

The Rainbow Mountain *View*

The Rainbow Mountain *View*

Volume 2 Number 1 September, 2003

In This Issue

- › *What Is This and Why Did I Get It?*
Steve Hughes
- › *Notes From the Neighborhood Meeting*
Suzanne Hughes
- › *Request for Donations*

Surf Rainbow Mountain!



We now have a web site for Rainbow Mountain. You can get to it using: http://www.shughes.org/rainbow_mountain

What Is This and Why Did I Get It?

by Steve Hughes

To answer the last part of the question first, you are receiving this because you own property or live on Rainbow Mountain in Ellijay and that makes you one of a small group of about 29 households. In fact it makes you a neighbor, we, Suzanne and Steve Hughes, live in the house on the top of the hill.

As to what this is, we recently had a community meeting to discuss some common problems and this is our way of letting those who could not attend know what was discussed. Things like road maintenance, the recent vandalism incidents and starting a Property Owners Association. I know these sound familiar, we talked about them 3 years ago, but some problems do not go away and others need to be reconsidered from time to time.

First the roads, three years ago we asked for donations to cover the cost of grading and regravelling the unpaved roads. We need to do it again. You will find a chart outlining the cost and requested donations on the back page. The paved roads also need maintenance and we are in the process of getting quotes to determine what needs to be done and what it will cost.

Second we need to move forward on forming a homeowners association. Rainbow Mountain is a beautiful community and we need to keep it that way. With the rapid expansion of Gilmer County, the population is expected to increase by 10,000 in the next 4 years, we can look forward to ever increasing property values *if we maintain the property*. Mostly we are talking about road and right-of-way maintenance.

Third are the unfortunate incidents of vandalism. Two different houses have had windows shot out by pellet guns, one house had a bullet shot through it's door and three windows in the water tower were shot out. Rainbow Mountain is private property and all the roads are private. No one other than owners and residents have any right to be here. In the past we have been pretty easy going about people driving up to enjoy our view. I'm afraid it's time to change that. We plan on putting "private property" signs up at the entrance gate, a dummy surveillance camera, and a solar powered, motion activated light at the mailbox. We wanted to do the light anyway to make it easier to pick up mail at night.

Finally, if we have your address wrong or there's a better address we could be using, please let us know. We are trying to maintain a current list for use in emergencies.

Donations to fund gravelling the roads are needed.

Please turn to the back where we have an explanation of how much is needed. Thank you.

Notes From the Neighborhood Meeting

On September 26th, 18 residents, representing 10 households, of the Rainbow Mountain Community met to discuss issues concerning the community. Maps of the Rainbow Mountain Community property lots, streets and wells were distributed along with a new property owners contact list. It was noted that each lot extends to the center of the street. This means that each owner actually owns to the center of the road.

Road Maintenance

We have four basic problems: Shoulders, ditches and culverts, gravel road and paved road.

For a road to remain passable, it is essential that the shoulders on either side of the roadbed for 2-3 feet be trimmed at regular intervals. Any grass or weeds that are allowed to grow will take over the roadbed one inch at a time. Everyone was reminded that property owner's are responsible for mowing the shoulder on their side of the road for the entire length of their property line, or for having it done.

The ditches are the areas used for drainage by the side of the road. Ditches act as gutters for the road to prevent excess water from running over the road. This lengthens the life of the road. These ditches, when cleared, also keep the water flowing where the drainage is meant to be instead of running freely over our neighbor's property. While clearing ditches is the responsibility of each property owner whose land they are on, the property owners across the street are the ones who typically suffer when they are not cleared. *We have scheduled workdays Saturday Nov 8th and Thursday Nov 13th. We will meet each day at 9:00AM at the corner of Beauregard and Rainbow Mt Dr. Please try to attend one or the other day.*

There are three sections of gravel road that need attention. Thanks to William Baxter, two have already been graded and just need gravel. The first section is from Owltown Rd to the entrance gate and will take 4 loads of gravel at \$225 per load. Each owner in the community and the 4 homes located along the road should share this expense. This splits up to \$40 each.

