

APRIL-MAY 2026

RIVER'S EDGE COMMUNITY NOTICES BOARD MEETINGS

May 20, 2026*

July 15, 2026*

September 16, 2026*

November 18, 2026*

November 7, 2026-Annual Meeting

Before October 2022, our Board Meetings were held every other month. The Board has decided to go back to that schedule. If an additional meeting is required, the Board will notify the community. Board Meetings are held at the HOA Office at **4:00 pm** on the 3rd Wednesday of 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.



If it is easier for you to read this on the website, Penni McDaniel puts every new edition on our website-<https://riversedgeofellijay.com>

KEEPING UP WITH THE BOARD

As we pass the one year mark, we want to THANK JEANNIE for doing such a wonderful job! JEANNIE MILLER started full time on March 17, 2025 as our HOA Office Manager for both the River's Edge and Blackberry communities. Jeannie, has worked hard, organized us and has kept our HOA office moving forward in the last year! THANKS AGAIN FOR EVERYTHING YOU DO!

(The watercolor painting of the Blackberry Falls area was done by Gaylain Fife)

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
Dave Schmitt, Secretary
Penni McDaniel, Member at Large

DESIGN COMMITTEE

Dave Schmitt, Chairman
Esther Lax,
Penni McDaniel
Jim Carr

Firewise Coordinator

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.

It is with regret that we let you know that Byron Trotter has resigned from the Board. We appreciate all of his hard work since August 2023 as a Board Member and as our Firewise Coordinator!

On a happier note, Penni McDaniel has stepped forward to join our Board! Penni and her husband Brian moved to River's Edge Estates ten years ago and have been proud residents ever since. Penni works from home, running a music entertainment agency. She is also a published fiction writer, having recently released two cozy mystery novels under her pen name, and maiden name, Penni Justice. The books, *Blueprint for Murder* and *All Wrapped Up in a Mystery*, make up the Orchard Grove Mysteries series, loosely based on Ellijay and her travels through the Blue Ridge Mountains. When she's not working, Penni enjoys the outdoors and is looking forward to contributing to the Architectural Committee. She also handles the website and archives the newsletters and other information for the homeowners. **THANK YOU PENNI FOR JOINING THE BOARD!**

SPRING CHIPPING!!

Spring Chipping for River's Edge has been scheduled for the week of April 13th. 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. Thank you for your participation in this community project!

The Gilmer County Master Gardeners will hold their third First Thursday program on April 2 from 6-7 pm in the lower level of the Gilmer Library. Anna Bass Woodward, the Gilmer/Fannin ANR Agent will speak on deer tolerant landscapes. The information will be invaluable to those of us who plant anything in our yards that we want to see flower or grow and want to keep the deer away from their blooms! The program is free and open to all who want to join us. Refreshments are served at 5:30.

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!

We have had several homes in our community sell this Spring, so once again we have new residents. I thought I should remind everyone of some of our rules and regulations and remind everyone, that if you have questions, please do not hesitate to ask one of the Board Members or Jeannie at the office:

- 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 Dave Schmitt, Esther Lax, Penni McDaniel and Jim Carr. 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.**

PROTECT OUR WATER SYSTEM

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, pressure wash their home or leave your hose on for hours while watering your plants, could use all the water in your well. Not only will you be out of water, nine of your neighbors will be out of water also!!! Remember that there are local companies that will haul water in to fulfill these needs! A REMINDER THAT GILMER COUNTY IS CURRENTLY UNDER SEVERE TO EXTREME DOUGHT CONDITIONS!



Springtime Wildfire Prevention Tips

While the recent rainfall seen over the past couple of weeks has somewhat alleviated the dry conditions experienced over the winter season, current high winds are evaporating some of that humidity putting us once again at risk of wildfire. High winds 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 the week of April 13th, so now is the time to 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.**
- **Although I personally raked and blew leaves at least ten times last fall there are still more leaves to be cleared 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.](https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire)

WHY ARE WE A FIREWISE COMMUNITY?

In recent years, we seem to be one of those areas where wildfires could be a real risk. Although we are not at the same risk as California or the West Coast, the end product is just as devastating! Fires will continue to happen, but there are things you can do to help enhance the safety of your home and neighborhood. The Firewise program was designed to help people learn about wildfire and how they can make their homes and neighborhoods safer.

