



P Cross &lt;thecrosses@gmail.com&gt;

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**The Chimneys**

6 messages

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**P Cross** <thecrosses@gmail.com>

Mon, Nov 6, 2023 at 9:10 AM

To: Tim Moran <tmoran@bigcanoepoa.org>, Amy Tropfenbaum <atropfenbaum@bigcanoepoa.org>, mgreen@bigcanoepoa.org, tstewart@bigcanoepoa.org, egogolin@bigcanoepoa.org, blittell@bigcanoepoa.org, mzeigler@bigcanoepoa.org  
Cc: kgaddis@gaddislanier.com

Please see attached memorandum regarding the Chimneys Project.

Thank you.

Patricia Cross  
10438 Big Canoe

**Memorandum regarding the Chimneys Project.pdf**

434K

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**Tim Moran** <tmoran@bigcanoepoa.org>

Thu, Nov 9, 2023 at 12:18 PM

To: P Cross &lt;thecrosses@gmail.com&gt;

Cc: Terry Stewart <tstewart@bigcanoepoa.org>, Amy Tropfenbaum <atropfenbaum@bigcanoepoa.org>, Bob Littell <blittell@bigcanoepoa.org>, Elton Gogolin <egogolin@bigcanoepoa.org>, Mark Green <mgreen@bigcanoepoa.org>, Mike Zeigler <mzeigler@bigcanoepoa.org>, Scott Auer <sauer@bigcanoepoa.org>

Hello Patricia,

Thank you for your input. We have a lot of planning and discussions ahead before we make decisions about the Chimney's building. Many property owners from various committees and surveys have shared their views on how to use the Wolfscratch Village buildings, and we are taking all of that into consideration.

Sincerely,

**Tim Moran**

President  
BCPOA Board of Directors  
[www.bigcanoepoa.org](http://www.bigcanoepoa.org)  
10586 Big Canoe | Big Canoe, GA 30143

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**P Cross** <thecrosses@gmail.com>

Fri, Nov 10, 2023 at 12:44 PM

To: Tim Moran &lt;tmoran@bigcanoepoa.org&gt;

Cc: Amy Tropfenbaum <atropfenbaum@bigcanoepoa.org>, mgreen@bigcanoepoa.org, tstewart@bigcanoepoa.org, egogolin@bigcanoepoa.org, blittell@bigcanoepoa.org, mzeigler@bigcanoepoa.org, kgaddis@gaddislanier.com

Good afternoon Tim:

Thank you for your email. It is certainly encouraging to learn that there will be ongoing discussions regarding the Chimneys project which will also give consideration to the views of others regarding the

future use of the Wolfscratch Village buildings.

However, as a bit of clarification, I am not presently advocating for any specific future use of the Chimneys building. Instead, as explained in my "Memorandum regarding the Chimneys Project", if the board plans on converting the building to administrative office space, I am asking the board to halt those expenditures until the matter can be brought to a property owner vote as required by Board Policy No. 152. Likewise, this same request would apply to any other "repurposing" of the building from its prior use as well.

Thank you for this opportunity to clarify my position.

Patricia Cross

10438 Big Canoe

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**Tim Moran** <tmoran@bigcanoepoa.org>

Fri, Nov 10, 2023 at 4:16 PM

To: P Cross <thecrosses@gmail.com>

Cc: Amy Tropfenbaum <atropfenbaum@bigcanoepoa.org>, mgreen@bigcanoepoa.org, tstewart@bigcanoepoa.org, egogolin@bigcanoepoa.org, blittell@bigcanoepoa.org, mzeigler@bigcanoepoa.org, kgaddis@gaddislanier.com

Hello Patricia,

Looking back, the Chimneys was owned by the Big Canoe Company. It was mainly used for marketing and administrative purposes. It opened for business in 1974 and served as the community restaurant for three years until the first clubhouse was built in 1977. Afterward, it became a wedding and convention venue.

The POA and property owner groups were allowed to use the Chimneys occasionally, but the Big Canoe Company primarily leased it to generate revenue from external events. In November 2009, the dining room was leased to an Atlanta catering firm called "Talk of the Town."

On a day-to-day basis, the building housed two offices for the Big Canoe Rental company at the entrance, two offices for the Big Canoe Marketing Department with a separate entrance next to the kitchen, and the entire lower level was occupied by the Big Canoe Company's Accounting Department.

In 2016, when the POA acquired the buildings, the POA Accounting Department relocated to the lower level, while "Talk of the Town" continued to host private events on the upper level. Following the expiration of the "Talk of the Town" lease, the Chimneys has functioned exclusively as an administrative facility.

Sincerely,

**Tim Moran**

BCPOA Board of Directors

[www.bigcanoepoa.org](http://www.bigcanoepoa.org)

10586 Big Canoe | Big Canoe, GA 30143

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**P Cross** <thecrosses@gmail.com>

Mon, Nov 13, 2023 at 9:36 AM

To: Tim Moran <tmoran@bigcanoepoa.org>

Cc: Amy Tropfenbaum <atropfenbaum@bigcanoepoa.org>, mgreen@bigcanoepoa.org, tstewart@bigcanoepoa.org, egogolin@bigcanoepoa.org, blittell@bigcanoepoa.org, mzeigler@bigcanoepoa.org, kgaddis@gaddislanier.com

Good morning Tim:

Please refer to the “Big Canoe Community Overview 2023” dated October 8<sup>th</sup>, 2023, prepared by the board's Long Range Planning Committee which clearly describes the conversion of the Chimneys building to administrative office space as a “repurposing” of that facility.

Therefore, I am again asking the board to halt those expenditures until the matter can be brought to a property owner vote as required by Board Policy No. 152. Additional references and examples supporting this position can be provided upon request.

Thank you.

Patricia Cross

10438 Big Canoe

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**Tim Moran** <tmoran@bigcanoepoa.org>

Mon, Nov 13, 2023 at 5:47 PM

To: P Cross <thepcrosses@gmail.com>

Cc: Amy Tropfenbaum <atropfenbaum@bigcanoepoa.org>, mgreen@bigcanoepoa.org, tstewart@bigcanoepoa.org, egogolin@bigcanoepoa.org, blittell@bigcanoepoa.org, mzeigler@bigcanoepoa.org, kgaddis@gaddislanier.com, Katherine Dye <kdye@bigcanoepoa.org>

Hello Patricia,

Thanks for pointing out the error in the “Big Canoe Community Overview 2023”.

We will have that corrected as soon as possible.

Sincerely,

**Tim Moran**

President

BCPOA Board of Directors

[www.bigcanoepoa.org](http://www.bigcanoepoa.org)

10586 Big Canoe | Big Canoe, GA 30143

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