

# CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

July, 2004

## **Notes from July 11, 2004 Board of Directors Meeting**

The Clifftops Board held its fourth meeting of the year on Sunday, July 11th. The following is an encapsulation of items that were addressed by the Board:

The Nominating Committee unanimously recommended and the Board approved the nomination of Henry Chase and Dennis Raines. Their names will be placed on the ballot for election at the November 7<sup>th</sup> Annual Meeting.

The Treasurer reported that income is on target but certain expense items are higher than expected. This is attributed to the unexpected vehicle expenses earlier in the year; the final number on the lake renovation which was over \$3300 due to an assumption that the figures from the Strategic Plan for HVAC were accurate; and supplies required to be purchased in connection with the installation of the new security system.

The Board ratified the purchase of new security equipment for the front gate and the engagement of Association Reserves of Colorado, LLC to perform a reserve study and financial analysis using information contained in our existing Strategic Plan. This decision was based on the need to assure the membership that our reserves are realistically and adequately funded.

**PLEASE plan to ATTEND**

**THE CLIFFTOPS COMMUNITY MEETING**

**SUNDAY  
AUGUST 8, 2004  
2:00 P.M.**

**THE lake clubhouse**

**The topic for this meeting will be  
a discussion of security procedures, gate access  
controls and house checks**

**Please bring your questions  
and your concerns with you**



### **Clifftops Calendar**

- August 6<sup>th</sup> First Friday at the Bluff Club House – 5:30 p.m.
- August 8<sup>th</sup> Community Meeting Lake Club – 2:00 p.m.
- August 28<sup>th</sup> Fellowship Brunch at the home of David & Earnie Lumpkin – 10:30 a.m.
- Sept. 3<sup>rd</sup> First Friday at the Bluff Club House – 5:30 p.m.
- Sept 12<sup>th</sup> Board Meeting Lake Club – 2:00 p.m.
- November 6<sup>th</sup> CPOA Annual Meeting Lake Club – 10:00 a.m.
- November 6<sup>th</sup> Rib Roast – Lake Club 5:00 p.m.

### **The Board Announces its Candidates for Election as Directors at the Upcoming Annual Meeting.**

Henry Chase and Dennis Raines have been nominated for election to the Board of Directors for the term ending in 2007.

Henry Chase and his wife Bev moved to Clifftops in 1999 and have been regular weekenders ever since. Henry is an Investment Executive with Legg Mason Wood Walker, Inc. in Huntsville, Alabama and has a long and impressive career in civic service.

Dennis Raines and his wife Janice have lived in Clifftops for two and one-half years. They divide their time between Clifftops and their home in Memphis where Dennis has served as a board member and president of their property

owners association. Prior to retiring Dennis worked as a sales manager for Wyeth Pharmaceuticals.

The Nominating Committee and the Board of Directors believe that the nomination and election of Henry Chase and Dennis Raines are in the continued best interest of good management of the property.

Section 3.04(b) of our Association bylaws provides that any four (4) members in good standing may nominate candidates to the Board by presenting such nominations in writing, signed by them, to the Secretary of the Association not less than seventy-five (75) days before the Annual Meeting. The names of such candidates shall also be printed on the official ballot.

### **4077<sup>th</sup> M.A.S.H Party Celebrates Memorial Day**

Dressed in vintage garb reminiscent of the TV show M.A.S.H., 60 Clifftops members, their families and guests celebrated Memorial Day at the Pool. U.S. flags, red, white & blue bunting, army canteens, ammo boxes, grenades and a vintage army Jeep provided the backdrop for the guests who were decked out in everything from olive green drabs, camouflage, hospital scrubs to a nurse's uniform complete with starched cap.

Guests were invited to sign a Register in memory of or in honor of soldiers from previous wars as well as those currently serving. Verses from Taps were read followed by the playing of Taps as the invocation.

The meal started with SOS (chipped beef on toast) as an appetizer followed by grilled barbecue chicken, potato salad, Cole slaw, baked beans and fresh peach pie.

Our thanks to Ed and Bo Jackson, Wayne and Nancy Bradshaw, Earl Williams, Andrew Bouldin and Jim and Sylvia Anderson for hosting the event.

## **New Security Equipment Installed**

Faced with the prospect of replacing our malfunctioning card reader because the manufacturer no longer supports our equipment, the Board determined to update the technology that we have been using at the front gate since the early 90's.

A new proximity card reader is being installed which will enable you to open the gate from within your car rather than reaching outside. An additional receiver has also been installed that works with a button transmitter/clicker similar to the key chain alarm for your car.

The telephone access system we have used in the past to remotely activate the gate is also being replaced. Gone are the days of cell phones mysteriously opening the gate and the access telephone number showing up on bulletin boards in Sewanee! Also gone are the days of everyone in Marion County and beyond having access to the property as soon as the new number is published.

