

RIVER'S EDGE ESTATES ASSOCIATION



FEBRUARY-MARCH 2025

RIVER'S EDGE COMMUNITY NOTICES

BOARD MEETINGS

February 19, 2025*	July 16, 2025*
March 19, 2025*	August 20, 2025*
April 16, 2025*	September 17, 2025*
May 21, 2025*	October 18, 2023*
June 18, 2025*	November 19, 2025*

November 1, 2025-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.



If it is easier for you to read this on the website, Penni McDaniel puts every new edition on our website.

KEEPING UP WITH THE BOARD

HOA Fees Reminder:

Our By-laws/CCR's state that fees are due on the 1st day of the first month of each quarter (January 1, April 1, July 1, and October 1). Please help us by mailing your checks early enough for them to arrive early or on time. Payments received after the due date are subject to late fees and interest in accordance with the Bylaws and CCR's. Thanks for your help and understanding.

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)
706-273-3100

EMAIL

riversedge@ellijay.com

WEBSITE

Webmaster:
Penni McDaniel

BOARD OF DIRECTORS

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

DESIGN COMMITTEE

Phillip Teagarden, Chairman
Esther Lax
Jim Carr

Firewise Coordinator

Byron Trotter

Newsletter Editor

Judy 'Carr

This newsletter is provided for Informational purposes only. Inclusion is neither an endorsement nor recommendation. Participation is a personal choice based on your own evaluation.

A BIG SHOUT OUT OF THANKS to Mark Neisler, Larry Buckland, and Phillip Teagarden who helped Peter Gonsalves and Jim SHOVEL the ice from the corner of Lazy River Land and Lakeview Lane on the Tuesday, January 14th after our snow/ice storm. We know it wasn't an easy task as it took 2 hours to complete! THANK YOU, THANK YOU, and THANKS AGAIN!!

REPEAT BUT IMPORTANT as Spring is approaching and so are the spring storms!!

After the Annual Meeting, it was suggested that the Board make a list of things in the community that they need help with and if community members are interested, they make contact the office to see what needs to be done. You can always contact Linda or any Board Member if you have time and energy to help!

The biggest thing that seems to be done is clean-up around the neighborhood. Roughly 7-9 people dig right in and if trees come down, they run to clean them up! But it seems to be the same people that pitch in each and every time. I forget that many of you have already taken your turn on the board and are probably worn out from your efforts! But it really takes just a little of your time (and since many of us are retired, we might have a little extra time) and some energy. Maybe you have a neighbor that really can't go out and pick up the tree branches in their yard, and if a couple of you would do that for them, I'm sure they would be truly grateful. Or when several guys are cleaning up trees (or ice as the group above did) and you come upon them, why not get out and help them if you are able, instead of asking them when they will be done! Maybe our community could become a "what can I do for you" neighborhood instead of a "what you need to do for me" neighborhood. Thanks for the suggestion and thanks for listening!

SPRING PROJECTS

Now that we have survived the Christmas Season, many of us are thinking about projects that need to be done around the house! Some of these could be large projects. Please remember that new construction, additions/changes to existing homes and garages, large landscaping projects and changing the color of your home needs to be approved by the Architectural Committee consisting of Phillip Teagarden, Jim Carr and Esther Lax. For all questions as to whether you need approval or how to fill out the forms, please contact one of the committee members and they will be glad to help you. For the approval forms that need to be filled out, please contact Linda Black at the HOA office.

ROAD IMPACT FEES

Just a reminder when evaluating your spring projects, as of January 1, 2022, the road impact fee was updated to include large renovations and other improvements to your property. This includes the addition of a garage or additional space to your existing garage, addition to your home and it could include large yard work if heavy trucks and equipment come in with supplies and/or do the work. The purpose of the impact fee is an effort to put aside the money for road improvements when they are needed.

Newsletter Information! If you have ideas or information that you want in the newsletter, please contact or text me, Judy Carr, at 706-889-2393. In addition, if you would like to be an article contributor, please let me know. THANKS, Judy



By Byron Trotter, our Firewise Coordinator

Winter/ Spring Wildfire Prevention Tips

The recent rainfall and snow seen over the past couple of weeks have somewhat lessened the overall dry conditions experienced over the winter season. However, anticipated moderate to strong, late winter breezes will be evaporating some of that humidity putting us once again at risk of wildfire. High winds and heavy rains have also knocked down a greater than usual amount of tree limbs and branches that provide fuel for fires around your homes. Here are a few tips to help make your property less vulnerable to external fires.

- **Clear as much tree debris from your property as possible. Chipping will occur sometime in the early spring so once a definitive date is announced get as many limbs, branches or downed small trees (not to exceed 8 inches in diameter or 10 feet in length) as possible out to the side of the road for disposal.**
- **Clear late fall leaves and debris from around the house.**
- **Check your gutters and roof seams for leaves, twigs and pine needles and clear as necessary.**
- **Do a visual inspection of your roof's shingles to see if any blew off during the high winds.**
- **If planting new bushes or shrubbery make sure that they are planted far enough away from your home so that the growth won't encroach on the "immediate zone" that is within 5 feet of your home.**
- **Always keep unnecessary flammable items away from your porches, decks, etc.**
- **Avoid using your fire pit (even if screened) during high winds or low relative humidity.**

