

Trails End HOA

Frequently Asked Questions and Other Useful Information

HOA RELATED QUESTIONS

Does Trails End Subdivision have a Homeowner's Association? Yes, the Trails End Homeowners Association is incorporated as a domestic non-profit corporation under the laws of the state of Georgia. The affairs of the Association are managed by a Board of five Directors. Membership is mandatory for all property owners. Your closing attorney should collect a \$300 initiation fee per lot using the MEMBERSHIP REGISTRATION FORM available on our website as indicated below. Contact the Treasurer for closing paperwork. treasurer.trailsendhoa@gmail.com

Where can I find information on membership and other aspects of the Homeowners Association? The Trails End Homeowners Association, Inc. maintains a website that provides information of interest to members: <http://www.trailsendhoa.org>

The website allows members to apply for membership which in turn makes available association business (committee membership and contact info, financial documents, historical data, etc.)

How can I send the Association an email? The email address for the Trails End Homeowners Association is: trailsendhoa@gmail.com

Individual Board Members contact information is available under the "Pages and Links" Section. HOA Members with a website login can find phone numbers for the board members and committee volunteers under the "Members Only Section".

Where are the clubhouse and the pool and when are they open? The clubhouse and pool are located at 171 Trails End Summit. As a minimum, the pool is open from Memorial Day through Labor Day. The clubhouse is open all year long and is available as a shelter facility during power outages. The clubhouse has a standby generator, so water and power are always available. Each member is provided a key to the facilities. A combination lock secures the pool gate and the code is posted on the refrigerator door in the clubhouse kitchen. A lost key can be replaced for a fee of ten dollars by contacting a Board member. Members in good standing can reserve the clubhouse/pool for private functions by contacting the Secretary of the Association. Contact information is provided on the HOA website. Certain restrictions apply. Renters are not permitted to use these facilities, though long-term renters may apply for limited privileges.

Can I rent out my cabin either privately or through a rental company? Yes, but you must advise a member of the HOA Board. Remember that for liability reasons, renters cannot use the pool or clubhouse. Also, you are responsible for renters' compliance with HOA rules and regulations, e.g., quiet times, speed limits, etc.

Where are the Covenants, By-Laws, and Rules and Regulations? You can view or download them at <http://www.trailsendhoa.org> under the “Pages and Links” page under the “Governing Documents” Section.

May I park my motorhome, camper or RV on my lot? No.

May I construct a storage shed? Yes. However, it must comply with both Gilmer County ordinances and the Trails End HOA standards. Trails End is solely a log or log-sided community, so any outbuildings, e.g., garage, storage shed, etc. must also be log-sided – no traditional-style homes/buildings are allowed. All construction requires the approval of the HOA.

I plan to build on my lot soon; do I need to have the plans approved prior to building? Yes, submit your building plans to the Board of Directors for review and approval.

May I remove trees from my lot? Removal of trees requires approval of the Association. Dead or dying trees can be removed but “Clear cutting” is prohibited. Any tree removal or vista pruning (or tree topping) to improve a view is permitted only on private property or with approval of the owner of affected property. All debris should be chipped or removed. Please notify the board before any trees are cut or removed. See website for form.

What about HOA dues? Annual dues currently set at \$700/lot/year are billed in the Fall and are due by December 31. Dues are determined by the Board of Directors based on the approved budget.

Where do my dues go? The dues that are collected pay for the maintenance of our three roads – Trails End Summit, Trails End Knoll and Trails End Ridge, plus a portion of Flagpole Rd.; landscaping of the common areas of the roads (tree line to the roadway) and around the clubhouse and pool; electricity to run the well pumps, street lights and the clubhouse and pool pump; well and pump maintenance; propane for the clubhouse; insurance; clubhouse cleaning, repairs, and maintenance, etc. Although we maintain our own roads we do not plow or salt/sand the roads in winter. Operating budgets are available to HOA members and are published on the website.

Are there any paid employees? No, all Board and committee members are volunteers. Necessary services are contracted out.

What about pets? A link to the Gilmer County Animal Code of Ordinances is provided on our website.

SERVICES

Who is the local electric company? A.E.M.C., (Amicalola Electric Membership Corp.), <https://www.amicalolaemc.com> phone: 706-276-2362. To report power outages, call 706-253-0359.

Who is the local phone company and internet provider? E.T.C. (Ellijay Telephone Company), <https://etcnow.com> phone: 706-276-2271

Will I have cell phone coverage in Trails End? Most cell phones experience good coverage within the subdivision.

Is Cable TV available? Cable TV is only available to members with frontage along Flagpole Rd. Others should contact Dish Network or Direct TV.

