

RIVER'S EDGE ESTATES ASSOCIATION



APRIL-MAY 2025

RIVER'S EDGE COMMUNITY NOTICES

BOARD MEETINGS

April 16, 2025*
May 21, 2025*
June 18, 2025*
July 16, 2025*

August 20, 2025
September 17, 2025*
October 18, 2025*
November 19, 2025*

November 1, 2025-Annual Meeting

*Board Meetings are held at the HOA Office at 4 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 Jeannie time to add additional seating if necessary.



KEEPING UP WITH THE BOARD

A Bittersweet Goodbye~Bitter for us, sweet for Linda!

Linda Black our HOA Office Manager is retiring and moving to Florida. Linda has worked as our office manager since 2019 and she will be greatly missed. She knows everything (or can get us answers). She gets us through our Everyday operations, our mishaps, organizes the board members, pays our bills, and calls for help with our wells and gates! Linda has been working on selling her home and moving to Florida for about a year. During the last 8

HOMEOWNERS RIVER'S EDGE

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

No short-term rentals allowed

OFFICE MANAGER

Jeannie Miller

Phone 706-273-3100

Fax 706-273-3201

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

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is a personal choice based on your
own evaluation.

months, on Saturdays and special events, Linda has been training Jeannie Miller to take over her position. If you attended the November Annual Meeting, you may have met Jeannie there!! Linda, we will miss you!!! (But hope you love your new adventure).

JEANNIE MILLER started full time on March 17 as our HOA Office Manager for both the River's Edge and Blackberry communities. Jeannie, her husband and their 2 boys moved to Blackberry Mountain 3.5 years ago. Her work background is as an insurance claims adjuster however, after their move to Ellijay, Jeannie worked as the office manager for Mountain Oasis Cabin Rentals. Jeannie's family volunteers at the animal shelter. She enjoys hiking with her dogs and reading. Please stop by the office and welcome Jeannie to our community!

REMINDERS FROM THE BOARD

EVERY DAY THIS BECOMES MORE IMPORTANT!

Devastating wildfires have erupted in California and the East Coast. Now North Carolina, South Carolina and Georgia are being targeted by these fires! Everyday we become more concerned that our cozy little community could be next. We are prime fire country with our beautiful forests, dead and down trees and lack of good rain! While we do not have the Santa Ana winds, one fire and wind like we have had in February and March in our wooded community could create havoc and could cost us our homes and our lives!

Many in our community have been thinking about what we need to do to eliminate the possibility of it happening here. 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 is imperative that all landowners do their fair share to keep our community as safe as possible so we do not have a fire happen here! To those landowners who have been working at this all along, the task 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. You probably have seen Carlos and his crew here a lot in the last month—people are starting to take down those dead trees but we need everyone to do it!! If you have any questions or need phones numbers of companies that have done a good job in our neighborhood, please contact one of our Board Members. Let's make this a spring to remember by cleaning up and not burning up!!

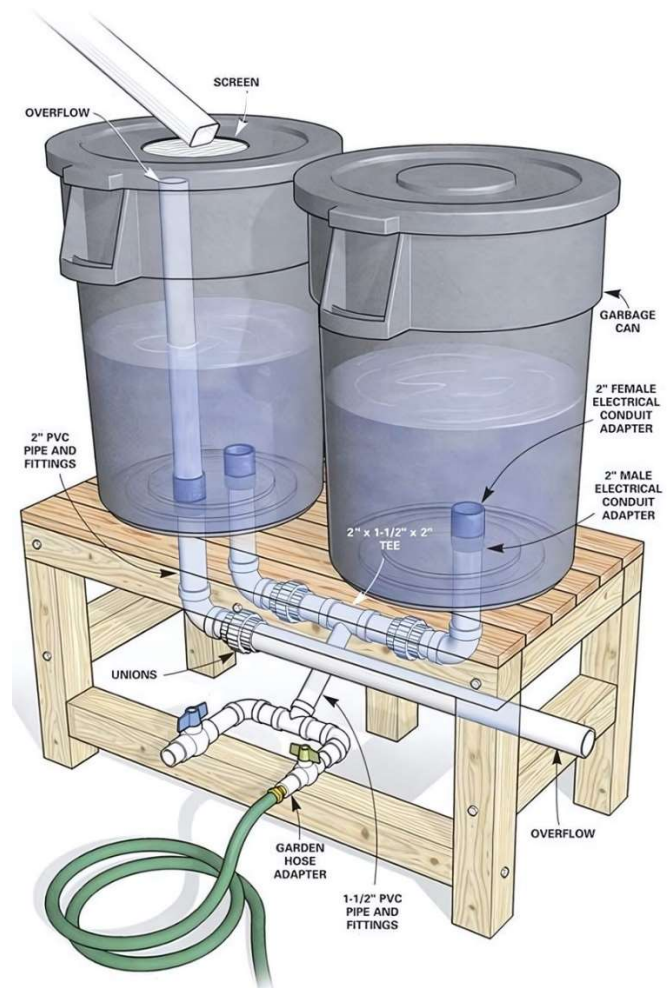
SPRING CHIPPING!!

Spring Chipping for River's Edge has been scheduled for the week of April 28th. We are not sure what days Carlos will be here, since weather conditions can affect his schedule. We ask that you do not include anything with a diameter over 8" on the largest end or anything longer than 10' in length. We need to keep our roadways clear for vehicle traffic and pedestrians, with that in mind, please stack your debris off of the roadways with all the branches and trunks laying in the same general direction.

