

RIVER'S EDGE ESTATES ASSOCIATION



AUGUST-SEPTEMBER 2024

HOMEOWNERS RIVER'S EDGE

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

No short term rentals allowed

OFFICE MANAGER

Linda Black

Phone 706-273-3100

After Hours Water and
Gate Systems Emergencies
(leave name, phone #
and message)

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riversedge@ellijay.com

WEBSITE

Webmaster:

Penni McDaniel

BOARD OF DIRECTORS

David Ratner, President
Tom Ostby, Vice President
And Water Manager
Jim Carr, Treasurer
Dave Schmitt, Secretary
Byron Trotter, Member at Large

DESIGN COMMITTEE

Dave Schmitt, Chairman
Esther Lax
Jim Carr
Firewise Coordinator
Byron Trotter

Newsletter Editor

Judy Carr

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Inclusion is neither an endorsement
nor recommendation. Participation
is a personal choice based on your
own evaluation.

RIVER'S EDGE COMMUNITY NOTICES

BOARD MEETINGS

August 21, 2024*

September 18, 2024*

October 16, 2024*

November 20, 2024*

November 2, 2024-Annual Meeting

*Board Meetings are held at the HOA Office at **4:00 pm** on the 3rd Wednesday of each month unless otherwise notified. Please call the HOA office if you plan to attend a meeting to allow Linda time to add additional seating if necessary.



*****SUMMER WATER CONSERVATION. Since our weather has become hot and sticky, our gardens have become droopy, and our cars are dusty and want a bath! Just remember that we are on shared wells and cannot sustain a continued water depletion! Some of our community members had a stark reminder when several of our members wanted to water their lawns and their plants for extended periods of time. This watering is causing stress on our community wells. To address rumors, we have had one well that ran dry for 3 days. The water re-entered the well and we are in hopes that the well will sustain itself. If not, a new well may be the solution. A stark reminder that we are on shared wells, that what we do, does affect our water supply and that of our neighbors, and that our wells cannot sustain continued hard water usage without consequences.**

On July 15th, an e-mail went out to the community stating the watering of

CONTINUED FROM PAGE 1 –KEEPING UP WITH THE BOARD

lawns, trees, bushes or plants must stop. The use of sprinklers, soaker hoses or any other device is not authorized. Collect rainwater for your plants. Your Board thanks you for your cooperation.”

Please limit your water usage and keep in mind that if you find it necessary to wash all of your cars in one day, pressure wash your home or driveway, fill your hot tub, water your lawn and flowers, you are risking our water supply and creating the real possibility of digging replacement wells. For large jobs, you are required to have a water truck bring in the water.

SUMMER & FALL REMINDERS FROM THE BOARD



I'M SURE EVERYONE KNOWS that this is Election Season! This is just a little reminder that per our River's Edge rules recorded in Book 2152, Page 165 of Gilmer County Real Estate records and located on page 40 of your handbook, it states:

1. No signs, whatsoever, including without limitation, commercial, political, "for sale" and similar signs, visible from any street or neighbors' property, shall be erected or maintained upon any lot or common area, except:
 - A. Residential identification signs of a combined area of 3 square feet or less for each residence.

B. During the time of construction of any residence or other improvement, job identification signs have a maximum face of 6 square feet per sign and of the type usually employed by the contractors, sub-contractors and tradesmen.

WHILE ON THE SUBJECT OF ELECTIONS, Please do not send out political texts to your neighbors unless you know for sure they are wanted.



MARK YOUR CALENDARS –IT WILL BE HERE BEFORE YOU KNOW IT!!

Yes! November 2 is the Annual Meeting. I will give you all the information in the October newsletter, but you need to put it on your calendar now! This year we will have two Board Member positions that are up for re-election. If you would like to run for one of these positions, please let Linda know so we may get with you and obtain your qualifications to be printed in the October-November newsletter.

