



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

May/June 2009

Calendar of Events

- May 25: Clifftops Pool opens for the season**
- June 5: First Friday, Lake Club, 6:00 p.m., hosted by Earnie Lumpkins**
- June 11-14: Bonnaroo Music Festival in Manchester (see article)**
- June 15: Stretch and Flex Aquatic Exercise Program begins, Clifftops Pool, 9 a.m. (see article)**
- June 27: Lecture on South Cumberland Lakes and Limnology, Lake Club, 6:00 p.m. (see article)**
- July 3: No First Friday**
- July 4: Independence Day event, 6:00 p.m., Lake Club (details forthcoming)**
- July 12: CPOA Board Meeting, 2:00 p.m., Lake Club**
- August 7: First Friday, Lake Club, 6:00 p.m., hosted by Susan and Bob Thomas**

From the President

Greetings! We are enjoying a wonderful, rainy spring at Clifftops, and we all hope that our days of water shortages on the mountain are behind us.

This issue of *Cliffnotes* contains lots of useful information and announcements, and I encourage you to read it. Be sure

and mark your calendars for the various events you'll find described later in this publication.

We are all looking forward to the re-opening of the Clifftops Pool on May 25. Construction is going smoothly, and if you haven't visited the Pool site lately, I encourage you to do so. The Social Committee is planning an event to mark the completion of the new Pool and deck. Be on the lookout for details of that activity.

Henry Blizzard

Stretch and Flex Aquatic Exercise Program

Clifftops resident Judy Magavero has volunteered to conduct an adult Stretch and Flex Aquatic Exercise Program in our new pool, beginning on June 15. The class will be held on Mondays and Thursdays at 9 a.m.

The program is appropriate for adults of any age who may have arthritis, fibromyalgia, or joint restriction, and who wish to build their fitness level. Exercises are designed to improve flexibility, range of motion, mobility, and provide mild aerobic activity. Participants should exercise at the level of intensity comfortable to them.

Aquatic shoes are recommended for participants. You may also bring any

water exercise equipment you wish to use.

For more information, contact Judy at 924-3118.

First Friday News

Because of the Independence Day holiday and the social event scheduled for July 4, there will not be a First Friday on July 3.

The location of the October First Friday (on October 2) has been changed to the Bluff Club.

Dumpster Update

In March, the CPOA Board approved the temporary installation of a dumpster in the parking area where the Sentex entry system is located, across from the front gate. The dumpster has arrived and is available for use by all Clifftops residents during this trial period.

A small gate has been constructed to screen the dumpster from view. It is not necessary to open the gate to access the dumpster; simply walk around the gate. Please be sure that trash is bagged before being placed in the dumpster and that you close the lid after use.

Rather than use other, smaller trash cans around the property for your bagged trash, please use the dumpster. If the Board decides to keep the dumpster permanently, it may be moved farther back from the gate and additional screening may be added.

Board Meeting Date Correction

Reminder: the date of the September CPOA Board meeting is September 13. The date listed in the Calendar of Events in the 2009 Directory for the September CPOA Board meeting is incorrect.

South Cumberland Lakes Lecture

Martin Knoll, Professor of Geology in the Department of Forestry and Geology at the University of the South, will present a lecture on South Cumberland Lakes and Limnology (the study of freshwater lakes and ponds) on Saturday, June 27, at 6:00 p.m. at the Lake Club. The lecture is sponsored by the Social Committee.

Plan to attend and learn about area lakes and water quality issues. Reservations are not necessary. Light refreshments will be served.

Board Meeting Summary

The regular meeting of the CPOA Board was held on May 3 at 2:00 p.m. at the Lake Club. Reports were received from the Treasurer, the Nominating Committee, the Social Committee, the Strategic Planning Committee, and the Property Manager.

Greg Magavero reported on the Strategic Planning workshop held on April 18. The Committee has met since then to develop strategies and action plans in support of this second phase of

strategic planning in Clifftops. Existing committees, as well as some new temporary committees, will have roles in this process. The CPOA membership will be kept informed about the progress of Phase Two of the Strategic Planning Process (SP11) via special communications and newsletters.

Ty Burnette indicated that the lake discharge system, which has not been operating correctly for some time, has now been repaired and appears to be operating properly. The discharge system is designed to provide appropriate water turnover in the lake.

The Board approved the distribution of a survey for the “Folks at Home” project underway in Sewanee (see article below for more information). The Board also agreed to sponsor a hole at the Rotary Club Golf Tournament, to benefit the college scholarship fund for local students.

The next Board meeting will be July 12 at 2:00 p.m. at the Lake Club.

“Folks at Home” Project and Survey

“Folks at Home” is a local effort, based in the town of Sewanee, that is designed to help older persons remain in their homes by providing transportation and other services. Communities from Connecticut to California have created similar support systems. For more information on this movement, go to www.agingincommunity.com

In order to determine the potential local audience for these services, Folks at Home has created a survey and is asking Clifftops residents to participate.

The survey is designed to be answered individually, rather than by households or couples collectively. To access the survey, go to http://www.surveymonkey.com/s.aspx?sm=Bbp4CMnyvwh3Ke_2fxADDhQQ_3d_3d

If you receive *Cliffnotes* in print form, a printed copy of the survey will be included with your newsletter. Print surveys should be returned to Folks at Home, P.O. Box 291, Sewanee, TN 37375.

Social Committee News

Social Committee chair Earnie Lumpkins reports that the wine tasting at the Monteagle Winery on April 24 was enjoyed by about thirty Clifftoppers.

The artists' exhibit at the May First Friday also attracted a good crowd. Thanks go to those Clifftops artists who brought their work to share and discuss. Artists were Jack Baggenstoss, Dale Cermak, Robert Jackson, Cheryl Lankhaar, Jim Poteet, Wanda Warren, and John Thompson.