The second section of gravel road is Beauregard's Knob, Beauregard Lane and Beauregard Trace, which need about 5 loads of gravel. It was decided at the meeting that this expense should fall on those with addresses on these roads. This is an additional \$70 per owner.

The third gravel road section is at the top of Rainbow Mountain Drive. It needs to be graded and one load of gravel to go to the Hughes driveway. As they are the only house on this road, they will pay for this work.

We are treating the paved road as three sections: lower Rainbow Mountain Drive below Beauregard's Knob, upper Rainbow Mountain Drive above Beauregard Knob's and the access easement opposite Beauregard's Knob.

The lower road is still in pretty good condition but there are a couple of problems to be dealt with. The grass that is growing among the pavement must be killed. Steve Hughes volunteered to make a pass at spraying it with Round-up. The couple of holes on the edge of the road that resulted from water breaks being fixed need to be repaired. There is a Quikrete Blacktop Patch that can be used to do this. Steve Hughes, Gene Martens and George Barrett volunteered to take care of it.

The upper road is in much worse condition. There are places where dirt is starting to show through the asphalt and there are some 1" cracks along the edge of the road. There is a possibility of attempting to patch and resurface parts of the road using materials available at Home Depot. If this is to be done, Hughes, Martens and Barrett volunteered to work on it. The other option is to get it sealed professionally, Burl Ives will look into this. We will also have someone like Dover Construction give us a bid on repairing the road. When the estimates are in, a decision will be made and the cost to the owners will be determined at that time. It is expected that anyone who has land adjacent to the road will contribute the bulk of this expense.

The asphalt along the access easement is still in good shape and does not need anything done at this time.

Osa Martens has volunteered to collect donations for the roadwork.

Entrance Way

There has been some vandalism in the community. Several homes have had individual windows shot out and the water tower has three broken windows. Though this is minor, it will NOT be tolerated. Everyone is encouraged to call 911 if they see anyone suspicious in the community.

Continued on Page 3

Views of Rainbow Mountain



Continued from Page 2 - "the Neighborhood Meeting "

Speaking of 911, it has been brought to our attention that the sign off Owltown should read Rainbow Mountain Drive instead of Rainbow Drive. Suzanne Hughes will check with the county offices about getting this fixed.

In light of the recent vandalism, we need to discourage outsiders from entering the community. There will be one or two signs put up by the gate indicating Private Road – No access without permission. A "dummy" video camera will also be installed.

The gate will not be made operational because 1. There is no power to the gate, 2. The gate would probably need to be replaced to get one that would actually work conveniently and 3. This would cost about \$7000.

There is no power for the lights at the mailboxes. Instead of reestablishing power at the mailboxes (\$100 installation fee plus about \$20 per month), a solar powered motion activated halogen light will be installed. The cost of this light is \$86 and Steve Hughes has volunteered to install this.

It is estimated that \$5.00 per owner will cover the costs of signs and light.

Water System

The water system is owned by E&N. Norman Van Tassell is the person who actually does the work. He is the plumber who installed the water system and did the plumbing in most of our homes. The Hughes have been working with Norman to establish a water monitoring system for the main tank at the top of the hill. Information regarding the status of the available water can be seen on the Rainbow Mountain Website at http://www.shughes.org/rainbow_mountain. This monitoring system has already prevented us from running out of water three times in the past 6 months by detecting problems before the tank is empty. To help facilitate the monitoring, if anyone is planning on any unusual water consumption, please let Norman or the Hughes know in advance.

Payment for water is \$30 per month. Payments should go to E&N at 127 Tower Lane, Mineral Bluff GA 30559. It is our responsibility to know when to send payments since we do not get water bills.

Problems should be reported to Norman at 706-374-4026 or 706-633-6381, his cell phone.

