

Mid-Winter Greetings from the POA Board at Queen's Gap

January 20, 2019

Happy New Year to all POA members from the Queen's Gap POA board. The busy holiday season is over, and we thought it was a good time for another letter with the news and happenings in QG.

It's amazing to see the different look of our beautiful neighborhood as the seasons change. We had a colorful fall season and have enjoyed mild, but rainy weather so far this winter. Quite a change from last winter's early heavy snowfall and very cold temperatures. Without leaves on the trees the wooded areas take on a whole new character. Houses appear in the hills that are hidden during the warm seasons and wildlife is easier to observe. As residents and property owners in Queen's Gap this change of seasons and natural beauty is just part of our everyday life. If you crave the relaxing and uncrowded mountain lifestyle of the north Georgia mountains, our subdivision certainly has everything you could wish for. In a few months, when we're getting tired of the winter look, we'll be welcoming back the green look of spring in the mountains and enjoying more outdoor activities.

QG News

Significant road repair and maintenance was done in September. Treeline Dr. was sealcoated and we are told that this process will prolong the life of this road and lower the maintenance costs. This is the newest road in the subdivision and it was in the best shape, so it was chosen for this process. We are hearing that sealcoating could also be done on the other roads (even though they are older) and Bill Towhey and Billy Touns are working with the asphalt contractor to determine cost and benefits of this work in the future. Other high use areas of the subdivision roads were repaired as needed. The contractor was sensitive to our needs to use the roads and the sealcoating was done on a Saturday with good notice given to the residents affected by this work. Overall, the roads are in very good shape right now and well maintained.

The big news of the year was the effort made to begin the acquisition and ownership of the ½ acre lot located just outside of our entrance gate. This happened in September at a tax lien auction on the courthouse steps and was attended by several members of the QG board. More details on this have been sent out in the latest board minutes and email communications from our QG President, Billy Touns. We expect, based on consultation with the POA attorney, that the acquisition of this tax lien will lead to allowing us to foreclose on the property and

transition to full ownership in the future. The POA board feels that this was the most significant event of the year for our subdivision. It ensures that our entrance area and the look of our neighborhood will be under the control of the POA forever.

Much of the above news and more is covered in greater detail in the latest email from Ann Caver, the POA board Secretary/Treasurer in her report of the minutes of the latest board meeting. We hope you read over Ann's board meeting minutes carefully, as she takes a great deal of time and effort to record our meetings accurately and in good detail.

Queen's Gap holiday cheer

The holiday season was celebrated in many ways by the residents of QG. Cathy Powell invited the women of QG to her home for a Christmas brunch and ornament exchange. Cathy prepares some of her special recipes and the brunch is becoming a famous and much anticipated holiday event. The QG ladies all came away with lots of leftover treats to share and of course, new tree ornaments from the exchange. Now, some of the men of QG are thinking about putting together a "men's lunch" to coincide with Cathy's event since we've heard about how much fun the women are having.

Several groups of QG homeowners gathered together for Christmas celebrations as well. Don and Cathy Powell organized a trip to Woodstock and Ipp's Restaurant, which was attended by about 15 people. Ann Caver gave out special holiday socks to some of us lucky attendees, which certainly brightened up an already bright occasion. After a great Italian feast, some folks stayed in the Atlanta area overnight, and Don Powell, as a designated driver made for a very safe trip home for those of us going back to QG. Thanks Don!

Another holiday dinner was celebrated a little closer to home by a group of about 18 people. We went to the nearby Copperhead Lodge and had a very nice meal and social gathering. This is a little gem of a restaurant located just about 2 miles away from the QG subdivision. Easy to get to and above average food. Everett and Cheryl Moore invited the entire group to their home after the dinner for desert. They had a table full of excellent deserts and holiday drinks that were impossible to resist. The Moore's have a lovely home on one of the only lots in QG with a trout stream running through the property. A truly enjoyable finish to the night of celebration with friends and neighbors.

Ann Caver invited a group of QG residents to celebrate the Christmas Eve service at the First Baptist Church in Blairsville. Our group took up 2 entire pews. It was a lovely and moving service made even better by sharing it with our neighbors. This was also a good occasion to wear our new Christmas socks. Merry Christmas Ann!

Construction updates

2019 is shaping up to be a big year for construction in our subdivision. Bill Towhey reports that he has been given notice that 6 new homes will be started in 2019. We have seen evidence of this recently as several lots have been cleared and prepped for construction. It is stunning to see what looks like an ordinary wooded property take on a new look as it is cleared for construction. The views appear and the land contours take on a new shape as the home site is cut out of the woods. We all will be looking forward to meeting and welcoming our new neighbors.

Chuck Jones' new home on Lot 107 will be finished by the time you read this letter. It is in a wooded setting with a mountain view to the west. Chuck reports that he is pleased with his contractor and very happy with the look of the finished house inside and out.

Inevitably, new construction comes with some challenges for our neighborhood. Our road traffic increases significantly. Many more nonresident individuals have access to our subdivision and gate codes and we will experience added noise, dust, security issues, road litter and road degradation due to heavy loads. Our QG building construction covenants help to minimize these problems. By following the QG building covenants and informing your contractors of the rules governing their behavior, you can all help in keeping the new home construction sites as tolerable as possible for your neighbors. The QG covenants are easy to access if you aren't familiar with them. Just go to the POA website at

<http://www.thehillsatqueensgap.com/hoa-info>

To close out this letter, we have a memo from Billy Toups, our long time POA board of directors President. As always, if you have any suggestions for improvement to any of the business your Queen's Gap POA board conducts, please contact any of the board members. See you in April at the annual meeting.

Date: January 19, 2019

To: Fellow Property Owners

From: Billy Toups, POA Board President

Incredibly, the holidays have already come and gone! I hope yours were happy, holy and safe.

I want to bring attention to two things. First, the board recently committed to a review of the subdivision to identify covenant violations. Many of us, myself included, have become lax in complying with subdivision covenants and the board decided a review and enforcement effort was in order.

Most of the violations are not that serious. Propane tanks and garbage containers not being shielded from sight and out buildings not painted the same color as the house are two examples. Serious or not, though, these are covenants which we all agreed to abide by.

A report of violations will be given to the board in early spring and property owners not in compliance will be notified and given a time period to make the necessary changes. So, I ask you to review your own properties in light of the covenant restrictions and correct any covenant violations before the board becomes involved.

Second, I want to remind you that the terms of three of the seven board members expire in April and they have chosen not to run for re-election. This creates a great opportunity to get "new blood" on

the board and I urge you to consider offering yourself for service on the POA board.

Terms are for two years and, normally, the board meets only two or three times a year. Do not discount your potential contribution. Your knowledge and experience can make a significant difference in our community.

If you are interested in running for a board seat, please submit your name and a brief qualification statement for the ballot.

As always, if you have any questions or comments about anything Queens Gap, do not hesitate to call, text or email me.

Thanks,

Billy

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