Natural Gas Service

Middle Tennessee Natural Gas is exploring the possibility of providing natural gas service to Clifftops. Some full-time residents may have already received packages from MTNG which contain a prepaid postcard to return if you are interested in the service.

If you have not received a package and wish to obtain one, you can pick one up at the Guardhouse. You can also call

MTNG at 1-800-558-8494 to express interest or ask questions.

Bonnaroo Is Coming

The annual Bonnaroo Music Festival will be held in Manchester June 11-14. About 80,000 fans are expected. If your plans include travel along I-24 during this period, please be aware of the likelihood of increased traffic and possible delays. Local stores may also experience temporary shortages of food and beverage items.

From the Property Manager

As I reported last issue, our staff is working to build up Clifftops roadbeds by installing rock in areas that are undercut. This work should stabilize the edges of the roadways, resulting in longer pavement life. The heavy rains this Spring have been a reminder that erosion by water can quickly damage our roads. The next step in this process will be the creation of earthen shoulders in areas where erosion is particularly significant.

Also as I noted last issue, calls about wandering or unaccompanied dogs are a significant portion of all calls received by the Office. I encourage you to be considerate of your neighbors and control your dogs.

I know many of you are eager for news about the pool and deck construction project. We expect the new Clifftops pool to be ready for the usual Memorial Day opening. Please be aware that insurance concerns have resulted in the installation of a coded entry system for the pool. This entry process will

address two concerns: first, that the pool is used only by residents and their invited guests, and second, that unsupervised children will not be able to enter the pool area.

The access code is XXXX. Key this code into the locking mechanism on the pool gate for entry. (Call the Clifftops office to get the code.)

Summer mowing season has begun. The recent heavy rains have resulted in tall grass in some areas. We are aware of these areas and are working to get the mowing schedule established. In times of sustained rain, as we have had in the past few weeks, staff are sometimes unable to mow because the ground is too wet and the mowing equipment would create muddy and bare spots. We know how important the appearance of the common areas is to our residents, and our staff is working hard to balance mowing schedules and weather conditions.

At the May Board meeting, a homeowner reported finding several fishing lures on the beach at the lake. These discarded items can represent a hazard for children and adults using the beach. I ask those of you who use the lake for fishing to be considerate of others who use our lakeshore. The Board authorized me to post a "no fishing from the beach" sign to help ensure that the beach remains safe.

Ty Burnette

Progress on the Clifftops Lake

During the past year, the Clifftops Lake has been the subject of much discussion at CPOA Board meetings.

This report is designed to summarize what has been done and to highlight future directions.

In 2008, Southeastern Pond Management, a professional consulting group selected by then Board member Louis Smith, conducted a survey of the Lake to determine the viability of the fishing environment. The cost of this survey was \$1,000. SPM's proposal, to create an ideal environment for sport fishing for "quality size" and "trophy size" bass and bluegill, specified an initial investment of more than \$60,000 plus ongoing annual costs. The Board did not accept this proposal for a variety of reasons, including the costs. An expenditure of \$3,000 was approved, as a test project to add lime to the lake, but SPM advised against this partial attempt, and the money was not spent.

The Board did decide to take an important first step for both fishing improvement and the general well-being of the Lake: correcting the Lake discharge system. Correcting this system required approval from the Department of Water Supply of the Tennessee Department of Environment and Conservation. After consultation with state agencies and work with engineers, we have now reconfigured the discharge system so that water is pulled from several feet below the surface of the Lake (where water is less fresh). Previously, the discharge system had pulled water from the surface of the Lake (where fresh, oxygenated water and fish nutrients are located). This repair was made at a cost of \$10,000.

We anticipate that the correction of the discharge process will result in better

circulation of water throughout the Lake. The new system has been in operation for about two months.

Beginning this summer, Dr. Martin Knoll, a professor, geologist, and hydrologist from the University of the South, will begin regularly testing the Lake water. This process will be continued for some months and will allow us to assess the impact of the repaired discharge system. As noted earlier in this issue, Dr. Knoll will also present a lecture on mountaintop lakes on June 27.

As part of phase II of Strategic Planning, all Clifftops assets, including the Lake, will be studied. According to the 2008 property owners' survey, which had a 51% response rate, lake users reported activities of swimming, boating, and fishing. Once the primary uses are determined, and we have the results of Dr. Knoll's testing (plus the Lake fishing study described above), planning for maintenance and/or improvement of the Lake can be scheduled in the strategic plan and budgeted for.

The Lake's dam is inspected annually by the state, and previous reports have not revealed any problems. Water at the beach is tested during the swimming season and past results have shown that the Lake water is safe for swimming.

All of us enjoy the natural beauty and the recreational opportunities provided by the Clifftops Lake. With the information provided in studies about the Lake already completed and the new information generated by phase II of Strategic Planning and regular water testing, we anticipate having better

information to guide the future directions of our Clifftops Lake.

Fireworks Reminder

As you make your plans to celebrate the Fourth of July, please remember that Clifftops regulations prohibit the use of fireworks anywhere on the property. Please respect our peaceful environment and confine your enjoyment of fireworks to those at public celebrations in the surrounding communities.

Need a Map?

Historical maps of an early design of the Clifftops development (as described in the September/October issue of *Cliffnotes*) are still available. The smaller map (20 x 30 inches) is \$65; the larger version (30 x 48 inches) is \$185.

If you are interested in ordering a map, please contact Ty or Suzan at the Office.

Comings and Goings

Welcome to:

Kathryn and Alex Bruce, Red Oak Drive, Lot 28

Goodbye to:

Virginia and William Wahlheim, Red Oak Drive, Lot 28

