

February 2013



## First Annual The Hills at Queens Gap Property Owners Association Meeting

### Special points of interest:

- \* "I'm just so excited to be here...We're living in a dream."
- \* "Please let me know if you would be willing to serve on any of these committees."
- \* Change of Address
- \* Website Coming Soon!



On Saturday, January 12, 2013, the 1st Annual meeting of The Hills at Queens Gap Property Owners Association (POA) was held at the Union County Community Center in Blairsville, Georgia. Waterfront Group was represented by Will Adkins, President/Owner, Elliott Harwell, Ann Marie Wilson, Chief Operations Officer, Adam Chandler, contractor, and over 42 property owners (owning a total of 56 lots) attended the 1st annual meeting. The main purpose of the meeting was to transfer the leadership of Queens Gap from Waterfront to the POA and the election of its board members. Once elected the POA Board chose its President, Vice President, Secretary-Treasurer, and Members-at-Large.

Will Adkins addressed the responsibilities

of the property owners as it relates to observing the protective covenants and architectural control guidelines. He pointed out that these have been put into place, "if for no other reason to protect the property" at The Hills at Queens Gap. Other issues covered in the agenda were payment of dues, liabilities of the contractors, ground maintenance, and transferring current bank account and balance to the POA. These issues will become the responsibilities of the elected Board members and the committees they choose to form.

Open floor discussions ensued regarding roadsides ditches and culvert pipes to be checked and cleaned out periodically; roadsides will need to be mowed and the entrance will need

upkeep as necessary; and, a future website to be set up by the elected Board.

The 1st Annual POA meeting was a success. Not only did they elect its first Board members, but the Association had the opportunity to meet and get acquainted with neighbors and exchange contact information. As stated by one of your neighbors, "I don't know about *you*, but 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."

## POA Elected Board Members

Congratulations POA for electing your first Board members. They have much to offer The Hills at Queens Gap bringing a wide variety of abilities and skills from past and present professional careers. The newly elected President has already secured a domain site for a

The Hills at Queens Gap website and has plans for an interactive website, he is overseeing setting up the POA's board business as well as committees to be formed. It's an exciting time with much to be done but willing helping hands are needed.



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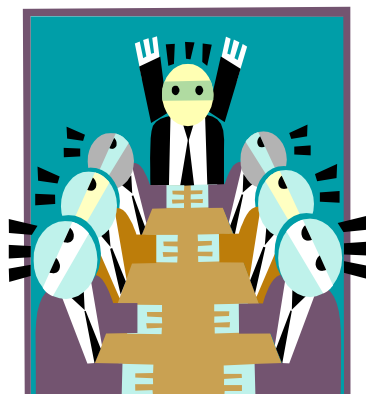
## Meet Your POA Board Members

The newly elected POA Board Members will serve a critical role in leading and directing efforts in our community. They will volunteer their time and resources to serve our community. May we all join together to say, "Wow, this is a great place to call home or visit." Thank you Board members for serving The Hills at Queens Gap in this capacity. It is a pleasure to introduce these dedicated servants to you. (Roster of Board members attached.)

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

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### President

**Billy J. Toups, Sr.** (Lots 11, 12 & 13)

Originally from the heart of Cajun Country, Lafayette, Louisiana, my job moved me to Marietta, Georgia in 1996. Most of my career was spent as a Sales Engineer and Marketing Director for an environmental technology company. Currently, my wife, Lisa, and I own Georgia Dance Conservatory, a ballet studio located on the Marietta Square. (She is the artist; I change the light bulbs.) Besides our business, I manage rental properties and spend about half of my time at The Hills at Queens Gap.

### Vice President

**Clint Johnson** (Lot 70)

Graduate of the Naval Academy. Dual service in US Army Reserve and Naval Academy. Served as a designated Naval Aviator in the US Navy with two Vietnam combat cruises. Naval Reserve Retired Captain and retired as an International Delta Airlines Captain. Served as Chairman to Public Library Board of Trustees, Atlanta Fulton County. President of North Valley Property Owners Association and Chairman to City of Milton Board of Ethics. Married to Monty with 4 children and 3 grandchildren.

