



The Hills at QUEENS gap

Special points of interest:

- * Your POA need you!
- * POA Assessments Dues are due
- * Check Out Your Website!
- * Treasurer's Report
- * Door Prizes
- * 2014 Board Members

January 2014 Annual Meeting of The Hills at Queens Gap Property Owners' Association

January 2014 was the first time that the Queens Gap Property Owners Association convened under its own authority and absent the Waterfront Group. The Union County Community Center in Blairsville was the host location for the annual meeting.

Billy Toups, President of the POA, presided over the meeting. Billy pointed out "the good news" that Queens Gap now has four permanent residences, three additional "occasionally occupied" residences and five homes under construction. Some lots were recently

sold and there is lots of interest and activity. Additionally, the cost to repair the entrance gate will be \$2,000 instead of \$5,000 we budgeted for.



Billy also pointed out the "not so good news" that property taxes in Queens Gap increased 400% in some cases. Thankfully, not every property experienced this extreme increase, but attendees were urged to watch for their property tax notices in the early summer and reminded to file for

Homestead Exemption by April 1, 2014, if they permanently reside in Queens Gap.

Most importantly, perhaps, Billy

announced the results of the vote on proposed changes to the covenants.

The Covenant Review and Revision Committee worked diligently for months on behalf of the POA. Not only did they propose changes to the covenants, they also proposed language to clarify the existing covenants.

The proposed changes to the Queens Gap Covenants were sent to all Queens Gap property owners for their review and vote. (A two-thirds majority vote -92 votes- was needed to accept changes.) *Results on Page 2*



Election of New Board Members

At the 2014 Annual Meeting, the election of new Board Members was an order of business. To fill vacancies on the board, the Board requested resumes from members of the POA who were interested in serving as board members. An election was held and the new Board Members are

Members-at-Large Chuck Jones (Lots 106 & 107), Dr. Everett Moore (Lot 113), Roy Nash (Lot 48), and Jim Tromanhauser (Lots 1 & 23).

The new Board met briefly after the Annual Meeting to elect officers. Ann Caver (Lot 69) was re-elected Secretary-Treasurer. Bill Towhey (Lots 15 & 47) was elected Vice President. Billy Toups (lots 11, 12 & 13) was re-elected President.

On behalf of the POA, we'd like to thank former board members Gary Locke, Bill Pitts, Mike Murphy and Clint Johnson for their service. We appreciate their efforts to make and keep The Hills at Queens Gap at great place to live and play.



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From Your President

Dear Neighbors,

The past year flew by for Lisa and me and I bet for you, also. Besides our move to Queens Gap, we stayed busy with our business, our kids and grand kids and, of course, the work of Queens Gap POA.

Budgets were made. Contracts were negotiated. Bills were paid. And, even while this was happening, a committee of four Queens Gap property owners spent several months reviewing the original covenants, line by line, discussing the covenant's potential effect on the development and exploring potential changes that would better protect our collective investments in Queens Gap.

Besides proposing changes, the committee also sought to clarify the more confusing provisions in the original covenants. For instance, although the original covenants require that out buildings (structures not attached to the main house) be limited to two and to be fully enclosed, the committee proposed language that made these provisions clearer to understand.

Surprisingly, however, these two clarifications did not get enough votes to pass. SO, THE LANGUAGE IN THE ORIGINAL COVENANTS PREVAIL. Confused? Contact the board for clarification.

I welcome new Board Members Everett Moore, Chuck Jones, Roy Nash and Jim Tromanhauser and the new ideas and energy they bring. I also would be remiss not to acknowledge the extraordinary help I got from Ann Caver and Bill Towhey this past year. Not only did they serve the POA well, they were indispensable to me.

Lastly, I ask you to consider offering your time and talents to Queens Gap this next year. We need your help and your investment in Queens Gap will be better off for it. Contact me if you are willing to help.

Billy

"I am committed to protecting and improving the development called The Hills at Queens Gap."

Should you have experience, talents or even just the inclination to serve your POA, please let us know Your POA needs YOU. Please contact me at bily.toups@earthlink.net.

Be the change that you want to see in others.



Results Covenant Changes

The results of the property owners' votes on the proposed covenant changes are below.

✓ = item passed. X = the item failed.

- ⇒ Replaces Waterfront Group with POA ✓
- ⇒ Requires that Dogs be Kept Under Owner's Control ✓
- ⇒ Requires Minimum of One Acre Per Grazing Animal ✓
- ⇒ Increases Required Lot Size That Can Be Subdivided X
- ⇒ Clarifies Minimum Square Footage as 1,100 X
- ⇒ Clarifies Existing Requirement of Maximum Number of Outbuildings as Two X
- ⇒ Clarifies Existing Prohibition of Mobile Homes ✓
- ⇒ Limits the Size of Solar Panels X
- ⇒ Establishes Guidelines for Mail Boxes ✓
- ⇒ Allows RV Parking on Property When Building ✓
- ⇒ Allows Permanent RV Storage on Property if in a Totally Enclosed Structure ✓
- ⇒ Clarifies Regulations for Signs ✓
- ⇒ Requires Board to Check Building Plans ✓
- ⇒ Prohibits Vinyl Soffits X
- ⇒ Clarifies Existing Requirement that Outbuildings be Totally Enclosed X
- ⇒ Adds Queens Gap Legal Description, Property Improvements and Building Requirements. ✓
- ⇒ Allows Board to Grant Variances to Covenants ✓
- ⇒ Provides Board w/ Tools to Enforce Covenants ✓

