



*Spring/Summer*

*April 2025*

### **Annual Meeting of Bear Paw Property Owners Association and Election**

The annual meeting of the Bear Paw Property Owners Association (BPPOA) is May 24, 2025 at 11:00 a.m. at the Bear Paw Clubhouse. The proposed agenda includes discussion of last, current, and next year's plans/activities and election of directors for the BPPOA board. You may vote in person or by proxy, a copy of which is enclosed in this newsletter. If you vote by proxy, fill out the form completely and ensure it is filed with the BPPOA Secretary before the meeting or mail your proxy to 60 Village Rd. Murphy, NC 28906. Please clearly and largely write "PROXY" on the outside of the envelope. Any remaining proxies may be presented to the election official at the time of the meeting. Remember that there is only one (1) vote per lot regardless of the number of co-owners and that taxes must be current on the lot for the vote to be counted. Counting of votes will begin at 11:30 a.m. and all votes must be cast by that time.

Three directors will be elected at this meeting. A director must be a BPPOA property owner in good standing throughout his/her term in office, must be 21 years of age or older, and can serve a maximum of two (2) consecutive two (2) year terms. Any qualified member may officially declare their candidacy at the meeting. BPPOA directors will be submitted to the Cherokee County Commissioners to become Bear Paw Service District Directors. If you are interested in running for a position on the board, please send a brief biography to the Bear Paw Office via email to [admin@bearpawnc.com](mailto:admin@bearpawnc.com). The following candidates have expressed a desire to be involved with the operations of Bear Paw and will be running for the board:

#### **Anthony Eymard**

My name is Anthony Eymard and I'm seeking a seat on the Bear Paw board in the 2025 election. My wife, Mandi, and I purchased our home on Frank Lane in 2021 as a second property but decided to sell everything in Florida and make Bear Paw our only residence in April of 2023. As a full-time resident, I believe I can help the community just being here on a daily basis. I recently retired after 40 years in the oil and gas industry and the last 30 years were in leadership and management of employees and millions of dollars for the Shell Oil company. My wife and I were also part of the HOA board in our condos in Destin, FL. which has been since sold, but it made for good experience and I feel like it's also beneficial for being on the board in Bear Paw to continue making improvements and maintaining our beautiful community. Thank you for your consideration.

### **Stacy Galloway**

Hello! My name is Stacy Galloway, and I would like to express my interest in serving as a board member of the Bear Paw Property Owners' Association. My wife, April, and I purchased our first property in Bear Paw in 2020, and recently purchased a second property in January. However, I have been involved in our community for decades as an employee of Tri-State Electric Membership Corporation which services Bear Paw and the surrounding areas. I have been employed at Tri-State EMC for over 26 years, working as a lineman for most of my career and recently transitioning to the Chief Records and Staking Engineer. Throughout my career in the electric industry, I have worked in collaboration with other utility companies, private contractors, TVA and homeowners which has equipped me with a solid foundation to make crucial informed decisions and as well as critical problem solving. In addition, I have served as Unit Chairman for IBEW Local 175 for 12 years. I feel like my leadership, communication and analytical skills will allow me to collaborate effectively with other board members and residents alike. I am a lifelong resident of Blue Ridge, Georgia, and my wife and I spend a majority of weekends in "the Paw." If elected, I will strive to be available to all residents of Bear Paw in an effort to preserve our quaint community while promoting positive change.

### **Mike Stubblefield**

My name is Mike Stubblefield. I am a full-time resident of Blue Ridge, and a full-time weekender in Bear Paw. I want to express my interest in serving as a board member for the Bear Paw POA. My wife, Rhonda, and I fell in love with Bear Paw years ago. We purchased a cottage in October of 2021, then purchased a house in April of 2024. I have been employed with a battery corporation for the past 39 years as a national accounts manager and director of sales and marketing for the U.S. During my career, I have developed excellent communication skills, and gained an abundance of experience in dealing with the public with professionalism and diplomacy. In the past I have served as a board member for a swim tennis community, so I'm very familiar with the hard work, confidentiality and dedication it requires. My goal is to preserve and protect the natural beauty of Bear Paw, while continually maintaining the community. In my opinion, consistent maintenance and improvements increase and protect the property value of every property owner in Bear Paw. Please feel free to reach out to me with any questions. Thank you for your consideration.

