

Big Canoe POA Lawsuits

Beginning in 2022, during the reign of Scott Auer (*as General Manager*) and Amy Tropfenbaum (*as POA President*), the Big Canoe POA launched on a path of Litigation never before seen in this community. **They began suing everybody, property owners, property owner businesses, and most recently the Developer.** Lawsuits for “Code Violations” have been perhaps the most egregious of the attacks on POA Property Owners (*in addition to harassment notices doled out for claimed violations*).

FOBC is documenting the history. Below is a list of litigation filings made between 2022 – May 30, 2026 (*date as of this compilation*). You have to go back to 2015 to start finding any previous litigation against property owners. **WHY DID THE POA START SUING PROPERTY OWNERS IN 2022!?!?**

Below is a list of the actual cases filed, but first let us break down the numbers:

Total Lawsuits filed in 2016: Zero (0)

Total Lawsuits filed in 2017: Zero (0)

Total Lawsuits filed in 2018: Zero (0)

Total Lawsuits filed in 2019: Zero (0)

Total Lawsuits filed in 2020: Zero (0)

Total Lawsuits filed in 2021: Zero (0)

Total Lawsuits filed in 2022: Twelve (12)

Total Lawsuits filed in 2023: Twelve (12)

Total Lawsuits filed in 2024: Seven (7)

** One was by an Elderly Couple AGAINST the POA – **Fighting Back!***

Total Lawsuits filed in 2025: Eleven (11)

** One was by a Property Owner AGAINST the POA – **Fighting Back!***

Total Lawsuits filed in 2026: Five (5)

** So Far, not even halfway through the year!*

The Big Canoe POA has SUED FORTY-FIVE (45*) Property Owners in the past 4.5 years (+ *the Developer*)

** Does not include Magistrate Small Claims cases – nor does it include several known “Employee Disputes & Quiet Settlements” that often involved Lawyers.*

[See Exact Case References on the following pages]

Jurisdiction	Case #	Case Style	Filing Date
NORTH GEORGIA FEDERAL DISTRICT COURT			
There was only one other case we could find in Federal Court. It was a 2020 Workers Discrimination Case that is still listed as “Open / Active”			
Federal District	2:2026cv00014	<u>Big Canoe Property Owners Association, Inc. v. Margot Weatherford et al</u> (Trademark Violation – a Counterclaim & Discovery was also filed against the POA)	01/16/2026
PICKENS COUNTY			
All of the following Lawsuits were filed between 2026 & 2022. You have to go back to 2015 to find a Pickens County lawsuit filed by the BCPOA against a Property Owner.			
Pickens Co.	2026SUCV0330	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V BURKETT (OPEN)	5/15/2026
Pickens Co.	2026SUCV0326	BIG CANOE PROPERTY OWNERS' ASSOCIATION, INC. V BIG CANOE COMPANY, LLC, ET AL (OPEN) (The Developer Lawsuit)	5/13/2026
Pickens Co.	2026SUCV0184	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V PATTERSON (OPEN)	3/18/2026
Pickens Co.	2025SUCV0387	WEATHERS, ET AL V BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. (FIGHTS BACK AGAINST PERCEIVED HARASSMENT) Confidentially settled	6/16/2025
Pickens Co.	2025SUCV0293	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V BEILFUSS (OPEN)	5/7/2025
Pickens Co.	2025SUCV0215	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V GILLILAND, ET AL (OPEN)	3/31/2025
Pickens Co.	2025SUCV0124	BIG CANOE PROPERTY OWNERS ASSOCIATION INC V PATTERSON	2/21/2025
Pickens Co.	2024SUCV0692	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V DARNELL	11/26/2024
Pickens Co.	2024SUCV0404	BUTCHER V BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. (FIGHTS BACK AGAINST PERCEIVED HARASSMENT) Confidentially settled	7/12/2024
Pickens Co.	2024SUCV0283	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V FORIER	5/16/2024
Pickens Co.	2023SUCV0605	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V MARTIN	11/8/2023
Pickens Co.	2023SUCV0546	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V ROSS	10/11/2023
Pickens Co.	2023SUCV0545	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V NANCY P. DAVIS REVOCABLE TRUST C/O TRUSTEE ROYANNE I. SCHUMACHER AND JEREMY DAVIS	10/10/2023
Pickens Co.	2022SUCV0294	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V HIGGINS, ET AL	6/9/2022
Pickens Co.	2022SUCV0295	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V	6/9/2022

