



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

July/August 2008

Calendar of Events

- August 1: First Friday, 6:00 p.m.,
Lake Club, hosted by Susan
and Bob Thomas**
- August 10: Community Meeting, 2:00
p.m., Lake Club (see article)**
- September 2: Change in Gate
Staffing (see Property
Manager's column)**
- September 5: First Friday, 6:00 p.m.,
Lake Club, hosted by Bo and
Ed Jackson**
- September 14: CPOA Board Meeting,
2:00 p.m., Lake Club**
- October 3, First Friday, 6:00 p.m.,
Lake Club, hosted by June and
Steve Centimole**
- October 18: Rib Roast (invitation to
come)**
- November 1: CPOA Annual Meeting,
10:00 a.m., Lake Club**

From the President

The summer heat is upon us, but, unlike last summer, we have been lucky enough to get some rain here on the mountain. We are fortunate that last summer's water rationing hasn't had to be repeated.

Three areas of concern within our community do get repeated throughout the year, however. They are complaints about animals, speeding, and firearms.

I'd like to remind you of Clifftops rules and regulations in these areas.

"Household pets must be kept under the control of the owner at all times and are not permitted inside Clifftops Clubhouses or inside the fenced area at the Clifftops Pool."

"Out of consideration for your neighbors, please do not permit your pet to roam unsupervised within Clifftops, and please clean up after your pet if he leaves something behind while visiting picnic areas and the beach."

As the temperature rises, more people are using the lake, so animal waste at the beach is a particular concern. Please do not dispose of feces in the lake itself, as that raises the level of bacteria in the water. Use the available trashcans.

"The use or discharge of firearms on Association property is strictly prohibited."

"Our roads are used by walkers, joggers, and bikers as well as automobiles. Speed limits have been established for the protection of everyone who uses them."

I'm sure you are aware of these rules, which help all of us live in this community without interfering with our neighbors' enjoyment of their property. Continuing complaints in these three

areas occupy a great deal of staff and Board members' time and energy.

Henry Blizzard, President, CPOA

Annual Meeting

It's not too soon to make a note of the date of the CPOA Annual Meeting, scheduled for Saturday, November 1, at 10 a.m. at the Lake Club. CPOA Members will receive a packet of meeting information in mid-September.

That packet will include proxy forms for those who cannot attend. You are strongly encouraged to complete the appropriate forms and return them to the Office or give to another CPOA member so that your vote can be counted, even if you don't attend the meeting.

The Board appointed a Nominating Committee to establish a slate of nominees to replace the three Board members whose terms expire at the end of 2008. George Goodwine is *ex officio* chair of the committee; members are Elaine Goleski, Earnie Lumpkins, Dennis Raines, and Louis Smith.

In accordance with the Bylaws, the Nominating Committee submits the names of the following CPOA members for terms on the Board:

Henry Chase (three-year term)
Gayle McKeen (three-year term)
Baker Walker (three-year term)

Information about each candidate will be provided in the Annual Meeting packet mentioned above. The process for additional nominations is detailed in Section 3.04(b) of the Third Restated Bylaws of the Association.

July Board Meeting Summary

The CPOA Board met on July 13 at 2 p.m. at the Lake Club. In the absence of the President and Vice President, the meeting was conducted by Board Secretary Howard Smith. Reports were received from the Treasurer and the Finance, Architectural Control, Strategic Planning, Lake, Gate, Trails, and Social Committees. A request for funding for a test project to spray lime into the lake to attempt to reduce acidity was approved. The Gate Committee recommended that a master plan be developed to recommend configuration of the front gate, Sentex, mailbox, and office area. This task was referred to the Strategic Planning Committee. First Saturday hikes will be scheduled again once fall is here.

As part of the Property Manager's Report, Ty Burnette reported that the policy of not mowing shaded common areas has been rescinded. These areas will be mowed on a regular basis. Concerns continue about the leak at the Pool, with approximately 1000 gallons of water per day being lost. A pool company will check the pool to see if the location of the leak can be found.

It was reported that the HVAC systems at the Clubhouses and the Office are now under maintenance contracts. Shoulder work on a test section of roadways is underway. Evening patrols of the community by Gatehouse staff at the end of the day have been discontinued, although random patrols continue each day.

64 property owners are currently paying their dues by electronic transfer. A motion to charge a processing fee to those who pay by check was defeated.

The next Board meeting is September 14 at 2:00 p.m. at the Lake Club.

Note: the full text of approved minutes of Board meetings is available on the Clifftops Website, www.clifftops.net. The July minutes will be posted there after they are approved at the September meeting. In the meanwhile, copies are available at the Office.

Community Meeting

All CPOA members are invited to the community meeting on August 10 at 2:00 p.m. at the Lake Club. The Strategic Planning Committee will present its report on the results of the survey conducted earlier this year. The Lake Committee will also present the report from Southeastern Pond Management on the Clifftops lake. Attendees will also have the opportunity to ask questions and raise other issues of concern. Please plan to attend!

From the Property Manager

I want to bring two issues to your attention. First, let me remind you of a gate staffing change that will take effect September 2. The Board decided at its May meeting that the gate will be staffed weekdays from 7:00 a.m. to 3:00 p.m. After 3 p.m. weekdays and all day Saturday and Sunday, you and your visitors will need to open the gate by card, clicker, or the Sentex system.

After September 2, it will be more important than ever that your Sentex listing is correct and includes alternate phone numbers when available. If you have any questions about your listings

or want to add additional ones, please contact the Office for details.