<https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire>

With the devastating wildfires in California in the news everyday, many in our community have been thinking about what we need to do to eliminate the possibility of it happening here. While we do not have the Santa Ana winds, one fire and a little wind in our wooded community could create havoc and could cost us our homes and our lives! To that end, the Board is requesting that ALL landowners (the ones living here, second homeowners, and the ones who just have property here) evaluate their property and get rid of dead standing and downed trees and debris. We know that this might not be an easy task if you have not kept up with your cleanup, but it isn't fair to the landowners who have been diligent and are worried about such a fire happening here. To those landowners who have been working at this all along, the touch-up won't be so bad---but there are many vacant lots, adjacent lots, and wooded areas behind our homes that have not been touched in years. If you have any questions, please contact one of our Board Members

Leash = Love, Submitted by Lucinda Teagarden

We know that leashing our dogs is the law and part of the covenants/Rules in Rivers Edge: "All Household pets of any type, including cats, must be always maintained on a leash and when not on the owner's lot." * Leashing our dogs keeps him or her out of trouble because as well trained as we believe our dogs to be they sometimes lack self-control to keep themselves safe. They run after other animals and find themselves in a situation that can be harmful. They cross and even just stand in the road. Countless dogs are injured and even killed by cars, not to forget encounters with other dogs and wildlife. Drivers do not always see dogs for a multitude of reasons. No one wants to hurt a dog on

purpose, but it happens all over. So, we keep our dogs contained in our yards with a multitude of options from *fences, runners, electric buried fencing systems and even GPS controlled systems. These are all fabulous solutions, and they work beautifully. But what happens when we want to take our dog somewhere and they need the actual leash or harness. We all have purchased a leash or a harness and see them come in a rainbow of colors and patterns. You chose a leash color you like, maybe it is your favorite color. Perhaps your little princess has pink sequins with little crowns. But did you know the color of the leash can tell you something about the dog on that leash? Well, it can.

- **Red:** Indicates a dog that might be reactive or aggressive, meaning you should approach with caution and give them space.
- **Orange:** Signals that the dog does not get along well with other dogs.
- **Yellow:** Represents a nervous or unpredictable dog, potentially needing extra space or a gentle approach.
- **Green:** Signifies a friendly dog, open to interaction with other people and animals.
- **Blue:** Often used to signify a dog in training or a service animal, so avoid distractions.
- **White:** May indicate a dog with hearing or vision impairments.
- **Purple:** A signal to not feed the dog.

This same color coding can be used just by tying a ribbon on your already existing leash or harness or even a bandana.

While you have your dog out on a walk don't just assume that every dog wants to be approached by every other dog they see. It is very stressful for dogs to greet every dog they see. They need to learn to just walk on by other dogs. It would be stressful for humans to have to interact with every human they see, and we would never get anything done. So, we as responsible humans need to see the leash, harness or bandana and make an educated decision as to whether we want to have our dog interact with others. This will keep every dog and human safe and every outing less stressful for all involved.

It has come to the Board's attention that people in our community think we have a River's Edge Facebook page. We do not, nor have we been approached by anyone to ask if we should have one. So, whatever is out there, is totally the opinions of whomever posted on the site and is not sanctioned by the Board

WINTER MAY NOT BE OVER YET!!!! Please continue to be diligent about protecting your outside spigots and pipes. Make sure your heating system continues to be in good working condition and that you have adequate propane for your generator should we lose power. Set your thermostat to 50 degrees if you are going away for a few days and open your cupboard doors where your water pipes are located.



**** Big Canoe Photography and Art Exhibit ~ The Art Center, January 14, 2025 - February 23, 2025, Tuesdays-Saturdays 10 am-6 pm, Sundays 11 am-5 pm, 420 West Main Street, Blue Ridge, Georgia 30513. Listed as one of the top 5 Art Towns in Georgia by Georgia Council for the Arts & the Georgia Municipal Association.

****NE Georgia Swap Meet, [February 1, 2025](#) from 8am to 1pm, at the [Habersham County Fairgrounds](#), 4235 Toccoa Hwy, Clarksville, GA Wesbite/map: <https://www.facebook.com/NEGA> The Event, [swap](#), [meet](#), [car](#), [show](#), [cruise](#), is organized by: NE Georgia Swap Meet

****[Saturday February 8](#), the Gilmer Playhouse will step back in time with a concert by Frank Bowman and Friends. Frank is well known and accomplished on Saxophone and Clarinet and will be joined by Michael Ewbank on Keyboard, Ed Dowling on drums, and Jazz Guitarist Logan Thomas. Frank's instrumental prowess and mellow vocals will be featured on popular hits from the 30's 40's and 50's and celebrate some of the great songs from the "Big Band" era. Doors open at 6pm, show starts at 7pm. Tickets are \$28 and are on sale either at the door or at [gilmerarts.org](#). Refreshments will be available in the lobby.

****Acoustic Blends February 14 and every 3rd Friday night of the month. Come on out to hear some fine tunes at the Gilmer Playhouse from 6 til 9-ish. Bring your friends to hear some of Ellijay's finest local musicians.

****Feb. 15, 2025: [Fasching \(German Mardi Gras\)](#) in Helen, GA Dress in your favorite costume and celebrate with music, dancing, and fun. Food and drink will be available for purchase.

****March 22, - Murder Mystery Dinner Interactive Theatre - Death of a 1935 Prohibition Gangster, [Gilmer Arts Playhouse](#), 135 Dalton St, Ellijay, GA 30540. The theme for this year's Event is "Death of a Gangster 1920's (1920's style). You are invited to the wedding of a local kingpin that happens to be planned for the day that prohibition will be lifted in the State of Georgia. But, someone will not be leaving the wedding reception joyous after the nuptials. Chef Steve will provide dinner, menu coming. Costumes encouraged, this is an interactive event. A special cocktail will be available at The Door Speakeasy prior to dinner. The Door Speakeasy is located at 16 River St, Ellijay, GA.