		FIRST MOUNTAIN PROPERTIES, LLC	
Pickens Co.	2022SUCV0297	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V TLM HOLDINGS, LLC	6/9/2022
Pickens Co.	2022SUCV0086	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. V GOVITZ	2/18/2022
Pickens Co.	2015SUCV0439	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC VS DANNY E JENKINS, ET AL	7/27/2015

DAWSON COUNTY

All of the following Lawsuits were filed between 2026 & 2022. You have to go back to 2019 (1) and 2015 (1) to find a Dawson County lawsuit filed by the BCPOA against a Property Owner.

Dawson Co.	2025-CV-0695	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. SETH C. GLASS (OPEN)	12/24/2025
Dawson Co.	2025-CV-0569	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. TIFFANY M. BUCHAN (OPEN)	10/21/2025
Dawson Co.	2025-CV-0424	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. CRASH CAPITAL, LLC (OPEN)	7/24/2025
Dawson Co.	2025-CV-0319	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. SUSAN E BEST	5/30/2025
Dawson Co.	2023-CV-0503	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. ESTATE OF LOUISE M. MORGAN C/O AMY BANKS	12/13/2023
Dawson Co.	2023-CV-0311	BIG CANOE PROPERTY OWNERS ASSOCIATION INC VS. GORDON HIGGINS, ET AL	8/1/2023
Dawson Co.	2023-CV-0144	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. MADELINE A. HOPKINS / JAMES G. HOPKINS	4/11/2023
Dawson Co.	2023-CV-0098	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC VS. ESTATE OF PEGGY S. COLVIN C/O DENNIS C. ROBINSON	3/10/2023
Dawson Co.	2022-CV-0354	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. MARK CLEMENT	9/8/2022
Dawson Co.	2022-CV-0004	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. BIG CANOE PROPERTY, LLC	1/6/2022
Dawson Co.	2022-CV-0005	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. LOUISE M. MORGAN	1/6/2022
Dawson Co.	2022-CV-0006	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. GIVING CENTER	1/6/2022
Dawson Co.	2015-CV-0291	BIG CANOE PROPERTY VS. L. ADELE WESTFALL	7/31/2015

OTHER COUNTIES

All of the following Lawsuits were filed between 2026 & 2022. You have to go back to 2015 to find an "Other Counties" lawsuit filed by the BCPOA.

Forsyth Co.	26CV-0474-3	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. JOHNNIE FRAZIER	3/18/2026
Polk Co.	SUCV2025000388	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. greg engle	5/21/2025
Henry Co.	SUCV2025001014	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. kish liburd	3/31/2025
Gilmer Co.	SUCV2025000172	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. 128 apple llc	3/31/2025

Clarke Co.	SU24CV0273	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. george miller	7/10/2024
Paulding Co.	24-CV-001462-P3	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. marvin beal jr.	5/16/2024
forsyth Co.	24CV-0741-2	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. anthony palacios & christina palacios	5/3/2024
Forsyth Co.	24CV-0741-1	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. anthony palacios & christina palacios	5/3/2024
Barrow Co.	23-CV-001401-P	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. michael thompson	11/8/2023
Cobb Co.	23108764	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. greg engle	11/8/2023
Bartow Co.	SUCV2023001385	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. robert hatcher	10/10/2023
Cobb Co.	23106208	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. porfirio robledo torres	8/10/2023
Hall Co.	2023CV000850	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. deer run holdings llc	5/12/2023
Cobb Co.	22107918	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. big hitters inc	11/11/2022
Cobb Co.	23105365	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. lazerline solutions llc	11/11/2022
Lumpkin Co.	SUCV2022000365	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. casey shelton	9/8/2022
Forsyth Co.	22CV-0305-1	BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. VS. eric minter	2/18/2022