



THE MOUNTAINS VOICE

...is calling you

To: Lesa Thomason, Open Records Officer for Pickens Co, GA

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Page 1 of 2

From: David Hill Hopkins

Publisher

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DATE: September 7, 2018

OPEN RECORDS REQUEST (ORR)

Pursuant to Georgia Open Records Law (O.C.G.A. 50-18-70 et seq), I would like to:

Inspect and Copy; Obtain Copies (*select option*) of the following Records:

REFERENCE & BACKGROUND :

- A) OCGA § 50-18-70 (b) (2) legally defines a "Public Record" as:
"Public record" means all documents, papers, letters, **maps**, books, tapes, photographs, computer based or generated information, data, data fields, or similar material prepared and maintained or received by an agency or by a private person or entity in the performance of a service or function for or on behalf of an agency or when such documents have been transferred to a private person or entity by an agency for storage or future governmental use.
- B) In a telephone conversation with Pickens County Appraiser, Roy Dobbs, on August 17, 2018, Mr Dobbs told me that he had received a Book of Composite Maps that referenced the Big Canoe Community, which he stated would be used to correct the many errors in Parcel Mapping shown in that community. One such example is hundreds of acres shown as part of Parcel 046D 001. All of this tract west of Steve Tate Highway, and located within the gates of Big Canoe was "SOLD" to the Big Canoe POA 898 days ago, on April 14, 2016, but still shows as owned by Potts Mountain Investors. Also see Pg 2 Reference email sent to Appraiser Dobbs.

REQUESTS: All of the following, being received "*in the performance of a service or function for or on behalf of*" Pickens County Appraisal Department, a Government Agency, are as such Public Records as defined by law and subject to the Open Records Act. Please provide Paper copies, or **PREFERABLY electronic format** of the following:

- A) All composite maps, or parcel map compilations or collections, received since January 2014 in reference to parcels or tracts of land within the community of Big Canoe, GA as specified to follow: This should include individual parcel or tract maps, neighborhood maps, or larger community sectional maps / plats received concerning property currently owned by the Big Canoe Property Owners Association, or billed c/o said organization (i.e Treetop Neighborhood); or by the Big Canoe Company, Potts Mountain Investors, Blackwell Investors III, Mountain Resort Investors, High Mountain Investors, Main Investors, Byrne Corp, or any other subsidiary of the Big Canoe Developer.

If this request is denied in whole or in part, I ask that you cite in writing the specific statutory exemption upon which you have relied, as required by law. I also ask that you release all separate portions of otherwise exempt material. Please waive any costs associated with this request, or first inform me about such costs as required by Georgia law. As you know, the Law requires a response by you within three business days of your receipt of this letter and provides sanctions for non-compliance. I look forward to hearing from you.

Cost estimates should be submitted by email to themtnsvoice@aol.com, or you may call me at 706-265-0010.

Electronic records responses should be submitted by email to themtnsvoice@aol.com.

If for any reason there is a specific and valid reason why the records cannot be simply forwarded in a cost effective and quick electronic format, preferably in PDF, please inform me of said fact including the time the documents will be ready, and I will make arrangements to either have them picked up, or will provide you with a Mailing Address to where they may be sent depending upon the manner of shipment.

Peace,

David Hopkins / 10887 Big Canoe; Big Canoe, GA 30143 / 706-265-0010 / TheMtnsVoice@aol.com

Below is a copy of my email sent to Pickens Co Appraiser Roy Dobbs on September 7 2018. This situation has become intolerable that Roy Dobbs incompetence and inability to do his duties as defined by OCGA 48-5-263(b)(2). The POA has refused to provide copies of map books and plats, the Big Canoe Developer has not filed recorded plats in regards to the vast number of land transactions. Mr Dobbs has been unable to keep tax maps in anything close to "Current Condition", and now we have land transaction "Ownership" issues being uncovered AGAIN. I am requesting map information so that discrepancies can begin to be understood. These public records are routinely filed with recorded deeds, and they are mandatory to understanding the land records of the Big Canoe Community. The full email below, along with the forward, can be found online at - [http://bigcanoe.themountainsvoice.com/docs/Pickens-RoyDobbsEmail\(2018-09-08\)redact.pdf](http://bigcanoe.themountainsvoice.com/docs/Pickens-RoyDobbsEmail(2018-09-08)redact.pdf)

From: themtnsvoice <themtnsvoice@aol.com>
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Bcc: [REDACTED];
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Subject: PS: TO ROY DOBBS: Request for Clarification from David Hopkins
Date: Fri, Sep 7, 2018 12:26 am

Mr Dobbs,
 I wanted to be a little more specific in regards to the "BACKGROUND B" section in my previous email. I am concerned that [Parcel 046D 001](#) mapping information found online **has not been updated in over 2 & 1/2 years, even though ALL of the property showing on the West Side of Steve Tate Hwy as part of that parcel (hundreds of acres) is still showing as owned by Potts Mountain Investors, and yet they "Sold" that property to the Big Canoe Property Owners Association on April 14, 2016 (897 Days ago!)**. I alerted you to this 3 weeks ago, and you were rather dismissive, and claimed that "they" had just gotten you an updated Map Book for the first time. Today when I called to follow you said basically that it didn't matter, and that I simply was in over my head on things I didn't understand.

This letter is to inform you that I intend to lobby hard for a Performance Review in regards to your dereliction of duty under OCGA § 48-5-263 (B)(2).

Qualifications, duties, and compensation of appraisers

(b) Duties. Each member of the county property appraisal staff **shall**:

(2) **Maintain all tax records and maps for the county in a current condition. This duty shall include**, but not be limited to, the **mapping, platting**, cataloging, and indexing of all real and personal property in the county;

My Dobbs, I am severely disturbed by the lackadaisical, unprofessional and rude conduct I have experienced with you over our last two phone calls. The confusion caused by your office's sloppy, and to be honest - almost criminally negligent work stretches back over a decade, where I find an excerpt from a 2007 Smoke Signals Newspaper Story that says, and I quote, "The inaccuracy of some county records raised the question of POA ownership of some of our common property." So this is NOT a new thing.

It appears that the Property Owners of Big Canoe of Big Canoe have recently been possibly subjected to Civil and Criminal **Real Estate & Tax Fraud** possibly due in part to confusion caused and facilitated by your office.

It's long past overdue that someone held you accountable for your molly-coddling treatment of the Big Canoe Developer, that has allowed substantial land record confusion to continue, and great harm to accrue to the property owners of Big Canoe, and possibly to the County Residents as your obvious incompetency could be costing tax payers.

Again, it has been **897 Days** since the sale of hundreds of acres from the Big Canoe Developer to the Big Canoe POA, and you can't get simple parcel mapping updates done as required by Georgia Law. I suggest you quit making excuses and do your job, and get the mapping and platting "IN A CURRENT CONDITION" as is required by law for your position.

I will also be immediately filing an Open Records Request with the County to receive copies of the Maps and Parcels in relationship to some of these tracts in question.

Sincerely,
 - david hopkins
 10887 Big Canoe
 Big Canoe, GA 30143