

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 \$700 special assessment fee *per lot* using the MEMBERSHIP REGISTRATION FORM available on our website as indicated below.

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>

Click on the **CONTACT LIST** tab to access phone numbers for the Board of Directors.

Click on the “**More...**” button under **Pages and Links** for all results.

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*.

Email addresses for individual Board members are available on our website under the **CONTACT LIST** tab.

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 *completing the Clubhouse Reservation Form available on the HOA Website*. Certain restrictions apply.

Renters are not permitted to use these facilities, though long-term renters may apply for limited privileges.

Who is the local electric company? A.E.M.C., (Amicalola Electric Membership Corp.), phone 706-276-2362. To report power outages, call 706-253-0359.

Who is the local phone company? E.T.C. (Ellijay Telephone Company), phone 706-276-2271. Verizon also provides home phone service.

Is High Speed Internet Available? High Speed Internet is available to all homes in the subdivision and available through E.T.C.; **Homes with frontage on Flagpole Rd have Coax options and all other homes will have Fiber available starting in February 2021.*

Will I have cell phone coverage in Trails End? Most cell phones experience good coverage within the subdivision. Check your carrier's coverage maps as some providers have limited coverage here.

Is cable TV available? Cable TV is available to members with frontage along Flagpole Rd. **Cable TV service from ETC can be ordered on ALL homes and should be in service around February 2021.* Dish and DirecTV are available as alternatives to Cable.

Starting 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 – you cannot shop around and there is an annual rental fee; they maintain the tank. You can, however, change to another company which will then supply a rental tank. If you own the tank, 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 are listed online and in your local phone book.

Is trash pickup available in Trails End Subdivision? Yes, trash removal service is available. See your local phone book or search online. Also, trash may be taken to the Gilmer County landfill which is open 7 days a week – hours are posted, or you can call 706-635-7696. The landfill is located off Highway 52W at 456 Tower Rd. (look for “county landfill” sign). 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 your 911 address? This is your mailing address and 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? First install a U.S. Postal Service no. 2 Standard Rural Route Mailbox, either black or green in color, mounted on a standard 4"x4" pressure treated or cedar post. Then stop by the post office, located 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. Some financing companies require a certification from the HOA that water is provided. Contact the HOA president.

Whom do I call if I have no water? First, check the water valve at the street (under the rectangular metal plate in the ground) to make sure it's open. There are 7 shared wells serving Trails End Subdivision. Four of these wells (1,2,6,7) are tied to a standby generator and are not affected by power outages. Members serviced by certain other wells will not have water available during power outages. Contact the primary well committee member or HOA Board Member if you need help.

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 men's and women's 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.

Can I rent out my cabin either privately or through a rental company? Yes, but you must notify 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.

At closing did you receive a copy of the Covenants, By-Laws, and Rules and Regulations? If not, you can view or download them at <http://www.trailsendhoa.org>. Look for them toward the bottom of the home page under **PAGES AND LINKS**. To see all documents, click "**More...**" on the bottom right.

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

Is there a local newspaper? Yes, the Times-Courier (phone 706-635-4313) is available through subscription and is mailed weekly and arrives on Thursday or you can pick up a copy in town on Wednesday or view online. Also, Fetch Your News is available online (phone 706-276-6397).

I plan to build on my lot soon; do I need to have the plans approved prior to building? Yes, submit your building plans via the online form or email the Board of Directors for review and approval. Check the Covenants for building requirements.

May I construct a garage or storage shed? Yes, submit your building plans via the online form or email the Board of Directors for review and approval. Trails End is solely a log or log-sided community, so any outbuildings, e.g., garage, storage shed, etc. must match the style and colors of the roof and siding – no traditional-style homes/buildings are allowed. All construction requires the approval of the HOA.

May I remove trees from my lot? Please notify the HOA Board for any tree removal or pruning. Removal of healthy trees will require board approval before cutting. Dead, diseased or obviously dying trees can be removed but please notify the board prior to cutting if possible. Fallen trees do not require any prior approval or notification.

Vista pruning (or tree topping) to improve a view is permitted on private property or with approval of the owner of affected property. “Clear cutting” is prohibited.

Debris should be chipped or removed.

What about HOA dues? Annual dues are 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 roads – Trails End Summit, Trails End Knoll and Trails End Ridge, plus a portion of Flagpole Rd.; the mowing of the grass along 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.

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

What about pets? Trails End is a pet friendly community and pet owner responsibilities are governed by the Gilmer County Animal Code. A link is provided on the HOA website.

How can I get information in this document updated or corrected? Send an email to the Association at: trailsendhoa@gmail.com or to any board member.

Other Items of Interest:

The Chamber of Commerce is located at 696 First Avenue, directly across Hwy 515 from McDonalds and next to Waffle House---and a good source of information, maps, etc.

The Gilmer County Courthouse is located on the square. County offices located within the courthouse are the tag office, Voter Registration, Tax Assessor, Planning and Zoning etc.

The Gilmer County Library (part of the Sequoyah Regional system) is located west on Hwy 282 (from Dairy Queen), on the left and is open 7 days a week. There is a used bookstore within the library with proceeds going back to the Library.

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.

This document is provided to help homeowners and does not replace or take precedent over the Trails End HOA Covenants, By-Laws or the Rules and Regulations. All governing documents are available on the Trailsendhoa.org website. Feedback is always welcome, if you have any suggestions or find errors please notify a member of the HOA Board.