

November 2014



### Special points of interest:

- \* **!!!Coming Soon!!!**
- \* **Deadline for POA Assessments Dues—January 31, 2015**
- \* **Check Out Your Website!**
- \* **Treasurer's Report**
- \* **Six Flags Over QG**
- \* **Board Members**



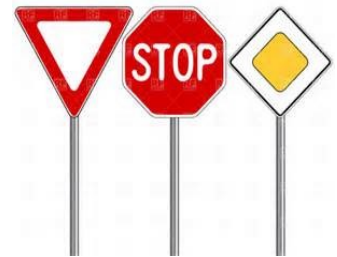
### !!!COMING SOON!!!

**S**ave the date and put an alert on your I-Phone for January 24, 2015, 10:00am—2:00pm because it's The Hills at Queens Gap Annual Meeting for the POA. It's a perfect time to learn what's going on in your community and for your voice to be heard. There will be some challenges and decisions to be made in 2015 and the POA needs your thoughts, ideas, input, and time. Please begin making plans to attend 2015 Annual Meeting.

At the 2014 meeting, we handled the business, but we also had many sponsors to donate door prizes and great refreshments. Maybe in 2015 we will call your name for an awesome door prize!!

### !!!REPLACEMENT OF SIGNS!!!

**T**he POA will be purchasing traffic and informational signs for the subdivision. Recently several signs within the complex has been shot up by unknown people. No Speeding, MPH, and No Shooting are signs that will be posted. These signs and posts will cost \$100 and two Board members have offered to install these signs, which will be a savings to the POA. In addition, two street name signs have been pushed down, i.e. Summer Cove and Rockwood Trail.



These signs will be reinstalled soon. The POA will purchase two stop signs—one for Summer Cove and Hills Lane in 2014, however, because of the costs involved the other four signs will be delayed to 2015.

### !!!COMING & GOING AT QUEENS GAP!!!

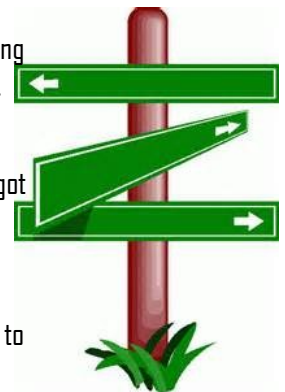
**By Bill Towhey**

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**A**s we all know coming into or going out of Queens Gap requires passing through the gate. At this time, we all use the same code that Waterfront handed off to us. Problem is, it's the same code everyone else uses. I have been to two other subdivisions and tried our code and got into the gate. I think it is time for a change.

In December, we will be contacting all property owners to give each owner a new specific 4 digit code. We will also inform everyone of a new code to give to Builders, service workers, UPS, FedEx and such. (Continue to Page 2)





**Date: January 24, 2015**

**Time: 10:00 am to 2:00 pm**

**Union County Community Center**

## From the Desk of the Vice President

It's *Fall* in Queens Gap

Once again the seasons are changing. This is the time of year that brings people to the mountains. The property owners in "The Hills at Queens Gap" have some of the best views in the state of Georgia. Those of us who have made our home fulltime here get to enjoy this every day. We now have 11 homes in the neighborhood with a 12<sup>th</sup> underway. Eight of the homes are fulltime, with three part-time residents. We were part of the part timers until this summer, when we just decided that the slower pace of life and lack of traffic was worth making the move. This summer saw a good bit of rain for us, which has made the foliage very lush, and hopefully bring us a spectacular burst of color this fall.

The Home Owners Association, Board of Directors has had discussions on things such as maintenance (roads, gate) mowing and the need for traffic signs. The results were some repair work on the roads and new gate routine. The original roads and the gate are now over 10 years old.

We look forward to seeing you in January, at the annual meeting to catch up on what is going on. If you make the trip to visit your property and see us out and about, stop and say hello.

