

Lakeview Ridge Homeowners' Association, Inc.

P. O. Box 295

Jasper, GA 30143

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Website: Lakeviewridgehoa.com



Newcomer Handout

October 2024

Lakeview Ridge (LVR) Information

- **Community Details** – The total number of lots in Lakeview Ridge is 28. All have been sold and the developer has, as of July 2023, relinquished control of the HOA to the Property Owners. We currently have 8 homes completed in the community.

The land comprising Lakeview Ridge was earlier a part of Tranquility at Carters Lake. As a part of starting our development, Lakeview Ridge was separated from Tranquility and became its own stand-alone community. We have separate covenants, restrictions, and our own homeowners' association (Lakeview Ridge HOA).

The first annual meeting of the membership was held on for December 9, 2023. At that meeting, members elected three HOA Directors for the next two years

The HOA contact information is as follows:

- **Mail:** Lakeview Ridge HOA
P.O. Box 295, Jasper, GA 30143
- **Email:** lakeviewridgehoa@gmail.com
- **Committees** – The LVR HOA currently has 4 committees set up. They are:
 - Architectural Control Committee
 - Grounds Committee
 - Social Committee
 - Nominating Committee

All committees currently have one or more open seats. If you would be interested in serving on any of them, please let us know.

- **Administrative Items**

- **Governing Documents** – A base set of Covenants, Conditions, Restrictions and Easements was filed by the developer in 2017. An amendment was filed at the time of turnover to the Property Owners.
- **Annual Assessment** – The Annual Assessment fee is \$450 for 2024. In 2024, the billing was done in January with a due date of February 29, 2024. The fee will remain at \$450 for 2025.
- **HOA Notices** – There are certain instances where Property Owners are required by the Covenants Declaration to provide the Association with written notice. They are:
 - If a Property Owner is a non-person, the owning entity needs to specify who will occupy the dwelling. Further, such an owning entity needs to tell the Board what real person would represent the entity for communications, voting, serving on the Board, etc.
 - Sellers must provide the buyer’s name and address within 7 days of the sale.
 - Buyers must provide the owner(s) name(s) and mailing addresses within 7 days of receiving title.
 - Some privileges extend to non-owning spouses and domestic partners. Such individuals should be documented by the Owner to the Association Secretary.

- **Gate Access Remotes** – Our community is gated. This provides a degree of security against unwanted access. Access to LVR is possible by keypad or FOB entry. The keypad is located on the left as you enter the gate. The keypad entry code is available from any Board member. FOBs are available from the gate service vendor but more inexpensively through Amazon. Pictures of the front and back of the FOB are shown below. By contacting lakeviewridgehoaga@gmail.com you will be provided with the required pin settings inside the FOB. If you encounter any difficulties with the gate, please contact Jack or Billy at lakeviewridgehoaga@gmail.com.



General Contacts

- **Post Office** - The U.S. Post Office in Ellijay no longer permits their vehicles to enter a gated sub-division. Therefore, a few years ago they constructed a Mailbox “condo” just outside of the Lakeview Ridge gate. New residents who wish to get their mail here in LVR will need to contact the Post Office in Ellijay to get assigned a mailbox and receive a key. The main Post Office in Ellijay is located at:
 - 801 Industrial Blvd, Ellijay, GA 30540
Phone number is: (800) 275- 8777
- **Amicolola Electric Membership Corporation (EMC)**– is our electricity supplier.
 - 150 Tabor Street
Ellijay, GA 30540
(706) 276- 2362
<https://www.amicalolaemc.com/contact/>
New Service: memberservice@amicalolaemc.com or call (706) 253-5200.
- **Propane Gas Suppliers:** There is a wide variety of propane gas suppliers in Ellijay. It may be easiest just to google “Propane Suppliers in Ellijay”. A few include:
 - Freeman Gas - (706) 632-1951
 - Appalachian Propane - (706) 635-0515
 - AmeriGas Propane -(706) 276-6262
- **Hospitals/Urgent Care** – There are several urgent care facilities in Ellijay.
 - URGENT CARE and FAMILY PRACTICE
97 Hefner St
East Ellijay, GA 30540
(706) 635- 2273
 - Mainstreet Family Care
25 Highland Crossing
East Ellijay, Ga. 30540
(706) 273- 1954
- **Hospital Care**
 - **Piedmont Mountainside - Ellijay ER – Emergency Care Only**
1360 S Main St,
Ellijay, GA 30540
(706) 515 4000

- **Piedmont Mountainside** – A 52 bed Primary Care hospital
1266 Highway 515 South
Jasper, GA 30143
(706)-692-2441

Things To Do

- **Carters Lake** – A key element of the beauty of our community is to be on a ridge overlooking Carters Lake. Carters Lake is one of the most scenic lakes in the Southeastern United States.

The lake, dam and its recreational facilities are managed by the Army Corps of Engineers. More information about the lake and its resources can be found at the following link:

<https://www.sam.usace.army.mil/Missions/Civil-Works/Recreation/Carters-Lake/>

- **Wineries**
 - Wine Tours, (706) 889-0655
 - Ott Farms & Vineyard, (706) 273-1891
 - Chateau Meichtry Family Vineyard and Winery, (706) 502-1608
 - Engelheim Vineyards, (706) 635-9463
 - Grapes & Ladders Vineyard and Wine Tasting, (678) 492-9861
 - Ott Farms & Vineyard, (706) 273-1891
 - Roo Mountain Vineyards, (706) 502-3935
- **Restaurants**
 - Cantaberry, Ellijay, (706) 636-4663
 - Charlie's Italian Restaurant, Ellijay, (706) 635-2205
 - Bigun's Barbecue, Talking Rock, (706) 253-7675
 - Ellijay Wood-Fired Pizza, Ellijay, (706) 707-4992
 - Old Mulehouse, Jasper, (706) 253-3440
 - The Butcher & Bottle, Ellijay, (706) 889-7937
 - The Last Catch, Jasper, (706) 692-0032
 - Woodbridge Tavern, Jasper, (706) 253-8500
 - 61 Main, Jasper, (706) 253-7289
- **Festivals**
 - Apple Festival, Ellijay, 2nd and 3rd full weekends in October.
 - Marble Festival, Jasper, 1st full weekend in October.
- **Blue Ridge Train** – The Blue Ridge Scenic Railway is based in Blue Ridge. It offers scenic train rides thru the north Georgia mountains. <https://brscenic.com/>