### Secretary-Treasurer

**Ann Caver** (Lot 69)

Retired legal secretary from Troutman Sanders. Since retirement, have assisted a personal injury lawyer with marketing for his firm. Currently serve as the office manager/bookkeeper for a non-profit corporation, Connect International, made up of two missionaries and over 500 donors with the vision of carrying the Good News of Jesus Christ to the ends of the earth. Owned and operated a mobile home park with over 50 tenants. Married to a gentle giant for 32 years.

### Members-at-Large

**Bill Towhey** (Lots 15 & 47)

Currently living in Covington, Georgia. Married to my wife Debbie for 17 years. we have just completed our

house on lot #15 in The Hills at Queens Gap. I work in sales, selling Industrial car wash equipment. My territory consists of the entire state of Georgia, Alabama and Eastern Tennessee. I have been coming to Blairsville since the early 1980's and decided this is the place to retire.

**Mike Murphy** (Lot 68)

The son of a military man and spent my youth stationed at military bases from Alaska to Germany. After enlisting in the Air Force, I spent most of my time stationed in Florida. My second career was with a forensic toxicology laboratory certifying test result. I am currently purchasing and rehabilitating homes. I have been married to my fantastic wife for 31 years. Our daughter is graduating from Valdosta State this spring and will be a grade school music teacher.

**Gary W. Locke** (Lot 123)

LCDR Gary W. Locke, Jr., USN (retired) disabled combat veteran, Vietnam war. Retired State of Georgia Division Manager, Dept. of Veterans Service. Currently Federal Fiduciary assigned by courts and Veterans Affairs to assist veterans, who have been adjudicated incompetent, with their financial matters. Served on many local and state level committees in support of mental health, developmental disabilities, and substance abuse issues. Served as advisor to Rep. Paul Brown on Veterans' matters.

**William H. Pitts** (Lot 119)

Retired USAF navigator/Pilot (1980) and retired from Mercer University as an administrator and Math Professor (2003). Also, 5 years experience as a cable TV Company General manager and five years as a city councilman.

**Tracy Sackellares** (Lots 109 & 112)

Family and I live in Roswell where I have been on our neighborhood association and on civic boards in our city. I am a Business Analyst with Aaron's Inc. I am most concerned about making The Hills at Queens Gap a community where resident's investment is protected and where they come for rest and relaxation in the beauty of the North Georgia mountains.

**Frank Ellerbee** (Lots 7 & 8) (Bio not available.)

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

*Your POA needs  
your help.*

## From Your President

Dear Neighbors,

Since buying lots 11, 12 and 13 in the spring of 2011, my wife, Lisa, and I have spent lots of time, and lots of money, transforming the property into a place that we love and where we enjoy spending time. As much as anything, this should be an indication that I am committed to protecting and improving the development called The Hills at Queens Gap.

As a member of your newly elected Property Owners Association (POA) Board of Directors, and as your board president, I am asking you to share your thoughts, ideas and concerns with us. I promise they will be given due consideration and, ultimately, I will encourage the board to do only what they believe the majority of property owners want.

To have a successful POA, two things are necessary. First and foremost, each of you must be willing to share your experience, wisdom and talents with your POA by serving on a committee, an advisory board or otherwise take an active role in the POA. Second, your POA must develop an efficient and effective way to communicate with each other.

To help accomplish the first objective, I am proposing to initially appoint two temporary and three permanent committees.

### TEMPORARY COMMITTEES:

**Inspection and Acceptance Committee** - To solicit input from POA members about problems or defects in development and schedule a walk-through with Waterfront Group to discuss resolving any problems. Once committee is satisfied that all of Waterfront's obligations have been met, it will make a recommendation to the Board that the development be accepted from the Waterfront Group. The committee will be disbanded once the Board has accepted its final recommendation.

**Covenant Review Committee** - To review and revise, if needed, the existing POA covenants to insure appropriateness, completeness and reasonableness. To distribute a DRAFT of the revised covenants, if any, to all POA members and modify them, accordingly, per the wishes of a majority of the committee. To submit the revised covenants to the Board with a recommendation for adoption. The committee will be disbanded once the covenants have been adopted.

### PERMANENT COMMITTEES:

**Maintenance and Repair Committee** - To periodically inspect development for problems requiring repair or maintenance. To field and investigate complaints and concerns from POA members about structural problems or maintenance issues in the development. To field suggestions and requests from POA members for improvements to the development. To make recommendations to the Board about these items.