WATER PRESSURE REGULATORS

(Re-posted from our December 2021 newsletter issue)

It has come to our attention that some residents may not have had a water pressure regulator placed on the main water supply of our homes. The pressure regulator should be a mandatory piece of plumbing as it can prevent damage to the internal pipes and equipment attached to water lines. Please take a look at the main water pipe as it comes into your home. There should be a brass regulator placed in line with the water main. If not, you should contact a plumber for placement of one. This is especially important for those of you who live downhill from a pump house as the pressure increases with gravity.

(Re-posted from our September 2020 newsletter issue)

Some warning signals 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 can be caused by the "water hammer" effect when water pressure is too high as 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 hose inlet lines, which include lines going to your dishwasher and icemakers, are most commonly affected. If there is an 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!

(Re-printed from CPV Manufacturing on-line guide)

How Often Should Pressure Relief Valves Be Replaced?

You should check your valve every 6 months and replace every three to five years to avoid problems due to age. Regular valve testing and repair isn't optional. Pressure relief valves are designed to open to relieve pressure in your system and then close again. In a clean environment, they may be able to open and close multiple times with no problems. But, in some cases, when a valve opens, debris can get into the valve seat, which can prevent the valve from returning to its original closed position. When a PRV fails, it can lead to an explosion, damaged equipment, disrupted work flow, and even injury may result. Replacing a PRV is much less expensive than the time and parts it takes for a repair.

Consult your PPV manufacturer's instruction for proper installation and maintenance procedures.

This summer sure is going fast! Soon it will be fall and we'll start thinking about chipping again! The next newsletter is not until October and an announcement then would not give us much time. So, when arrangements are made and it is time to start making our debris piles, Dave S. will send out an e-mail notification.

Please remember that the ponds are privately owned and you need permission from the owners to go to the ponds and surrounding private property.

SPEEDING ON OUR ROADS! I know you are probably tired of hearing this, but some of our community members, service personnel, friends and relatives have not gotten the message to slow down. It is most often associated with Estates Drive and Lazy River Lane. I know that no one wants to hit someone while they are exercising or walking their dogs, so please slow down, I myself jumped out in front of a car when an animal, who is usually tied up, ran out to greet me. You say, so what if the animals are not on their leash and go running into the street. Most of you know how fast an animal is when they want something! OR worse, it could be your grandchild! Please SLOW DOWN

There is still a Facebook page out there that suggests it is an official product of the River's Edge Community. The Board has not been asked to have an official site, nor does it share in the many opinions express by its participants. Whatever is out there, is totally the opinions of whomever posts on this site and is not sanctioned by the Association!

Once again this fall, the Board is going to focus on the trees and the roots systems along our roadways. As we stated in 2023, the rights-of-way along our roads have been neglected for some time enabling our tree root systems to encroach and damage our roads. By eliminating the trees and their roots, we are hoping to fend off more damage. Carlos is scheduled to work on the project the week of July 29. But you may also see board members and other community members out there working to accomplish this. The Board's portion of the work will coincide with our fall chipping event so the debris does not sit in our community for a period of time.



Starting with this issue, the Board wants to highlight some of our covenants and rules. Below are the ones for this edition.

Did you know that:

Prior to leasing or renting your home that you must have the written approval of the Board? See page 30, section 6.02 of the Declaration of Restrictions, Covenants, and Conditions of River's Edge Estates Homeowners' Association. Your tenants should be presented with a copy of our Declaration of Restrictions, Covenants, and Conditions and our community rules so they abide by them and the tenant should sign a copy acknowledging the receipt. When you rent your home, you are responsible for your tenants compliance with these rules and regulations. Are you in compliance?

Did you know that:

All household pets of any type, including cats, must be maintained on a leash at all times when outside and not on the pet owner's lot. All owners must clean up any animal feces deposited by the owner's pet or an owner's guest's pet. All pets of any type, including cats, must be kept inside the owner's residence at night. See page 40 of the River's Edge Estates Rules.

