navigating our narrow windy roads as it is, especially at night.

Speed Limit

The speed limit within Walnut Mountain is 20 miles per hour. Remember vehicles traveling downhill must yield to those going uphill.

Pets

We all love pets but that does not mean we want to hear your pet and see them in our yard. All pets must be leashed and cannot be left unattended. We have had a lot of complaints regarding barking dogs, please control your pets.

Upkeep

Make sure your property and yard are well kept and complies with the Rules & Regs. No one wants to look at peeling paint, overgrown weeds and driveways that have become storage lots.

Noise

Respect your neighbors if you are throwing a party be mindful of the noise. Let your guests know where to park, end the event at a reasonable hour.

Communication

Be respectful of your neighbor, listen, try to understand their side. You can agree to disagree and still be civil. The Nextdoor web site is a great

vehicle to share thoughts and ideas and should not be used for personal attacks. Ask yourself would I say this if they were standing in front of me. It is too easy to hide behind a computer screen and vent your anger.

Address

All properties must be marked with both a 911 address and a lot number. Ambulances, Fire Department and Walnut Mountain staff cannot help you if we cannot find your property.

Wildlife

We live in a mountain community and share our land with the wildlife. DO NOT feed the bears or deer. **Remember a fed bear is a dead bear.** Leaving any type of potential food outdoors is an attraction. We have had bears rip apart screen porches to get at bird seed.



Good neighbors make great neighborhoods.

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FIREWISE AND SAFETY REPORT

“An ounce of prevention is worth a pound of cure.” How many of us have heard this at some point of time in our life and thought “Yea, who has the time?” and immediately flushed it from our thoughts? As we get older, one thing we all realize is that there are a lot of things that we thought “old people” didn’t understand when we were young, those “old people” were right about. Planning and being prepared is one of those things. Preparation, as it applies to fire safety in our community, is one of those things where an ounce of prevention is worth a LOT more than a pound of cure.

Walnut Mountain is a Fire Wise community and for now Ron Hollifield and I are serving as a 2-man Fire Safety committee. Our goals are to research and share information to help keep all residents of and visitors to Walnut Mountain as safe as possible in the event of a worse-case scenario.

This sounds simplistic but there are some basic truths we may all need to be reminded of. 1) Fire does not act the way it is portrayed on TV, in the movies or in video games. Fire is a force of nature. 2) We live in a National Forest. 3) The Forest is comprised of wood. 4) Wood burns. Our homes are surrounded by fuel for a fire.

Some extremely easy, simple things that can be done to protect your life and property are to create a “defensible space” around your home. This means keeping the area between your home and the natural forest surroundings free of weeds, brush as well as any man-made flammable materials. Fall is upon us, the temperatures are cooling, and as the fall die-back of plants occurs there is no better time to be out in your yard working on this project. Creating a defensible space also gives firefighters room to get in with their equipment to do their job.

Keep your window and door screens in good shape. Embers can ride on the wind for up to a mile. Have a “Go Kit” or at least a list of what you can grab in 30-45 seconds such as prescription meds, supplies,

important contacts info, a list of local radio stations, list of area shelters, and chargers for electronic communication devices. Know where your electricity and gas/heating fuel shut offs are, but only use these if you are forewarned and can safely take the time to do so. Know your exit route, be it by vehicle **or on foot**.

Rental property owners have the responsibility to have this information, as well as the location of fire extinguishers, posted in a conspicuous place at their properties.

Our countrymen and women on the west coast are living a worse-case fire scenario for the last few weeks. We want to take all the steps we can to prevent our neighbors, friends and loved ones from having the same experience. More information can be found at www.wildlandfireRSG.org .

Perry Cantrell and Ron Hollifield

WATERWHEEL BACK IN ACTION



After a long dry spell, due to a faulty mechanism, our wonderful water wheel is working again! It is such a delight to come into Walnut Mountain with our new pristine pond and the water wheel in action. Thanks to Mr. and Mrs. Varin for finding the person who could repair it and going to the trouble and expense that this required.

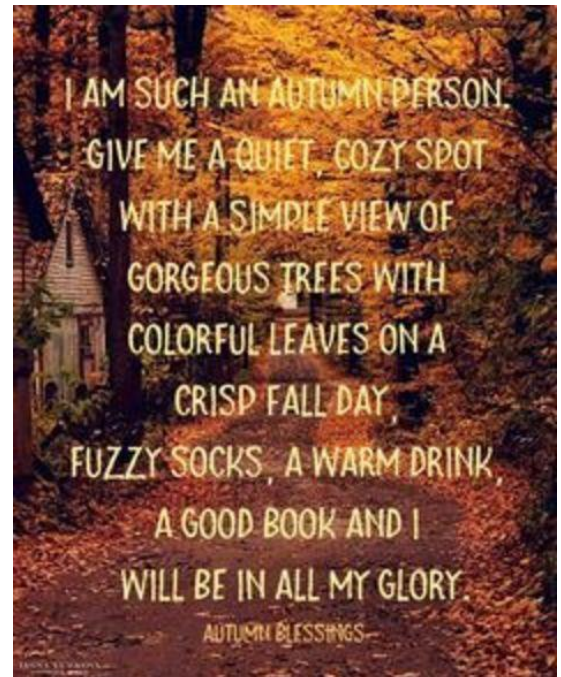
THANK YOU SO MUCH


SHORT TERM RENTAL PROBLEMS

We love having folks come up to enjoy our mountains and rent homes in Walnut Mountain but unfortunately not everyone is abiding by our Rules and regulations. Illegal and dangerous fire pit use, dogs not under control attacking full time owner's dog, speeding, arguments or music all night long and trucks and cars parked in the streets because the driveway is too small. Not all renters but it happens often enough to get our permanent residents terribly upset. So, in August, a committee was formed by the Board to investigate these problems and what solutions were out there to avoid them. The Short Term Rental Committee met several times and made some proposals and recommendations that were then sent to the Walnut Mountain's attorney. Upon receipt of their comments, the Board will be looking at adopting some of those recommendations that the attorney indicated is withing our governing documents. Our Rules and Regulations, bylaws and CCRs are on our website at www.walnutmtnga.com. Please note that these documents make the property owner responsible for the actions of their guests or tenants.

IN MEMORIAM

Jack Holland 733 Skyview Drive
Marilyn Ristau 1173 Walnut Ridge



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
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