Web Site

Steve Hughes is working on a website for the Rainbow Mountain Community. The url is http://www.shughes.org/rainbow_mountain. Currently the water tank data and community map are being displayed. In the future there will be current weather, pictures and a contact list. If anyone has other information they would like displayed, please send an email to Suzanne@shughes.com.

Property Owners Association

Currently we are a fully sold community still at the mercy of the builder, John Connor. The covenants we are operating under, give Connor the responsibility of maintaining the roads and billing the owners for the cost. Though it was planned to have a property owners association when 50% of the property was sold, one has never been formed. Due to the discrepancies of the covenants different houses were bought under prior to 1996, everyone is not required to join a property owners association.

Continued on Page 4

The proposal being set forth is that a property owners association be created and everyone be encouraged to join. The primary purpose of the association would be to collect and disburse funds for the maintenance of the roads and common areas. The difference between this and what we have today is 1. Owners would be billed a preset amount annually instead of being asked for a donation, 2. The responsibility of enforcing the covenants would belong to the association (us, the owners) instead of the builder.

Volunteers are needed to serve on the association board. We will have insurance which would cost about \$500 a year (\$18 per property owner) to cover possible problems that could happen to us, our guests and trespassers and we will retain a lawyer to keep things legal. It was suggested using Carey Hill here in Ellijay who has worked with other property owner associations.

If you are one of the people who absolutely will have nothing to do with joining a property owners association, you will not be forced to. You will still be expected to share in your portion of the cost of road maintenance. When you sell your home or land, the new owners will automatically belong to the association if it has already been formed. This is required by the existing covenants governing Rainbow Mountain.

If there is no association formed and we do not maintain our roads, it is only a matter of time before our property values plummet. The difference between a failed subdivision and a successful one is community spirit and careful planning. By acting now, when Atlanta expands and development reaches Ellijay, we will see our property values soar. Rainbow Mountain is a beautiful well-positioned community and a great place to live. Let's all work to keep it that way.

The Rainbow Mountain View

©2003 S Hughes
701 Rainbow Mountain Drive
Ellijay, GA 30540
suzanne@shughes.com
706-273-7010

Our Next Meeting

The next meeting will be on Saturday January 17th. Peter and Mindy DiSalvo will host it at 657 Rainbow Mt Dr. Potluck dinner at 5:00 with the meeting starting at 6:00. Please plan to attend.

Work Days

We have scheduled community workdays for Nov 8th and 13th to work on clearing ditches and culverts. Please join us one day or the other. We will meet 9:00AM at the corner of Beaugard and Rainbow Mt Dr.

Requested Donations

At the neighborhood meeting it was decided to collect donations to cover some minimal, badly needed, road maintenance. We need to collect money to work on the gravel roads. The table below summarizes what was agreed as a fair amount based on where people live. So everyone pays for the road from Owltown to the entrance gate, which we all use, while the people who live on one of the Beaugards pay the cost of gravel for those roads.

The money needed to cut back the shoulders of upper Rainbow Mt Dr, \$800, was collected from residents living on upper Rainbow Mt Dr at the meeting. The Hughes's will pay the cost of grading and graveling the section at the top of upper Rainbow Mt Dr as they are the only house on that part of the road.

If you live on:	Lower Rainbow	Upper Rainbow	One of the Beaugards
Gravel for Entry	40.00	40.00	40.00
Gravel for Beaugards			70.00
Mailbox Light & Signs	5.00	5.00	5.00
Total	\$45.00	\$45.00	\$115.00

Once it is determined what it will cost for pavement repair, donations for that will be collected separately. Osa Martens at 523 Rainbow Mountain Drive will accept donations. Please try to get them to her by October 20, so the necessary work can be scheduled before the end of October. Thanks!

Thanks Larry!

We would all like to express our thanks to Larry Pole for doing all the maintenance of the property around the gate and mailboxes.