If your listings do include a cell phone number, I suggest that you add the Sentex number (931-924-2955) to your cell phone directory so that you will know when you are receiving a call from the Sentex to admit a visitor.

Second, one of the side effects of living in our beautiful and natural wilderness community is increased potential for interaction with wildlife. The hot weather has resulted in more snakes being sighted. Staff have recently seen several snakes, including a poisonous one in a common area.

For more information and tips for avoiding snakes and snakebites, go to <http://www.tennsnakes.org/>.

Several homeowners have reported that their local exterminators have noted the presence of black widow spiders near or in their homes. Please exercise caution.

Also, we have had a report of a deer attacking a small dog and the homeowner who tried to rescue his dog. There was some concern that the deer's behavior could have been an indication of rabies. I contacted the Tennessee Wildlife Resources Agency. Staff there told me that deer very rarely get rabies, and that the deer's actions were most likely in defense of its fawn. The dog was not seriously injured, but such an attack reinforces the need for homeowners to keep their pets under their control at all times, as Henry Blizzard has noted in his President's message.

Ty Burnette

Monteagle Water Assessment

At its July 14 meeting, the Monteagle Water Board proposed an estimated \$9/month assessment to all its water customers, including those not currently served by the city's sewer system. The additional fees are designed to help cover the cost of improvements to the sewer system. The charge was described as an assessment since it is anticipated that it will be removed once enough funds are on hand to cover the costs of the plant expansion.

Clifftops residents would be subject to this charge, even though our properties are not eligible for sewer service. The proposal generated a good deal of negative comment at the meeting, as might be expected. Property Manager Ty Burnette attends these meetings and will keep CPOA members advised as this situation develops.

Committee Spotlight (fourth in a series of articles about CPOA Committees)

The Finance Committee's charge includes oversight and development of the annual operating budget of the Association. The Committee works closely with the Treasurer and Property Manager.

Members of the committee for 2008 are Earnie Lumpkins, CPOA Treasurer and *ex officio* chair of the committee, Hope Baggenstoss, Dale Cermak, Greg Magavero (*ex officio* as chair of the Strategic Planning Committee), Jim Poteet, Louis Smith (*ex officio* as a representative of the CPOA Board), Susan Thomas, and Baker Walker.

Committee members have backgrounds in finance, accounting, or business and work hard to ensure that Association funds are spent wisely.

Recently, the Committee has determined that its role should also include serving both as a repository of historical financial information and as a forecaster of future operating needs. Because Board and Committee members are volunteers, turnover occurs frequently, and there is a need for timely, prudent, and informed financial decisions for the future of Clifftops. Without financial forecasts and projections, decisions about the operating budget have sometimes been unplanned, and there has been a lack of fiscal continuity.

To remedy this situation, the Committee proposed to the Board at its July meeting that a plan for creating and monitoring the operating budget, similar to the one currently in use for capital reserves, be developed. The Committee also plans to analyze and forecast the total funding requirements resulting from the combination of the operating budget and the strategic planning recommendations.

Gate Cards and Transmitters

Effective immediately, the cost of transmitters (clickers) for the gate has increased to \$35. Cost for additional gate cards (the first is free) will remain \$25. Annual fees (charged in January) for both types of openers remain the same: the first card has no annual fee, additional cards are \$10 each annually, and transmitters are \$20 annually. It is very important to the security of all Clifftops residents that members control

their gate cards and clickers. They should only be shared with trusted and responsible family members and friends.

Vandalism at Bluff Club

On the evening of July 18, the Bluff Club area was damaged by persons unknown. The outside lights on the corners of the Club were pulled down, a urinal in the men's room was damaged, the hook that separates the deep and shallow ends of the pool was broken, and a trash can lid was thrown into the pool. Earlier in the month, the two brooms that had been purchased for use at the Tennis Courts were burned.

If anyone has any information about these incidents, please contact Ty Burnette. The Association must bear the cost of repair and replacement of items damaged or destroyed.

Use Your Head

A limited number of ball caps with an embroidered Clifftops logo are available for purchase at the Office. Cost is \$20.

Relay for Life Awards

The Clifftops Relay for Life team received two awards at the 2008 Relay wrapup held in July. The team received a plaque for raising the most money online. Also, the team's won a 3rd place award for per member fundraising average. The Grundy County Relay raised \$71,390 for the American Cancer Society; the Clifftops team's total was \$3865.

Welcome to our World!

Congratulations to Clifftops residents Robin and Scott Walker on the birth of their daughter Kai Sarene on June 19. Kai weighed 7 lbs., 5 oz. She is welcomed by her brothers Drew and Seth.

This good news led your editor to wonder when the last baby was born to Clifftops full-time residents. If you know of CPOA babies, please send an email to egoleski@yahoo.com or call me at 924-3227. We'll publish the information in the next issue of *Cliffnotes*.

Comings and Goings

The CPOA welcomes the following new members and says goodbye to those who have sold their property.

Welcome to:

Charles Blankenship, Castlerock Court,
Lot 106
Hilda and William Horton, Huckleberry
Place, Lot 12
Carolyn and Ronald Morrison, Red Oak
Drive, Lot 20
Sabrina and Andy Ruderer, Winterberry
Drive, Lot 171

Goodbye to:

Katie and Mike Jordan, Huckleberry
Place, Lot 12
Lynn and Ronald Patterson, Red Oak
Drive, Lot 20
Theresa and James Patton, Castlerock
Court, Lot 106
Trish and Steve Waldron, Winterberry
Drive, Lot 171