### **Driving in Bear Paw**

As we all know, the roads in Bear Paw are very skinny and curvy with many "blind curves". These roads must accommodate cars, trucks, delivery trucks, golf carts, and pedestrians and household animals. Please be courteous and maintain the **20 mph speed limit** and stay to the right side of the road. It is much safer for our drivers, walkers, pets, and wildlife.

We do have first responders living year-round and seasonally in Bear Paw. If you see a vehicle with its flashers on, please allow them to safely pass as soon as possible. They are responding to a fire, health, or other emergency in our area.

## **911 Property Addressing**

It is very important that every property in Bear Paw has a 911 address with address signs posted. Having your address displayed will help emergency personnel such as firetrucks, ambulance, and law enforcement identify your home or property in case of an emergency. For your own safety, please ensure that a sign showing your 911 address is displayed properly. If you are unsure of your 911 address or have any questions about displaying your 911 address, please contact Cherokee County 911 addressing at 828-837-3950.

## **Contact Information**

Please be sure the BPSD office has up-to-date contact information for all property owners. This information is beneficial to the service district in many ways. We recently discovered a house was damaged during a storm and found we did not have current contact information to let the owners know. Please update your information by either coming by the office to fill-out a property owner information form, or emailing any changes in your phone number, email, or mailing address to [admin@bearpawnc.com](mailto:admin@bearpawnc.com). Thank you!

## **Discharging Firearms and Bows & Arrows in Bear Paw**

As a reminder, according to the Forest Service, in North Carolina discharging of a firearm (including a bow and arrow) is **prohibited in or within 150 yards of a developed recreation site, a residence, or any place where people are likely to be**. This description applies to the majority of the land in Bear Paw. If there is land in Bear Paw that does not meet this description, then you must obtain written permission from the private landowner to hunt on their property ONLY and must still obey the 150 yard regulation.

Additionally, the land under the TVA power lines is owned by Bear Paw. TVA has an easement that applies to this land, but it remains Bear Paw land. As such, no hunting or other discharge of firearms (including bows and arrows) may take place under the power lines or on any other Bear Paw Service District land. The sign at the gate posts that hunting is not allowed on these lands.

## **Zoning Reminder**

If your lot is part of BPPOA, then you are subject to the BPSD zoning requirements. The zoning regulations include both a building section and a tree ordinance. This means that before you can begin working on your land to build a house, make improvements, or work on any other structure, you must contact the Bear Paw office and schedule an appointment with the zoning administrator. The office administrator can provide you with the necessary forms to begin this process.

If you need to cut down trees on your lot for any reason (including to build, dangerous or dead trees, etc.) you also must follow our tree ordinance. The easiest way to do this is to contact the Bear Paw office and get further information about the tree ordinance. You may also schedule a meeting with the zoning administrator to discuss your tree concerns.

If you do not have a copy of the zoning ordinance, you can either review it on the Bear Paw website or contact the office to obtain a copy. Thank you for proactively participating in the zoning process.

### **Safety of Your Pets**

We all enjoy our pets and our neighbor's pets and want to keep them safe. As a reminder, we live in an area abundant with wild animals. Some of them, big and small, can be dangerous to our pets. Please be sure your pets are kept safe whether that is on a leash, always within your eyesight, or inside. We want to continue seeing your pets and having great interactions between our pets and our people.

### **Fire Department**

As you may be aware, the Fire Department serving Bear Paw is the Hiwassee Dam Volunteer Fire Department (HDFD). This department and all others in Cherokee County not within Murphy or Andrews/Valley River are volunteer departments. The Fire Department built a station at the entrance to Bear Paw to enable faster response to our community. Another benefit of this station being just outside Bear Paw is that it puts all houses in Bear Paw within a 5-mile radius of a station. This proximity combined with the department's ISO rating can provide homeowner's insurance discounts. The Hiwassee Dam Fire Department's rating is currently ISO 4. Contact your insurance provider to ensure you are receiving any applicable discounts.