RIVER'S EDGE NEWSLETTER

I have done the newsletter for over 2 years and every now and then I receive a few comments. I have asked if anyone wants to contribute, but no one responds. Every other month I spend a couple of weeks looking for articles that I think would be of interest to our community, but I never know for sure if they are of any value. I don't need to be patted on the back every time I do an issue, but some constructive input would be wonderful! Maybe, the newsletter should only be River's Edge Business and no other articles, but I don't know unless you tell me. If you have ideas, information or just want to write an article for the newsletter, please call or text me at 706-889-2393. I'd be glad to hear from you.
Judy Carr



Summer/Fall Fire Prevention Tips by Byron Trotter

I want to thank all of the people of this community who participate in the bi-annual chipping events as well as the River's Edge HOA that worked so diligently in putting together the chipping and common area clean-up projects. Because of all of the hard work and cooperation we were able to secure a six-thousand-dollar grant from the Firewise organization. Let's keep up the good work! In more than one way, it pays to help keep our neighborhood safe from wildfire.

- Grilling - It's still summer and we are cooking out in between the rains
 1. Charcoal grills
 - A. See the attached "Grilling Safety Tips" document, but there are a couple of points that can't be emphasized enough:
 - B. Keep your children (or more likely grandchildren) and pets fully away from the grill when it's in use. It only takes a second for either of them to touch the body of the hot grill and burn themselves; there's also the possibility of them knocking over the grill once they get burned.
 - C. Never leave your grill unattended—either when lighting or cooking and make sure there is an ABC rated fire extinguisher available on the same floor where you are grilling.
 2. Propane or gas grills
 - A. Same as above but make sure you also check for leaks around the fuel supply hose.

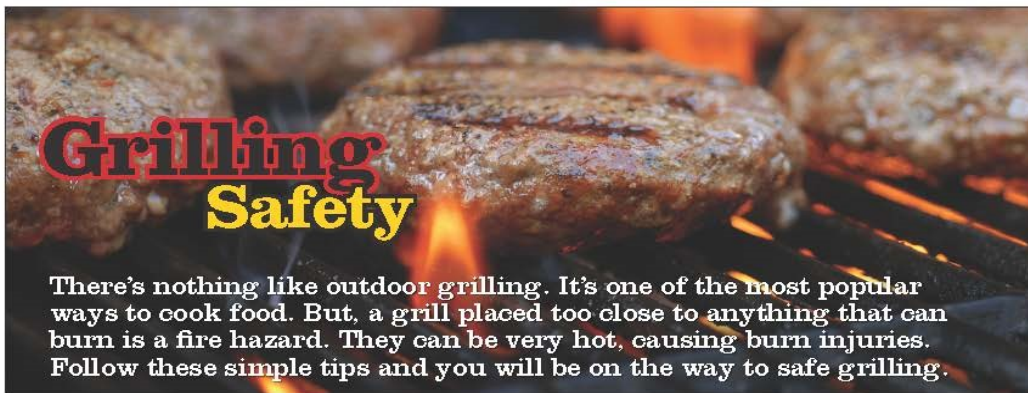
- Lightning strikes and power surges
 1. Lightning
 - A. While most lightning strikes occur during the spring/summer months, they can happen anytime. There are some fairly common-sense things you can do to lessen the chance of getting struck:
 - 1 Get inside a house.
 - 2 If getting to a house is not possible, get inside a car with the windows closed.
 - 3 If absolutely no shelter is available, find the lowest spot possible, curl up in a ball with your head tucked between your hands and chest to make yourself the smallest possible target until you can escape and find shelter. Don't hide under a tree, picnic area or other open-sided shelters, or conventional tents; they may keep you dry but offer no protection against lightning.
 2. Lightning strikes, power surges, and surge protectors
 - A. According to the National Weather Service, a typical lightning bolt carries about 300 million volts at 30, 000 amps. Because of that there's no type of surge protector that will offer much or any protection for you, your home, or your plugged-in appliances in the event of a direct lightning strike on your house. However, there are different types of surge protectors that can help to mitigate the damage caused by indirect lightning strikes, downed power lines that cause outages and internal power surges caused by high power appliances that cycle on and off.
 - 1 A "type 1" or whole-house surge protector (suppressor) offers *some* protection from power surges that originate outside your home, such as a surge from a lightning flash that hits the ground or a utility power interruption. It's designed to dissipate extreme external power surges before they can hit the main breaker panel.
 - 2 A "type 2" surge protector is installed at the main breaker or distribution panel and is designed to absorb and dissipate surges caused by the power cycling of large appliances