New CATV cameras have been installed that will document in detail when unauthorized access is obtained or when the gate has been broken or damaged.

After there has been an opportunity for a "shakedown cruise", you will be receiving more information in the mail detailing this new equipment and the transition from old to new. In the meantime, stop by the office or ask one of the gate attendants for a "tour". They will be happy to assist you and answer any questions you may have.

## **Did you know....?**

According to a 2004 Survey in the Florida Community Association Journal the average community was 24 years old, contained 287 units, had an average selling price of \$350,429 and an annual budget of \$859,369. 82% reported using reserve accounts.

Seven homes sold in Clifftops last year for an average price of \$282,461 and our annual budget is \$425,000.

Stated another way, Clifftops is 6 years younger than average, has 6 less properties than the average, the selling price is 19% lower than the average and our annual budget is 49% lower than the average.

## **Fourth of July At the Lake**

**Over 100 Clifftops members, families and their guests celebrated Independence Day overflowing the Lake Club. Although the Social Committee planned for a larger crowd than last year they still underestimated and ran out of food.**

**Sylvia Anderson reports that all of the catfish, chicken, Cole slaw, hush puppies, peach pie, two lemon pies, two banana puddings, a chocolate sheet cake and chocolate trifle were scraped clean!**

**In the future the social committee will be asking for an RSVP to be sure there is enough food for everyone.**

**Our thanks to Andrew Bouldin, Henry and Lelia Blizzard, Bo and Ed Jackson, Jim and Sylvia Anderson, Wayne and Nancy Bradshaw, Lee Allsbrook and Earnie Lumpkin for making it possible for all of us to enjoy a wonderful family day!**

## **I heard it on the grapevine...!!!**

The term “grapevine” can be traced to Civil War days when vine-like telegraph wires were strung from tree to tree across battlefields and used by Army Intelligence. The messages that came over these lines were often so confusing or inaccurate that soon any rumor was said to come from the grapevine.

Grapevines flow through Clifftops and around wherever people congregate and the lines of communication seem to be as haphazard and easily disrupted as the telegraph wires were back then.

The gossip and rumors that fuel the grapevine are inevitable and blameless—the problem lies in the content. Good gossip binds people and communities together. Misinformed and unfounded rumors and gossip take us down more poisonous paths.

Since the grapevine cannot be held responsible for errors and is somewhat of an unknown, it is easy to succumb to the wish that it will go away; but "homicide" will not work with the grapevine. It cannot be abolished, rubbed out, hidden under a basket, chopped down, tied up, or stopped. It is as hard to kill as the mythical glass snake, that, when struck, broke itself into fragments and grew a new snake out of each piece.

Rumors and misinformation are always running the vine. Some recent ones: Security checks of your property have not been discontinued. In fact, we are in the process of implementing an electronic monitoring system that will enable us to track and confirm the dates and times a property is checked to provide accurate and reliable information for our security logs.

Nighttime security has improved. Gate hours have been extended and we have provided a means for having emergency calls answered by a real live person rather than a machine 24 hours a day, seven days a week.

Our newly remodeled club houses are locked but not unavailable to you. This practice started several years ago during Buford Newsome’s employment when beer bottles, drug paraphernalia, condoms and other evidence of mischief that started showing up.

Recently there have been complaints from property owners about midnight revelers in the parking lot at the Lake Club and another incident earlier this spring involving some young adults at the Bluff Club. We wish we could say that these were “intruders” but sadly, they are the children of our own members and their guests.

UPS, Fedex packages and overnite letters are not being returned. We do ask however that you try to help us by removing your packages from the gatehouse promptly and by not asking us to accept items that are too heavy or too large to be easily handled, or items that are perishable or of significant value since we have no means to store or protect either.

Vendors and contractors are not given unrestricted, unchallenged entry to the property. The Board has not given authorization or permission for anyone to hunt on Clifftops property. We do have reliable, friendly, courteous and skilled gate personnel.

And finally, there have been no violations of federal and/or state employment laws regarding any of our employees, including anyone who may have recently resigned of their own free will.

We have asked our employees not to engage in gossip or rumors with members about other members or association business. An example: We have declined to discuss the specific details of an accident last month near the front of the property. It is a private matter for the individual involved. If you were to put yourself in that person’s place, you would probably find it very uncomfortable knowing gate attendants were discussing and/or speculating about your misfortune; your divorce, your bankruptcy or anything else about your private life with others.

We try to communicate important information to you in a timely manner through our newsletters and other mailings. When the grapevine rings with news, good or bad, take it with a grain of salt.

**If you hear a rumor, call the office! Talk to Jim Tripp! Check it out!** Bad rumors can be replaced with good rumors. Good rumors, such as “I asked about that and was told it wasn’t so,” move just as quickly through the grapevine as bad ones.

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