**Architectural and Compliance Committee** - To review building plans, as currently required, for appropriateness to the development. To field and investigate complaints by POA members about non-compliance to the POA covenants. To make recommendations concerning these items to the Board.



***Should you have experience, talents or even just the inclination to serve on one of these committees, please let me know at [billy.toups@earthlink.net](mailto:billy.toups@earthlink.net).***

### Executive Committee -

Comprised of the three Board Officers and one Board Member-at-Large to develop and recommend to the full board, Board By-Laws to govern the Board of Directors. (length of terms, minimum number of meetings, general Meeting requirements, whether email meetings and/or voting is allowed, etc.) To field and investigate any issue that arises that does not fit responsibilities of any other committee. To make recommendations to the Board as to these issues. [Part I, continued to Page 4]

Blairsville, GA 30512  
 Union County, Georgia

E-mail: [billy.toups@earthlink.net](mailto:billy.toups@earthlink.net)  
 (See attached roster for Board  
 Members' contact information.)

**!!MOST IMPORTANT!!**  
*Please let me know if  
 you would be willing to  
 build the POA website.*



## From Your President (Part 2, from Page 3)

The second objective of enhancing communication is certainly addressed with regular newsletters and this is # 1 of a series. (Kudos to your Sec-Treas, Ann Caver (Lot 69), for eagerly agreeing to produce the newsletters!) Newsletters provide vital, one-way communication – us to you.

The success and improvement of Queens Gap will require easy **two-way** communication among the POA, however, and it is my belief that the best way to accomplish this is with an interactive web site. To that end, the domain name [www.thehillsatqueensgap.com](http://www.thehillsatqueensgap.com) has been secured and will become your POA website.

Ideas for the website include posting the following:

- ◆ contact info for board and committee members;
- ◆ an Owner's Roster (participation optional);
- ◆ the POA Covenants and board by-laws;
- ◆ notices of board and committee meetings, agendas and minutes;
- ◆ contact info for water, electric, gas, cable, garbage and other such companies;
- ◆ financial reports and information;
- ◆ a plat of the development; and
- ◆ copies of past and current newsletters.

The web site might also include:

- ◆ virtual POA voting, where a question is presented to the membership and all members are asked to vote yes or no on the question;
- ◆ a "Property for Sale" section that might be coordinated with standard **For Sale** signs posted on the property. The sign on the property would direct potential buyers to the website where details of that property would be listed;
- ◆ an internal "Neighbor to Neighbor" section for posting comments, questions, vendor recommendations, or items wanted, for sale or trade; and
- ◆ possible advertisements purchased by local contractors, restaurants and other service providers.

Possibilities for the web site are limitless and we solicit your ideas and suggestions for it.

**MOST IMPORTANTLY**, right now we have to find a volunteer to build the web site. Preferably, that person will, at least, be associated with a Queens Gap property owner, if not one, themselves.

**If you, one of your kids, grandkids or other family member, friend or employee has the ability to create this web site, and is willing to do so as a service to your POA, please contact me as soon as possible. If we get a volunteer, we won't have spend the POA's limited funds to have this done.**

In summary, let me say that your POA will only be a good as you make it. Please get involved. Your input and participation will make our homes and properties even better than they already are – and that is saying a lot!

Sincerely,

*Billy*

Billy Toups (Lots 11, 12 & 13)  
[billy.toups@earthlink.net](mailto:billy.toups@earthlink.net)

## Treasurer's Report



Thank you for the opportunity to serve the POA as your Treasurer. I take this responsibility very seriously and will exercise my duties with honesty, integrity, and professional standards and strive to keep accurate records.

The actual bookkeeping will not be relinquished from Waterfront Group to the POA Treasurer until February 5th. (For your convenience, attached to this email is the financial report that Waterfront distributed at the January 12, 2013 meeting.)

As you know, common expenses are covered by assessments against all lots equally. These assessments are currently \$200.00 annually. In February, Waterfront Group will be sending out the assessment notices, which will be due in March. The transition of accounting records should have occurred by March. You should now send your assessment dues to :

Ann Caver  
 196 Line Creek Circle  
 Sharpsburg, GA 30277