Treasurer's Report

Transferred from Waterfront Group	\$ 4,585.73
Dues Received	<u>26,200.00</u>
Operating Funds	30,785.73
Operating Funds 2013	30,785.73
Expenditures:	
Mowing (\$8,450)	
Road Repair (\$1,570)	
Insurance (\$701)	
Office Expenses (\$566.39)	
Utilities (\$502.71)	
Miscellaneous (\$296.88)	
Total Expenditures	12,086.98
Year Ending Balance	\$ 18,698.75
Year Ending Balance	18,698.75
Transfer to Road Maintenance & Capital Improvements Fund	<u>15,000.00</u>
Balance Going Into 2014	\$ 3,698.75



Annual Meeting Photo Gallery



Big smile from Jim and Linda. They will soon be moving into Queens Gap!

"Did someone say 'Door Prizes?????' I could get into to this!"



"I'm not shy about eating. Mmmmmmm this muffin is good!"



Sounds good to me!



Game strategy!

"Laila, please call my number! I'd like to win a door prize!!"



Wow! Is it time to pay the assessment dues!!!



Thanks to Taylor Duderstadt, our website is up and running!!! www.TheHillsAtQueensGap.com.

Check out the site for information, updates, postings, documents, contact information, and much more!



The Hills at Queens Gap

Login/Sign up

HOME About Us HOA Info Our Blog Property Owners Contact Us



Welcome to our web site

On behalf of our property owners and the HOA, we want to welcome you to our web site.

Testimonials

"I'm just so excited to be here...We're living in a dream."

"Just to look out the window everyday and see all this beauty."

Our Current Weather

Blairsville, GA
25 °F
Clear
at 10:30 AM



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Laila Christopher, First-time Queens Gap Number Caller. Laila is the 6-year old granddaughter of Randy and Linda Christopher (Lot 99). She was cute as a button, delightful, and did an outstanding job!!! Thank you, Laila for your help and enjoy bowling at the Galaxy and don't forget to wear your Georgia Dance T-shirt!!

Hope You Didn't Miss Out!!!!

Our local merchants and restaurants were generous enough to donate a number of gifts to be used as door prizes at this year's annual meeting. Forty-two owners were present at the meeting and some owners were accompanied by guests. Each lot number (total of 136) was submitted into the drawing. In order to win, the property owner had to be present! If you owned more than one lot, your chances increased with winning a prize or prizes! Door prizes were contributed *Brother's at Willow Ranch, Blue Ridge Brewery, The Sawmill Place, The Aviator Café, G & G Bakery & Cafe, Cucina Rustica, United Community Bank, America's Home Place, Nelson's Feed & Hardware Depot, Inc., Sears, Multitude Galleries, Blairsville Cinema, Galaxy Bowling in Blairsville, Georgia Dance Studio, and Toups' Bush hogging.*

And the winners are!!!!

Jim & Linda Tromanhauser (Lots 1 & 23) - \$25 Toups Bush Hogging gift certificate and \$50 Home Depot gift card from America's Home Place
 Cecilia Corn (Lots 4, 5, & 6) - \$10 Brother's at Willow Ranch gift card
 Frank Ellerbee (Lots 7 & 8) - Two Aviator Café T-shirts
 Bill Towhey & Deborah Leger (Lots 15 & 47) - \$15 Blue Ridge Brewery gift card and T-shirt from Georgia Dance Studio
 Guy & Judy McMillan (Lot 49) - Vase from Multitude Galleries
 Fiorella Weaver (Lots 53 & 45) - \$25 Toups Bush Hogging gift certificate
 Tim Rhinehart (Lots 57 & 58) - Movie for two at Blairsville Cinema
 Jeffrey Wright (Lots 52, 66, & 90) - \$10 G & G Bakery & Café gift card
 Carol & Mike Murphy (Lot 68) - Two Nelson's Feed & Hardware Depot, Inc. tote bags
 Anne & Todd Schmittener (Lot 71) - Sears Wrench Opener
 Larry & Carol Davis (Lot 78) - Two Nelson's Feed & Hardware Depot, Inc. tote bags
 Chuck Jones (Lots 106 & 107) - \$15 Blue Ridge Brewery gift card
 Everett Moore (Lot 113) - \$10 G & G Bakery & Café gift card
 Taylor Duderstadt (Lots 115, 116, & 132) - \$25 Cucina Rustica gift card
 Carey & Cecilia Lee (Lot 128) - \$75 United Community Bank gift basket
 Ed & Carolyn (Lot 131) - \$10 Brother's at Willow Ranch gift card

Congratulations to our Winners!

Lots that were picked but were not present and missed out!!!!

Lots 10, 13, 14, 21, 24, 26, 27, 30, 33, 34, 39, 43, 44, 50, 55, 59, 60, 62, 62.63, 64, 67, 73, 76, 80, 82, 84, 87, 88, 89, 92, 95, 100, 101, 109, 110, 118, 122, 123, 124, 125, 127, 133, & 135.

Board Members



President

Billy J. Toups, Sr. (Lots 11, 12 & 13)
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Secretary-Treasurer

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Members At Large

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