

From: themtnsvoice <themtnsvoice@aol.com>

To: rdobbs <rdobbs@pickenscountyga.gov>

Cc: jbarnes <jbarnes@pickenscountyga.gov>; rjones <rjones@pickenscountyga.gov>; bdenney <bdenney@pickenscountyga.gov>; news <news@pickensprogress.com>; chief <chief@fetchyournews.com>; editor <editor@bigcanoenews.com>

Bcc: [REDACTED]

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

-----Original Message-----

From: themtnsvoice <themtnsvoice@aol.com>

To: rdobbs <rdobbs@pickenscountyga.gov>

Sent: Thu, Sep 6, 2018 5:13 pm

Subject: TO ROY DOBBS: Request for Clarification from David Hopkins

Hello Roy, I just got off the phone with you and you said if I had any questions to put them in writing to you, so here goes. I will start with some things very very simple....

BACKGROUND (A): On Tax Parcel 046A 355 it shows the owner of record as Treetop Neighborhood C/O Big Canoe POA, and the POA mailing address, going back to 1998, and it shows us paying the Annual Tax bills going back to 1998 - before the Big Canoe Developer "SOLD" it to us. My questions are as follows.....


1. According to your records, did the POA own this property prior to 2016?
2. What Deed Bk Pg Reference do you have for the 3 most previous sales transactions in regards to this property.
3. If it did not, then why were we being billed for the annual assessments?
4. If the property was owned by someone else, say the Big Canoe Company or other entity, was there an agreement on file that you would instead bill the assessments to the POA?
5. What is the official policy for how you bill on special assessments in regards to billing someone other than the owner of record?
6. Without a legal paperwork trail giving you specific billing instructions to the contrary, is it normal, or legal, for you to simply change billing to someone not the owner?
7. On what basis did the property acreage change in 2017 from 3.85 acres to 9.54 acres?
8. When did you receive the plats for the most recent sale of this property, which was April 2016 I believe?

BACKGROUND (B): In a telephone conversation with you on August 17 2018 you told me you had just gotten a plat book that showed the composite maps for Big Canoe, and that you were working on updating the parcel map records. My questions are....

1. When did you receive the referenced composite maps?
2. Why has it taken you 2.5+ years to update the mapping database, and it is still not updated?

I'll let you start with this little one before I start sending the other questionable records.

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


themtnsvoice@aol.com