What kind of Internet Service is Available? Currently only DSL is offered by E.T.C.; Satellite Internet is also an option.

Where do I get Liquid Propane (LP) Service? If there is already an LP tank on your property, determine if the tank is rented or owned.

- If the tank is rented: then you must buy propane from that company and there is an annual rental fee which includes maintenance. You can, however, change to another company which will then supply a new rental tank.
- If the tank is owned: then you can shop around for the best price but the maintenance on the tank is your responsibility. Some companies offer a sort of pre-buy at lower rates in the summer.

LP companies can be found using an online search.

Is trash pickup available in Trails End Subdivision? There is not a community provided trash service. However, homeowners can purchase their own trash pickup service. Search online for local services.

Trash may be taken to the Gilmer County landfill located at 456 Tower Rd. just off Highway 52 West. Visit <https://gilmercounty-ga.gov/solid-waste/> for more information. Currently there is a charge of one dollar for a large black bag or equivalent volume (cash only and correct change) for regular garbage and no charge for recyclables placed in dumpsters at the same location. A scale option is available for larger quantities.

Do you know my 911 address? This should have been given to you at closing but if not, call the 911 center at 706-635-4653, giving them your lot number in Trails End Subdivision, and they'll give you your 911 address. This 911 address is important for EMS, post office, FedEx, UPS deliveries, etc., and should be posted on your mailbox and/or home if there is no mailbox. Vacant lots are not assigned 911 addresses.

How do I start mail delivery? Make sure your mailbox is a Traditional Style box w/ approximate dimensions of 19.5x6x7” (Formerly Size T2), either black or green in color and mounted on a standard 4x4 pressure treated or cedar post. Visit the US Post Office, at 801 Industrial Blvd to complete a “start mail delivery” form. Use their website at USPS.com to place vacation stops, forward mail, etc. Phone: 706-635-4356.

Does the HOA supply water? Yes, the HOA supplies water as part the annual dues assessment. Contact the HOA President if the financing company requires certification from the HOA that water is provided.

Whom do I contact if there is no water? Be sure to check the valve at the street and in your home. If power is on or pressure is extremely low, please send a text with your name and Address to the primary contact on the well committee or any board member (contact info on website).

Note: There are seven wells in the neighborhood and only three have backup power. The pumps that do not have a backup generator will not work when the power is out.

Can I drill my own backup well? No, Gilmer County does not permit such in a subdivision with approved shared wells.

Can I use the clubhouse during power outages? Yes, the clubhouse is available and fully functional during power outages. There are separate male and female showers/facilities as well a fully equipped kitchen. A standby generator automatically powers the facility and the associated well. The heating/cooling systems will continue to function.

Is there a local newspaper? Yes, the Times-Courier (phone 706-635-4313) is available through a printed or online subscription <https://www.timescourier.com> Also, Fetch Your News is available online at <https://fetchyournews.com> (phone 706-276-6397).

Other Items of Interest:

The Chamber of Commerce is located at 696 First Avenue, East Ellijay, GA. 706-635-7400 <https://www.gilmerchamber.com>

The Gilmer County Courthouse is located at 1 Broad Street Ellijay, GA 30540; County offices located within the courthouse are tag office, Voter Registration, Tax Assessor, etc.

The Gilmer County Library (part of the Sequoyah Regional system) is located at 268 Calvin Jackson Dr, Ellijay, GA <https://www.sequoyahregionallibrary.org/gilmer/>

Local Rivers & Lakes:

- **Carters Lake** is located between Ellijay and Chatsworth. It offers camping, day use, hiking and boating. There is a public marina that offers rentals and includes a restaurant.
 - <https://www.recreation.gov/camping/gateways/443>
 - <https://www.carterslake.com/>
- **Lake Blue Ridge** is located in Blue Ridge. It offers camping, boating and other outdoor activities. There is a marina that offers rentals and includes a restaurant
 - <https://www.blueridgemountains.com/things-to-do/outdoors/water-sports/lake-blue-ridge/>
 - <https://www.recreation.gov/>
- There is river access to the Ellijay, Toccoa and Cartecay Rivers
- Georgia Fishing and Hunting licenses can be purchased online at <https://gooutdoorsgeorgia.com/> or at Walmart

Local State Parks and Landmarks:

- Amicalola Falls State Park: located on Hwy 52E (Towards Dawsonville)
- Fort Mountain State Park: located on Hwy 52W (Towards Chatsworth)
- Vogel State Park, Blairsville, GA
- Bell Mountain, Hiawassee, GA
- Brasstown Bald, Hiawassee, GA (Highest Point in Georgia)

Useful internet links are located on our website.

Need this document updated or corrected? Send an email to the Association at: trailsendhoa@gmail.com