The HDFD has also requested that anyone in Bear Paw with an electric car or electric car super-charger notify the HDFD. Putting out a fire that involves an electric car/golf cart or a housefire that has a super-charger in it takes special handling. Prior notice of where these items are located will enable the fire department to better respond to any fire involving electric vehicles. You may contact the fire department directly or notify the Bear Paw Office at [admin@bearpawnc.com](mailto:admin@bearpawnc.com) and we will notify the fire department about the electric cars and/or chargers location. The department would also like to know if anyone has "Tesla powerwalls" or other sizeable electric storage devices.

Hiwassee Dam Fire Department is always looking for more members. Even if you are not interested in fighting fires, there is a job you can do with the Department that will support and help the community. HDFD also provides rescue services (entrapment, vehicle wrecks, etc.), searches to lost individuals, water rescues, and other community services. At this time, there are two fulltime households in Bear Paw and two parttime households with members in the Fire Department. Please contact the fire department directly at 828.644.9032 or email [chief@hiwasseedamfire.com](mailto:chief@hiwasseedamfire.com) or visit the website [hiwasseedamfire.com](http://hiwasseedamfire.com). The department is a 501c(3) non-profit organization and also accepts donations. Equipment used by the Department is expensive and all help is appreciated.

The Hiwassee Dam Fire Department also has a Facebook page. This page is very informative and provides information about current burn bans, searches, weather events, and other interesting information about the community.

### **Mailboxes in Bear Paw**

Many homeowners in Bear Paw enjoy having a mailbox within the community. You may not be aware that the postal service is not required to deliver mail or packages to our mailboxes or even provide the mailboxes themselves. We are very lucky to have a great mail carrier named Mandy. If you see her, or

any other mail carrier in Bear Paw when Mandy is off duty, please thank them for all that they do for Bear Paw.

Some of the mailboxes we have are provided by the U.S. Postal Service, and some were purchased and installed by the Bear Paw Service District. Many of the mailboxes in Bear Paw are assigned but not being used. This is an issue as more people move fulltime to Bear Paw and request mailboxes. Below are some important points to be aware of about the mailboxes.

#### Mailbox Availability

- There are very few mailboxes available to be assigned at this time. If you have a mailbox and are not using it, please return the key to the Bear Paw Office. If you are not sure which box it is or no longer have a key, please let the office know so that the box can be identified and reassigned to someone who needs it.
- Buying more mailboxes is very expensive and at this point the Bear Paw Service District does not plan to purchase any additional mailboxes.

#### Obtaining a Mailbox

- Mailbox assignment is facilitated by the Bear Paw Service District. Contact the Bear Paw office to complete an application and pay the mailbox fee.
- Assignment of mailboxes will be prioritized to ensure fulltime residents can have a mailbox if one is available to assign.
- Once all the Bear Paw mailboxes are assigned, residents requesting a mailbox will need to obtain a mailbox located at the Murphy Post Office. You will need to go to town to receive your mail.

#### Abandoned Mailboxes

- Mailboxes owned by the U.S. Postal Service can be considered “abandoned” if mail is not picked up within 30 days of delivery.
- If you have a mailbox and will be leaving Bear Paw for 30 days or more either have someone pickup your mail or contact the Post Office to forward your mail. This will prevent your mailbox from being marked as “abandoned”.
- Your mailbox MAY be reassigned to another owner if it is “abandoned”.

#### Rental Houses

- If you have a rental house in Bear Paw please tell your renters that they should NOT have mail or packages delivered to the Bear Paw rental address. The mail carriers have informed Bear Paw that renters likely will not receive their mail or packages at the rental address.

Please be considerate of your neighbors and release your mailbox if you are not using it. We have owners waiting on mailboxes and would like to provide them to people who need and will use them.

### **Community Action Committee (CAC)**

The Community Action Committee has a full set of activities planned for the year. The first event is the Margaritaville Party on Memorial Day weekend. The usual July 4<sup>th</sup> activities will also take place. Please see the [bearpawnc.com](http://bearpawnc.com) website for details.

## **Bear Paw Live 2025**

The Bear Paw Live Committee is thrilled to announce the 2025 concert series: Invite your guests NOW and plan for these amazing concerts!!!

