

The Hills at
QUEENS
gap
 March 2015



2015 POA ANNUAL MEETING

Enormous success describes this year's January 24, 2015 POA Annual Meeting! More than 50 people attended the annual meeting and over 20 local merchants donated gift cards, certificates, services, and merchandise to be given away as door prizes at this year's meeting. It is because of their generosity that everyone went home with a special gift!

Pres. Billy Toups reminded the POA that much has been learned and much has been accomplished, but we have a long way to go. Road repairs throughout the subdivision is the POA's primary concern over the next few years and will prove to be costly.

There was a lengthy discussion among those in attendance and many good ideas surfaced and some will be put into place. A special fund was set up in 2014 for road repairs and maintenance. The POA will continue to make contributions into this account so monies will be available when these repairs and maintenance become absolutely necessary.

At this time, assessment dues will remain \$200 per year, however, there is a good possibility that a request to increase the assessment dues will be forthcoming or another option would be a one-time assessment charge depending on funding requirements for road repairs.

The POA Board has been reduced to seven members instead of nine. One member rotated off and a new member was elected to take their place, Cathy Powell. Please let your voice be heard by attending the POA meetings.

Special points of interest:

- * 2015 Annual Meeting
- * Changes in Gate Codes
- * QG's Wildlife Residents
- * Website Manager!
- * Treasurer's Report/Budget
- * Meet Newest QG's Board Member
- * From Billy's Desk
- * 2015 Board Members



CHANGES IN GATE CODES

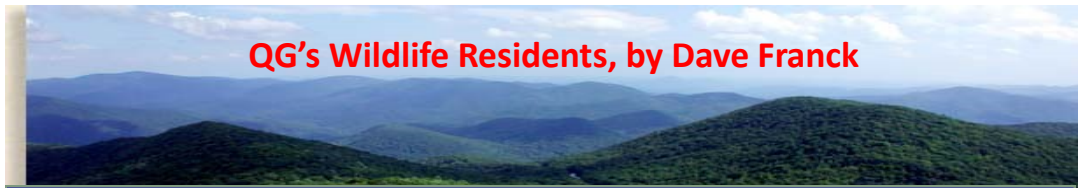
Owners' gate entry code has changed to _____. Gate entry code _____ has been reserved for service vendors (builders, trash pickup, BRMEMC, etc.) and guests. The old code 2580 has been deleted.

Why the change? It became necessary to close the gate 24/7 because hunters have taken the liberty to hunt within the complex and we had an incident of vandalism. Periodically the codes will be changed, but you will be notified via email when the next change occurs.



Inside this issue:

QG's Wildlife Residents	2
Website Manager	2
Treasurer's Report/Budget	3
Meet QG's Newest Board Member	4
From Billy's Desk	5
2015 Board Members	5



QG's Wildlife Residents, by Dave Franck



We watched the animals up here closely this past year to see who came by, how they developed and how they changed their habits throughout the year. Here's a picture of some of the turkeys that meander by the house from time to time. These are interesting because we watched this group of females from last spring when they had three grown hens and 13 little chicks. We watched as the hens taught the chicks how to find food and how to scatter when given the danger signal. We also watched as the chicks decreased in number as predators and nature reduced them to just seven and as the remaining chicks grew into the hens in the picture. The hen flock stayed to themselves until mating season, when two toms joined them, including the Alpha Tom in the picture. He will soon leave the herd and spend the rest of the year on his own and, in a couple of months, we'll again get to enjoy spring's new chicks growing and learning.



Another animal staple here are the deer. We've watched as the separate herds of spring females and fawns grew and then combined into larger herds in the fall and then were joined by the bucks for rutting. This picture actually contains nine deer with the one buck in the middle of the picture just to the right of the tree. As if he could not have enough does following him around through the woods all day and night, shortly after this picture was taken, the buck picked up a scent and wandered off to the left and went after two more does that were just over the hill crest (unseen to us at the time) and pursued them.



Our Website is up and running www.thehillsatqueensgap.com. Wendell Caver is the website manager. The Website is a great reference resource tool for information regarding Queens Gap. Send your email to Wendell at rcaver@brmenc.net. with your posting ideas, i.e. happenings in and around QG, photos of your property in QG, lots for sale, etc.





Treasurer's Report

Treasurer Report Ending 2014:

Carried Over from 2013	\$ 18,698.75
Transferred to Reserved Fund	-15,000.00

Income:

Dues	26,200.00
Gate Remotes	450.00

Operating Funds 2014 **\$ 30,348.75**

Expenditures:

Mowing (\$5,550.00)
Road Repair (\$17,665.00)
Insurance (\$700.00)
Office Expenses (\$861.74)
Utilities (\$600.87)
Contract Services (\$152.00)
Gate Repair (\$2,726.53)
Misc. (Landscaping, De-Icing) (\$573.58)

Total Expenditures: **\$ 28,829.72**



2015 Budget Report

Income **\$ 26,200.00**

Projected Expenses

Mowing (\$5,000)
Road Repair (\$15,000)
Legal (\$1,400)
Insurance (\$700)
Office Expenses (\$750)
Utilities (\$500)
Miscellaneous (\$150)
Contingency (\$2,500)

Total Projected Expenditures **26,000.00**

Projected Year End Balance **\$ 200.00**





Meet QG's Newest Board Member -
Cathy Powell



Born in Albany, Georgia and raised in Palm Beach Gardens, Florida, my husband Don and I are thrilled to now call Blairsville, Georgia "home!" I am a retired legal assistant from the Law Office of Kreuzler-Walsh, Compiani and Vargas, P.A. in West Palm Beach, Florida. I love motorcycling, fishing, gardening...pretty much anything outdoors! I feel so blessed to be living in the North Georgia mountains and look forward to serving the POA of Queens Gap.

