



March 2022

RIVER'S EDGE HOMEOWNERS

25 Blackberry Mtn. Dr., #8101
Ellijay, Georgia 30536

No short term rentals allowed

OFFICE MANAGER

Linda Black
Phone 706-273-3100
Fax 706-273-3201
After Hours Water and
Gate Systems Emergencies
(leave name, phone # and
message)

706-889-5640

Should you require assistance
with obtaining medications or
groceries, let Linda know.

EMAIL

riversedge@ellijay.com

WEBSITE

riversedgeofellijay.com
Webmaster: Penni McDaniel

BOARD OF DIRECTORS

David Ratner, President
Tom Ostby, Vice President
and Water Manager
Sherri White, Treasurer
Mary Ellen Cates, Secretary;
Firewise Coordinator
Jim Carr, Member at Large
Charlie Paris,
Director Emeritus

DESIGN COMMITTEE

Jim Carr, Chairman
Esther Lax

NEW YEAR...NEW DIRECTOR

Board Member, Don Findell, has resigned due to his relocation to Beaufort, SC. We will miss Don and everything he has done for our community, as well as his easygoing manner in helping our homeowners get their projects completed. It would be impossible to convey the extent of Don's positive involvement in our community. He cared about a job well done, and making sure all details were finalized. Thank you, Don, for sharing your many talents. We wish you and your lovely wife, Kay, all the best in your new home and community. You will be greatly missed!

We are pleased to inform Association members, that Jim Carr has agreed to serve out Don's remaining term.

Jim came forth and expressed interest in serving as a Director. Jim's life experiences have included being a licensed residential contractor (for 10 years) which makes him a perfect candidate for serving on the Architectural Design Committee as well.

Jim is Retired Army, Chief Warrant Officer; and Combat Veteran. He and his wife, Judy have been Gilmer County residents since 2001. Jim is Charter President of Kiwanis Club of Gilmer County. Jim and Judy became residents of River's Edge in 2020.

Thank you, Jim, for your service to our Country and our community!

RENTAL PROHIBITIONS

Many of you chose River's Edge because of its restriction against short term rentals for less than six months.

For those of you who are not familiar with the rental restrictions, they are attached to the end of this Newsletter.

The Board has implemented a policy that if anyone engages in short term rentals, you may be subject to a fine of up to \$500 per day, that the property is rented for less than six months, in addition, any legal fees to collecting it. This is notice of the fine. We want everyone informed of the prohibition and the fines.

Please help us keep our neighborhood the great community that it is!

***NO SHORT TERM
RENTALS ALLOWED***

***MINIMUM RENTALS
SIX MONTHS OR
MORE!***

STRAW POLL FOR GENERATORS

Within the next few weeks, we will be circulating a straw poll to determine the extent of the interest in having generators placed on our wells. We realize your decision is contingent on price, but as price is a continuously increasing amount in this economy, we wanted to first determine the interest. At this time, it is realistic to estimate \$100,000 for all wells that services River's Edge. Obviously, the longer it takes to come to a consensus, the more increase there will be. Please let us have your opinion. This is your community, and we want to be responsive to your requests.

PIEDMONT MOUNTAINSIDE NAMED TOP SMALL HOSPITAL IN GEORGIA

Georgia Trend Magazine recently named their Top Hospitals for 2021, and Piedmont Mountain Hospital was ranked number ONE among small hospitals in Georgia. A small hospital is defined as one with fewer than 100 beds. Denise Ray, CEO of Piedmont Mountain, said this was the second consecutive year they were named the Top Small Hospital in the State.

Water Pressure Regulators

In the last newsletter, we stressed the importance of having a pressure regulator in your home. We have learned, some homes have them already installed, some do not. Normal home water pressure runs between 40-60psi. Our outside water lines produce higher pressures to properly distribute the water throughout Rivers Edge. That's why a pressure regulator in the home is needed to reduce the outside water line pressure. There is not timeline for installation. It can be done anytime if one was not installed already. *Some warning signs of high water pressure in your home include repeated leaks in fixtures and appliances- high water pressure can push seals and washers out of place, allowing water to pass through. Banging or knocking sounds in your plumbing, water pressure can cause the "water hammer" effect when you turn off a faucet or flush a toilet. If it's not fixed, it can create permanent damage to your plumbing. Burst lines and hoses inlet lines, which include the lines going to appliances such as dishwashers and icemakers, are most commonly affected. Appliance failure prematurely, the culprit could be high water pressure. Seals and pumps can break when the pressure exceeds what they were designed to handle.*

Spring in River's Edge and Housekeeping Reminders

Important reminders to all planning Spring/Summer projects!! If you are making any change to the exterior of your home, **you must submit a request form for approval to the Architectural Design Committee: this includes tree removal; painting/staining your home; new roof or garage; addition or extending decking. No exceptions! Contact the office for request form.**