1. Wildfire Preparedness: By becoming Firewise, a community takes proactive steps to prepare for the possibility of a wildfire. This includes creating and implementing a wildfire risk assessment, developing evacuation plans, and establishing a community-wide understanding of wildfire safety.

2. Property Protection: Firewise practices focus on creating defensible spaces around homes and structures, reducing the risk of property damage during a wildfire. This can involve thinning vegetation, maintaining fire-resistant landscaping, and using fire-resistant building materials.

3. Community Resilience: A Firewise community is better equipped to withstand and recover from wildfires. When residents work together to implement wildfire mitigation measures, it fosters a sense of community resilience and preparedness in the face of potential threats.

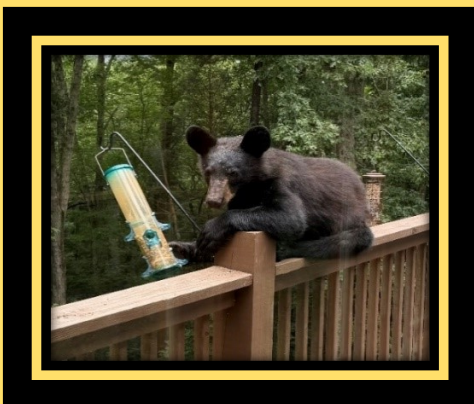
4. Insurance Benefits: Some insurance companies offer incentives or discounts to homeowners who live in recognized Firewise communities. Implementing Firewise practices can lead to reduced insurance premiums for residents.

5. Environmental Stewardship: Firewise principles encourage responsible land management practices that not only protect against wildfires but also promote overall environmental health. Proper forest thinning and management can prevent catastrophic wildfires and promote healthy ecosystems.

6. Emergency Response Coordination: Being Firewise involves coordinating with local fire departments and emergency services to enhance communication and coordination during wildfire events. This improves the effectiveness and efficiency of wildfire response efforts.

7. Peace of Mind: Residents living in a Firewise community gain peace of mind, knowing that they have taken proactive measures to protect their homes and families from the threat of wildfires.

8. River's Edge Community was one of the first communities in our area to incorporate the Firewise Program. In addition to the Firewise staff coming to our neighborhood and suggesting problem areas to tackle, they also have a program whereas we are able to apply for grants to help us with our clean-up and chipping events. These grants are usually in the \$3,000 - \$5,000 range per year. Just another reason this program is well worth our involvement!



JUST LIKE THE POLLEN, the BEARS are out early this year! If you have never lived where there are bears, welcome to a new experience!! Spring is the time that bears become more active. They come out to see what the humans have put out to feed them! While we are not putting out things on purpose for the bears, they are very appreciative we are feeding them! They love our garbage and our bird feeders. As you can see from the picture at our house last summer, the bears really do not care if you put the bird feeder 20 feet from the ground! AS long as you respect the bears, they really do not want to Hurt you. If (when) you see one, please do not approach them, shoot them or try and hand feed them! Just enjoy watching them. If you do not have what they are looking for, they will move on to another area where someone is willing to feed them!



*****Cruise in at the Blue Ridge Dairy Queen, the 4th Friday of each month, March-September, 6:00 to 8:00 pm. All classic cars are invited to participate.**

*****Steel Magnolias, Blue Ridge Community Theater, April 9-26, Thursday – Saturday, 7pm and Sunday 2 pm.**

*****The Rhododendron Festival, April 11-May 10, Fridays-Sundays, Georgia Mountain Fairgrounds**

*****Mystery Dinner Theater, A Gangster Murder at the 1920's Speakeasy, April 14 at The General Ledger, 260 West Main Street, Blue Ridge.**

*****Memory Lane Classic Car Show, April 25-26, Georgia Mountain Fairgrounds, Hiawassee, From 8am to 4pm.**

*****Georgia's 9th Annual Famous Trout Festival, Saturday, April 25 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 9th, Downtown Blue Ridge, registration at 9am.**

*****Garden Club Plant Sale, Saturday, May 16th, Ellijay Lions Club Pavilion, 8:30 – 12:30**

*****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 2026"**

*******Annual Spring Arts in the Park, May 23-24, Downtown Blue Ridge.**

*******Happy Together Tour 2025, Friday June 6th, Georgia Mountain Fairgrounds, Hiawassee Starring Ron Dante from The Turtles, The Association, Gary Puckett, Jason Scheff, lead singer from Chicago (1985-2016), the Vogues and the Cowsills. Get your tickets online.**