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within your home such as washers, dryers, HVAC blowers, etc. This helps protect the more delicate electronics plugged into your wall sockets. The type 2 will also help with residual surges from external sources since it has a lower triggering threshold than the type 1. Both type 1 and 2 surge protectors need to be inspected for effectiveness and replaced if necessary as they will wear out every few years depending on usage.

- 3 A "type 3" surge protector is a point-of-use device and can be a power strip that has surge protection or a wall outlet (not a GFCI) that includes surge protection. They too will wear out over a period of years but they will often have an LED that indicates whether or not they are still offering surge protection. Bear in mind that when a power strip trips and you have to hit the reset button it's usually not because of a power surge, but because the number of things you have plugged in exceed the number of amps it can safely handle.

According to the U.S. Fire Administration, as a national average, cooking fires are 7 times more likely to occur than electrical fires. However, since we live in the woods where trees falling on power lines on a regular basis cause surge producing power interruptions, and where lightning strikes have caused power surges that have fried electronic devices, household appliances, and damaged internal wiring, good surge protection is something that should not be overlooked. If nothing else, it can save you a few bucks if you don't have to replace all of that electrical equipment.



SAFETY TIPS

- » Propane and charcoal BBQ grills should only be used outdoors.
- » The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- » Keep children and pets at least three feet away from the grill area.
- » Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- » Never leave your grill unattended.
- » Always make sure your gas grill lid is open before lighting it.

CHARCOAL GRILLS

- » There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- » If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
- » Keep charcoal fluid out of the reach of children and away from heat sources.
- » There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.

PROPANE Grills

Check the gas tank hose for leaks before using it for the first time each year. Apply a light soap and water solution to the hose. A propane leak will release bubbles. If your grill has a gas leak, by smell or the soapy bubble test, and there is no flame, turn off both the gas tank and the grill. If the leak stops, get the grill serviced by a professional before using it again. If the leak does not stop, call the fire department. **If you smell gas while cooking, immediately get away from the grill and call the fire department.** Do not move the grill.

If the flame goes out, turn the grill and gas off and wait at least **5 minutes** before re-lighting it.

FACTS

- ! July is the peak month for grill fires.
- ! Roughly half of the injuries involving grills are thermal burns.



WHY DO HOAs HAVE RULES

If you are like me, from time to time you get frustrated at the rules and covenants of our wonderful community. BUT HOAs have rules for a reason:

- 1) To keep our property values high;**
- 2) To encourage respect for our neighbors;**
- 3) To keep our community systems (roads and wells) in good working order; and**
- 4) To prevent a community catastrophe.**

******I think our community wants our subdivision to look like it did when we bought our homes (or better) and not be run down, homes painted pink and purple and our yards and common areas overgrown;**

******I think we want our community to keep our property values high;**

******I think we want the water to be there when we want it!;**

******I think we want our roads in good condition.**

You can't leave our community from either gate without driving by homes and seeing trash in their yards, old cars piled up, toilets in their front yards and knee-high weeds. And no, I don't think that ANY OF OUR neighbors would go to those extremes, but we have higher than normal expectations for our neighborhood! That's why we have rules. We do not want to have to fight with our neighbors to keep appearances up, we want to respect one another, to do whatever we can to help maintain our wells, to prevent bad road conditions, or to deter forest fires. However, a lot of us want these benefits without any inconvenience, effort or expense to oneself. Sure, we pay HOA dues each quarter, but that isn't enough to catch up for years of not looking ahead to where we are now. Or not having a large reserve for the inevitable failure of our 25-year-old infra-structure. The county does not come into our community and take care of the roads, the downed trees or the wells. IT is up to us as a community and a community is not just a handful of people, it is all of us. Each and every one of us could do a little more to help our community. Imagine what we could do if every community member thought "ask not what your country (community) can do for you — ask what you can do for your country (community). I'm sure that there are more than 10 able bodied men and women in this community that have a day now or then and say I'm bored. You might not be able to whip out a chainsaw and cut up a tree, but you could pick up a few branches in a common area for our next chipping event or ask the Board if there are any projects you could help with. At the very least, you can remember to say THANK YOU to the handful that does run to help when they get the call that something is amiss.