Hope the New Year finds you all well. We have recently experienced some single digit temperatures in Queens Gap, and our first "real" snow of the year! Fortunately (or unfortunately for some of you) it was not the kind of snow we have seen across much of the country lately. We "maybe" had two inches? It didn't hang around long, but sure was beautiful while it lasted!

When it's cold outside, there's nothing better than a nice hot bowl of soup to warm you. Growing up in south Florida, we didn't eat a lot of soup unless it was cool outside. But here's a recipe I thought I would share with you. It is definitely one of our family favorites! It's hearty enough to make a meal on and it doesn't have to be cold outside to enjoy it!

Adobe Chicken Chowder

- | | |
|--|---|
| <i>2 T. oil</i> | <i>1 boneless chicken breast, cubed</i> |
| <i>1 small onion, chopped</i> | <i>4 C. chicken broth</i> |
| <i>1 green or red pepper, chopped</i> | <i>1 C. fresh or frozen corn</i> |
| <i>4 cloves garlic, minced</i> | <i>1 can black beans, drained</i> |
| <i>1 small can chopped green chilies</i> | <i>½ C. brown rice</i> |
| <i>1 t. paprika</i> | <i>½ C. heavy cream</i> |
| <i>½ t. ground cumin</i> | <i>2 T. fresh-squeezed lime juice</i> |
| <i>½ t. freshly ground black pepper</i> | |

In stock pot, sauté onion, bell pepper and garlic over medium heat until soft. Add green chilies, paprika, cumin and black pepper. Mix well. Add chicken to vegetables and cook 5 minutes, or until chicken is no longer pink. Add chicken broth and bring to full boil. Stir in corn, beans and rice and reduce heat to low. Simmer until rice is tender, about 45 minutes. Add heavy cream and lime juice. Thicken with cornstarch and heat through. Top with cilantro and serve with tortilla chips. Optional toppings: shredded cheddar cheese, sour cream. Serves 4-6.

Enjoy!





QUEENS GAP

Howdy Friends,

After commenting on the number of foggy days we were having last fall, an "experienced mountain dweller" told me that as many days as it was foggy in the fall, we'd have the same number of snow days in the winter. I didn't count the number of fog days we had but that mountain wisdom seems pretty accurate.

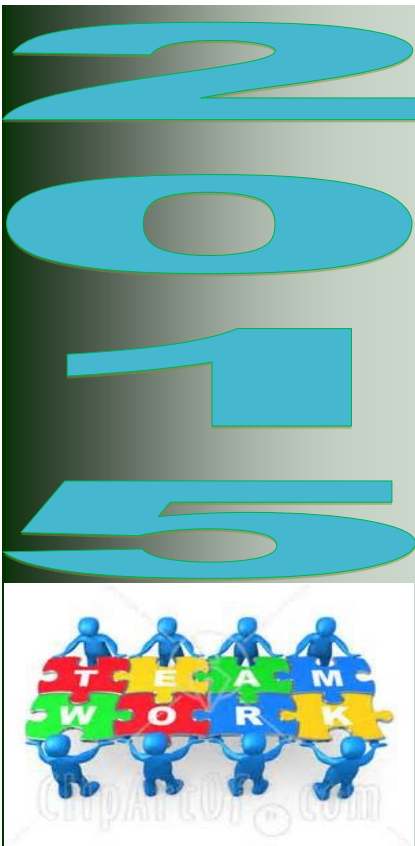
Queens Gap has had over a half dozen snow days this winter, including a recent storm that covered the ground, the trees and the mountains with over 7" of pure white powder. It was stunning!

Unfortunately, the same, beautiful snow also covered our drive ways and streets and it was not always easy getting up the hills. So, outdoor activity was a bit limited and, in truth, I came down with a mild case of cabin fever. But, now that we are on the verge of spring, Lisa and I couldn't be happier.

Spring in the mountains is amazing. The hills are alive (sorry, it just came out) with chirping birds, blooming flowers, scurrying fawns and the return of color to the mountains. Also provoked by the warm sun, once again, people are venturing outside to fish, hike, shop and attend the area's festivals and outdoor concerts.

I'm told from a pretty reliable source that God is planning a spectacular spring for us in Queens Gap. Take time to drive up and enjoy it.

Billy



Board Members

President

Billy J. Toups, Sr. (Lots 11, 12 & 13)
Queens Gap, Blairsville, GA 30512
president@thehillsatqueensgap.com
Cell: 404 643-4869

Vice President

Bill Towhey (Lots 15 & 47)
70 Park Place, Covington, GA 30016
b2e2009@hotmail.com Cell: 404 402-9588

Secretary-Treasurer

Ann Caver (Lot 69)
P.O. Box 1942, Blairsville, GA 30514
333 Tree Line Drive, Blairsville, GA 30512
ann.caver@brmemc.net
Home: 706-400-7050; Cell: 678 794-2798

Members At Large

Chuck Jones (Lots 106 & 107)
P.O. Box 1490, Blairsville, GA 30514
Cbj2041@aol.com Cell: 904-982-4753

Everett Moore (Lot 113)
10401 Indian Walk Road, Jacksonville, FL 32257
emooredvm@aol.com Cell: 904-535-9081

Jim Tromanhauser (Lots 1 & 23)
P.O. Box 1639, Blairsville, GA 30514
jtroman@gmail.com Cell: 404-550-4588

Cathy Powell (Lots 100 & 101)
345 Young Harris Street, #1819
Blairsville, GA 30514
cmp@bellsouth.net Cell: 561-202-7854