- *If you are pressure washing your home, deck and/or driveway, remember to have water tank brought in (this is necessary to conserve our wells and community water)!
- *Please observe the speed limits and instruct your guests or service companies to do likewise, we have a lot of residents out walking.
- *Pets should be on a leash anytime they are off owner's property. Gilmer County (including River's Edge) has a leash law; dogs should be on a leash and under direct control of their owner at all times.
- Please be considerate of other residents, that a dog barking excessively makes it difficult for your neighbors to enjoy peace and quiet in our tranquil community.
- *Outdoor burning ban remains in effect. There is a permanent ban on outdoor open fire burning. Embers from a fire can travel over a mile. Outdoor burning must be inside a fireplace, chiminea or approved fire-pit with a protective screen, bordered by stone, brick, concrete or steel.

Spring Chipping Scheduled March 28 & 29

Weather permitting, the Spring Chipping event will be on March 28 & 29. We are using a new vendor this year.

You can help make this a successful event by doing the following:

- Place debris to be chipped in the right-of-way along the roadsides where it is easily accessible.
- Keep debris set out for chipping to less than five inches in diameter. You do not need to cut longer limbs into piles of shorter limbs, as it is actually more time efficient for workers to process piles of longer limbs than it is to process piles of shorter limbs. Also, stacking debris so that all the limbs face in one direction results in less processing time.



"She turned to the sunlight
And shook her yellow head,
And whispered to her neighbor:
Winter is dead."

FIREWISE AT WORK

We are Firewise. Gilmer County was proclaimed a Fire Adapted County by Charlie Paris, Chairman of the Board of Commissioners, on October 15, 2018.

River's Edge became a Firewise Community also in 2018, and have applied and received grants every year since then. Counting the \$5,000 grant for 2022, have received a total amount of \$19,200.

The grants are to clean up debris, dead trees, limbs, dry needles, leaves and downed vegetation that is highly flammable. A spark from a wildfire can travel over a mile. A spark shower is what ignited Gatlinburg Tennessee in 2016 where 14 people lost their lives, 191 people were injured, 2,500 homes were destroyed, 11,000 plus acres were burned inside the Smokey Mountain National Park and 17,000 acres were burned throughout the path of the fire. The fire burned and spread for 21 days, fueled by brush, dry vegetation and high winds.

Also, in October 2016, there was a fire in the Rough Ridge area of the Cohutta Wilderness. By late November, 28,000 acres had been destroyed. It was the largest fire in North Georgia history, and it was burning less than 30 miles from Ellijay.

Why Firewise? We are on wells that do not have the capacity to put out large fires. If a spark ignites dry or dead vegetation, we have a wildfire.

We are located in an area referred to by Forestry, as the wildland urban interface. We live in and around the forests. Fire fuels are all around us. Any spark can set off a massive fire that can quickly become out of control. Some of our common areas have never been cleared of the duff that has accumulated since River's Edge was first built out.

In 2021, Georgia was ranked 7th in the top ten states for wildfires, ranked by the number of fires and by the number of acres burned. In 2021, there were 2,139 wildfires in Georgia.

Georgia Forestry, the Chestatee Chattahoochee RC & D Council, and the USDA Forest Service are frequent visitors to River's Edge and advise us of areas of concern.

Wildfire is a constant danger to life, and the Firewise grant money is awarded to mitigate the fuel that spreads the fires. Please help us keep our community Firewise, as the Board continues to do its part as well to try to keep us safe from wildfires.

ATTACHMENT TO MARCH, 2022 NEWSLETTER

The following eight specific RE covenants are violated by short term leasing: Article

VI. Section 6.02 (q) (page 30) & (b) (page 31): River's Edge Estates Covenants:

1. No owner shall be permitted to rent or lease a residence constructed on such Owner's Lot without the prior written approval of the Board, or its duly appointed committee.
2. No owner shall be permitted to rent or lease his residence for an initial term of less than six (6) months
3. Any lease agreement shall be required to provide among other items which the board may require, that the terms of the leases shall be subject in all respects to the provisions of the Covenants, The River's Edge Estates Rules, the Articles and the By Laws of the Association.
4. An acknowledgement from the lessee that the lessee has received copies of such documents.
5. Any failure by the Lessee to comply with the terms of such document shall be a default under the lease.
6. All leases shall be required to be in writing.
7. In all cases, all leases shall be on a form provided by or approved by the Board.
8. Article II, Section 2.01 c (page 4); Each Lot shall be used exclusively for single family residential purposes only.
9. Depending on the number of renters and the frequency of renting and any disruption to the neighborhood, there could also be a violation of Article II (e) (page four) which provides:

...nor shall anything be done or placed thereon which may be reasonably considered to be or become a nuisance, disturbance or annoyance, or cause unreasonable embarrassment to other owners in the enjoyment of their lot....