THANK YOU for listening to me!



FUN STUFF NEAR US!

***Beginner Watercolor Workshop with Suzi Rogers, July 30 @ 9:30 am - 3:30 pm, \$75.00. This will be a beginner's class in watercolor painting suitable for individuals with no painting experience and no drawing skills. The student will produce a completed painting to frame. The class will teach some of the specific tools and techniques used to create the desired effect for the subject being painted. The cost of the class is \$75. and includes all supplies as well as a double mat for framing. Bring a dish to share for lunch.

***SWAN DRIVE-IN MOVIE THEATER ~ Thursday, Friday, Saturday and Sunday, 9pm, gates open at 6:30pm
651 Summit Street, Blue Ridge, GA 30513, (706) 632-5235, ADMISSION IS \$10 FOR ADULTS, \$5 FOR CHILDREN AGE 3-11

***Acoustic Blends is one of the oldest running open mic formats in Ellijay. Join them for an evening of music by local, regional, and visiting musicians. It's always a surprise to see who is entertaining each month on the third Friday at 6:30 pm at The Playhouse!

***PICKN' IN THE PARK, 6:00 pm every Thursday evening, Jul 27 – Sep 26, 1156 River Road, McCaysville, GA 30559 (706) 946-1130

***BINGO ~ KIWANIS CLUB OF BLUE RIDGE, Thursdays at 6:00 pm, 124 Jones Road, Blue Ridge, GA 30513, (706) 632-6644

***Chateau Meichtry, Friday, August 2nd from 6:30 - 9:30 p.m. for Slippery When Wet: Bon Jovi Tribute Concert!!! Adrian Stover will be opening the show from 6:30-7:30, followed by Slippery When Wet: A Bon Jovi Tribute from 8 - 9:30 pm. Gates open at 5:30. Enjoy a delicious dinner by the Smash Hit Burger Food Truck!!

***Buckley Vineyards, 708 Henry Evans Rd, Ellijay, GA 30536, USA, Saturday, August 3rd - Mamma Mia Party With The Neon Queen, Aug 03, 2024, 7:00 PM. Purchase tickets on-line,

***"Annual Kiwanis Rodeo ~ Kiwanis Club of Blue Ridge, AUGUST 16, 2024 - AUGUST 17, 2024 Gates open at 6:00 PM Rodeo 8-11:00 PM, Bronco riding, calf roping, calf scrambles, bull riding, bareback riding, team roping, steer wrestling, barrel racing, ladies breakaway roping and more! Food and fun for all ages. Advanced Tickets - General Admission - \$18, At the Gate - General Admission - \$20, Kids 8 and Under are FREE!

***Chateau Meichtry Family Vineyard & Wine, 1862 Orchard Ln, Talking Rock, GA 30175, USA, September 6, 2024, 6:30 PM - 9:30 PM, Barracuda: A Heart Tribute Show!!! Jadie Lee & Gabe Myers will be opening the show from 6:30-7:30, followed by Barracuda: A Heart Tribute Show from 8 - 9:30 pm. Gates open at 5:30. Enjoy a delicious dinner by the Sweet Cheeks Food truck.

***Buckley Vineyards, 708 Henry Evans Rd, Ellijay, GA 30536, Saturday, Sept. 21st - 2024 Annual Blanc Party - Purchase Tickets on line- The event of the summer, Kharisma Jazzmatic Funk will be performing. Everyone wears white and sets up tablescapes of food and treats. Best table wins a prize.