**Bill Towhey**

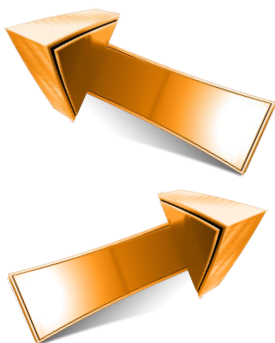


Our Website is up and running-[www.TheHillsAtQueensGap.com](http://www.TheHillsAtQueensGap.com). Thank you Taylor Duderstadt. Wendell Caver has agreed to maintain the site. The Website was created as an informational tool for the POA. Do you have posting ideas, i.e. happenings in and around QG, photos to post, lots for sale, etc.? Send Wendell an email at [rcaver@brmenc.net](mailto:rcaver@brmenc.net).

## COMING & GOING AT QG (from Page 1)

This will change every 6 months or so to help keep out the masses. It will be your responsibility to inform your service providers of the code changes. Another gate change coming with the New Year, is that we will start closing it all the time. At this time, the gate opens at 7:00am and closes at 7:00pm. With our 12<sup>th</sup> resident breaking ground, we think it is time to control who is coming in and going out. We have noticed some signs in the neighborhood shot up and think it is uninvited guest.

If you haven't been to Queens Gap in a while come by and see how our little slice of paradise is growing.



## Treasurer's Report



Operating Funds as of 1/1/2014	\$ 18,698.75
Dues Received	26,150.00
30 Gate remotes sold	<u>450.00</u>
Subtotal	45,248.75
Transferred to Road Repair Fund	<u>\$ 15,000.00</u>
Available Operating Funds	\$ 30,298.75

Expenditures as of 10/23/2014:

### Contract Services:

Corporation Registration (\$55)

Legal Fees (\$97)

### Maintenance and Repairs:

De-icing (\$134.69)

Gate Repair (\$2,726.53)

Grass Cutting (\$4,625.00)

Landscaping Services (\$438.89)

Road Repairs (\$17,665.00)

### Office:

POA Meeting (\$387.69)

Postage & Mailing Service (\$143.24)

Printing (\$52.21)

Office Supplies (\$129.60)

Website (\$149.00)

### Utilities:

Electricity(\$517.83)

Total Expenditures

(\$ 27,121.68)

### Budgeted Cash Balance at October 23, 2014:

\$ 3,177.07

### Projected Expenses

Liability Insurance

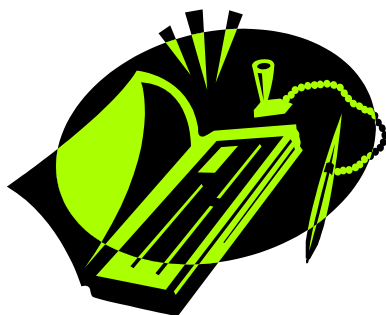
(700.00)

Utilities

(50.00)

Projected Balance 12/31/2014

\$ 2,427.07



## Reduction in Number of POA Board members in 2015

**B**illy Toups, President of the POA, asked the Board to consider reducing the number of Board members. Currently there are 9 Board members. There are three members of the Executive Committee, i.e. Billy Toups, President, Bill Towhey, Vice President, Ann Caver, Secretary/Treasurer. Members at Large are Chuck Jones, Frank Ellerbee, Roy Nash, Everett Moore, Tracy Sackellares, and Jim Tromanhauser. At the POA Board Meeting held on August 23, 2014, a motion was passed to reduce the Board by two. In January 2015, Frank Ellerbee, Tracy Sackellares, and Roy Nash will rotate off and one Board member will be elected.

**S**ix Flags over Queens Gap!!! What do you think? A one-mile tractor ride in a nice, comfortable cushioned bucket, lifted high in the air with awesome, scenic views. Billy Toups has offered this thrilling ride for a low price of \$20. For an extra \$5 you may purchase a bottle of water and some boiled peanuts. Riders MUST sign a waiver. Extra income for the POA!!!!!! The POA could get all the roads paved in no time!!!! JUST KIDDING!!!!!!



## Board Members



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

Vice President  
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Secretary-Treasurer  
Ann Caver (Lot 69)  
P.O. Box 1942, Blairsville, GA 30514 (Mailing Address)  
333 Tree Line Drive, Blairsville, GA 30512  
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### Members At Large

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

Frank Ellerbee (Lots 7 & 8)  
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Roy Nash (Lot 48)  
108 Truckrock Church Road, Blairsville, GA 30517  
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10401 Indian Walk Road, Jacksonville, FL 32257  
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Jim Tromanhauser (Lots 1 & 23)  
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