The homes in our community have started to sell once again and we have several new residents, so I thought I should remind everyone of some of our rules and regulations:

- 1. No short term rentals.** If you do rent your home, it must be for six months or longer. And remember, you are responsible if your renter breaks our community rules. *Anyone engaged in short term rentals will be fined up to \$500 per day.*
- 2. 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.
- 3. 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 these committee members and they will be glad to help you. For the approval forms that need to be filled out, please contact Jeannie Miller at the HOA office.
- 4. 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.

SPRING IS HERE And we have been inside for a long time! We are itching to just get out there and do something to our homes and yards! But remember, our water system is fragile. Just one property that decides to fill their hot tub or pressure wash their home could use all the water in your well. Not only will you be out of water, your neighbors will be out of water also!!! Remember that there are companies that will haul water in to fulfill these needs, you need only ask. If you want to create your own rainwater system, Tom has provided us with a diagram of a water system we can create. This won't be enough water to pressure wash your house or fill your hot tub, but you can water your plants this spring and summer or wash your car!



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



JUST LIKE THE POLLEN, the BEARS are out early this year! Four have been spotted in Blackberry Mountain. We've asked them not to come into River's Edge, but they don't seem to pay any attention!! So, unless you want them to visit you and enjoy cleaning up their messes, please make sure your garbage is secure and your birdfeeders are out of their reach! Last year, we thought our birdfeeders were in a good spot, 20 feet up on our back deck! It's a little disconcerting to look out your dining room window and have a black bear staring at you!!

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 expressed by its participants. Whatever is out there, is totally the opinions of whomever posted on the site and is not sanctioned by the Association!



FIREWISE USA®
Residents reducing wildfire risks

By Byron Trotter our Firewise Coordinator

These are springtime fire safety tip topics taken from a NFPA (The National Fire Protection Association) article written in 2022 by Susan McKelvey. Now that the weather is warming up a bit it's a good read for anyone planning on painting, using gas powered equipment, grilling, etc. Only one tip per topic is included in this writeup. See the full article here: <https://www.nfpa.org/news-blogs-and-articles/blogs/2022/04/05/as-warmer-weather-nears-nfpa-offers-6-key-tips-to-safely-tackle-spring-cleaning>

*****Properly use and store gasoline**

- Never store gasoline containers in a basement or in the occupied space of a building.
- Keep them in a detached garage or an outdoor shed.

*****Carefully dispose of rags with paint and stain. The oils commonly used in oil-based paints and stains release heat as they dry. If the heat is not released in the air as the rags dry, the heat is trapped, builds up and can cause a fire.**

- Never leave cleaning rags in a pile. When you're finished using the rags, take them outside to dry, keeping them well away from the home and other structures.

*****Use/store flammable and combustible liquids with care**

- Keep liquids in their original containers. Keep them tightly capped or sealed. Never store the liquids in glass containers.

*****Inspect grills to ensure they're in good working order**

- Inspect your [grill](#) carefully and make sure it's free of grease or fat buildup. Clean out any nests, spider webs, or other debris you may find.

*****Keep debris well away from your home**

Every year, [wildfires](#) burn across the U.S., with more and more people living in communities where wildfires are a real risk.

- Remove dead vegetation and other flammable materials, especially within the first five feet of the home.

*****Clean out your clothes dryer**

- Make sure the air exhaust vent pipe for your [dryer](#) is not restricted and that the outdoor vent flap will open when the dryer is operating. This includes making sure the outdoor vent flap is not covered by snow.



******* Cruise in at the Blue Ridge Dairy 'Queen, the 4th Friday of each month, March-September, 6:00 to 8:00 pm**

*******The Rhododendron Festival, April 12-May 11, Fridays-Sundays, Georgia Mountain Fairgrounds, Hiawassee**

*******Chimps Ist Annual Easter Egg Hunt! April 12. Free with RSVP. Project Chimps, Morganton,**

*******Memory Lane Classic Car Show, April 25-26, Georgia Mountain Fairgrounds, Hiawassee**

*******Georgia's 8th Annual Famous Trout Festival, Saturday, April 26 from 10am to 6 pm in downtown Blue Ridge. Over 100 vendors and the Atlanta Fly Fishing School returns with free fly fishing lessons.**

*******Georgia Mountain Classic Car Show, May 10th, Downtown Blue Ridge**

*******Garden Club Plant Sale, Saturday, May 17th, Ellijay Lions Club Pavilion**

*******Ellijay Songwriters Festival, May 8-11 at 6 different venues in Ellijay. A variety of singer/songwriters from Nashville, Tennessee and Georgia will perform. To see all the venues and times, please look up "Ellijay Songwriters Festival 2025"**

*******Annual Spring Arts in the Park, May 24-25, Downtown Blue Ridge.**

*******Happy Together Tour 2025, Friday June 6th, Georgia Mountain Fairgrounds, Hiawassee Starring The Turtles, Jay and the Americans, Little Anthony, Gary Puckett and the Union Gap, The Vogues, and The Cowsills. Get your tickets online.**

*******Travis Tritt, Saturday June 7, Georgia Mountain Fairgrounds, Hiawassee. Get your tickets online.**