### **July 5 – Baby Gray**

### **August 2 – Emerald Empire**

**July 5 - Baby Gray** Bobby, Michelle and Jimmy are back by popular request and record setting attendance. Coming from Tallahassee, Florida, Baby Gray plays music for all ages. Wear your dancing shoes if you like to dance, they will surely have you up moving, or relax and enjoy their amazing music concert style ! Bring your Fourth of July guests, they will Thank You!

**August 2 - Emerald Empire NEW** to Bear Paw and from Atlanta, Emerald Empire is a dynamic 7 piece band that blends rock, funk, and soul into a sound that gets crowds moving. With high-energy performances and memorable melodies, they deliver an exciting live experience. Get ready to feel the groove with Emerald Empire! Invite guests **NOW** for this weekend of fun!! They won't want to miss this new band, as we say goodbye to summer with this fun celebration!

Voted "Best Wedding Band" by [The Knot](#), NINE consecutive years, 2015-2023

Voted "Couple's Choice" by [Wedding Wire](#) TEN consecutive years, 2014-2023

#### **Tickets:**

Advance tickets can be purchased from **Kathi Mansfield**. Phone- 770-891-2315.

Checks should be made payable to **Kathi Mansfield** and dropped off at **95 Ridgewood**.

\$12.00 in advance - Advanced ticket purchase ends noon the day before concert.

\$15.00 at the gate

\$5.00 children under age 13

All concerts will begin at 8:00 PM at the pavilion, and end at 10:00 PM. BYOB or cash donations accepted for wine and beer. Bring your own lawn chair. No pets please.

We will have a tip basket for each band to show your appreciation and support their travel expenses. Cash only.

Thank you for your support and we look forward to a great Bear Paw Live Season in 2025! Quality entertainment, music and fun!

The Bear Paw Live Committee: Connie Bohl, Cheryl Dover, Beth Lucchesi, Kathi Mansfield, and Pam Mueller.

#### **Car Show & Meetup**

Last year's Car Show Meetup was a great success and loads of fun! We will be having this event again on August 29<sup>th</sup>, 2025 from 8am to Noon. Please join us! Contact Mike Mansfield for further information.

## **Craft Fair**

We're excited to announce that the **2025 Bear Paw Craft Fair** will be held on **Friday, July 4th**

If you've exhibited with us in the past, we'd love to have you join us again. Your creativity and craftsmanship have helped make this event a highlight of the summer, and we hope to see you back for another great year.

If you're new to the Bear Paw Craft Fair, or know someone that would like to exhibit, this is a fantastic opportunity to showcase your work to a lively and appreciative crowd in celebration of Independence Day.

Please see the attached flyer for full event details, and don't hesitate to reach out with any questions.

We look forward to hearing from you!

Bob and Kara Cowdrick

Bear Paw Craft Fair Co-Chairs

[bcowdrick@comcast.net](mailto:bcowdrick@comcast.net) or 678-215-5276

**Proxy for the 2025 Election of Directors  
To the Bear Paw Property Owners Association  
Board of Directors**

I give (print name of person receiving the proxy) \_\_\_\_\_ my proxy to vote at the May 24, 2025 Bear Paw Property Owners Association meeting, or at any adjournment thereof, for the election of directors, on any other issues or matter raised at the meeting and to act on my behalf in any other business as if I personally was present. This proxy revokes all previous proxies.

I certify that I am the owner, or duly authorized representative of multiple owners, of \_\_\_\_\_ lot(s) (indicate number of lots) located in the Bear Paw Service District and part of the Bear Paw Property Owners Association, and that all taxes have been paid on this/these lot(s).

I have executed this proxy this \_\_\_\_ day of \_\_\_\_\_, 2025

Owners Signature: \_\_\_\_\_

Print Owners Name: \_\_\_\_\_

List the Section, Block, and lot number(s) included in this proxy (add additional lines as needed):

Lot 1: _____	Lot 7: _____
Lot 2: _____	Lot 8: _____
Lot 3: _____	Lot 9: _____
Lot 4: _____	Lot 10: _____
Lot 5: _____	Lot 11: _____
Lot 6: _____	Lot 12: _____

Proxies may be mailed to: BPPOA Secretary, 60 Village Rd. Murphy, NC 28906 or brought to the BPPOA meeting which begins at 11:00 a.m. on May 24, 2025.

Please clearly and largely write "PROXY" on the outside of the envelope.