



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

March/April 2007

Calendar of Events

- April 6 - First Friday**
6:00 p.m. Lake Club
hosted by
Nancy and Wayne Bradshaw
- May 4 - First Friday**
6:00 p.m. Lake Club
hosted by
Elaine Goleski and Howard Smith
- May 18 - Bluff Club Swimming Pool**
Opens
- May 20 - CPOA Board of Directors Meeting**
2:00 p.m. Lake Club
note date change
- May 26 - Memorial Day Event**
Lake Club (more details later)

From the President of the CPOA Board

Although all of us who live here in Clifftops come from a variety of backgrounds and locations, I think we share a delight in being able to live in or visit this wonderful spot. And although we do come from different places, I think each of us also enjoys the benefits of our gated community. We enjoy not only a beautiful setting but also the comfort that our properties are protected by a group concern to keep Clifftops the great place it is to be.

This is in no small degree due to the Covenants and Rules and Regulations we each agreed to when we became property owners. I know that few members are fully acquainted with the rules, regulations and covenants that we have agreed

to live by. Personally, after six years here, I was surprised how little I knew of them until I had to

read them as a member of the Board. They were put together over the years by very bright and concerned people who were setting the groundwork for Clifftops as we know it. I thank them for all of us.

It is not surprising, though, that there are some elements of these documents that we either may be ignorant of or have a quarrel with. I know that, for me, I have not been crazy about the rules concerning the color and reflectivity of the paints that we must use. Clearly, others are not wholly enthusiastic about rules concerning dogs, or parking on the streets when they are hosting a party, or the speed limits. But that being said, I believe that all of us have a responsibility to the entire community to do our best to live within these rules which make us a community and not just people living near each other.

It is in that spirit that I ask each of us to be aware of those rules. As we approach the summer season, I will be back in touch, talking about rules specific to the kinds of increased use that we face in the summer.

Meanwhile, enjoy the beauty of spring here in Clifftops!

--Doug Dwyer

2007 Relay for Life

The Grundy County Relay for Life, a fundraiser to benefit the American Cancer Society, will be held June 1-2 at Grundy County High School. Relay for Life is an overnight walking event; teams walk all night long to remind everyone that cancer never sleeps.

Again this year, Clifftoppers are forming a team. This will be our third year; last year, the Clifftops Non-Stops were the #1 fundraising team in the

county! Sylvia Anderson is chair of the Non-Stops, and Elaine Goleski is co-chair of the Grundy County event.

If you are interested in being part of the team, please contact Sylvia at 924-7738. We are looking forward to a great Relay again this year!

Mardi Gras

Snow and cold temperatures didn't get in the way of enjoyment at the Mardi Gras party on Saturday, February 17. A festive crowd definitely let "le bon temps roulez," and danced and ate and had a great time. The Lake Club was decorated from top to bottom in green, gold, and purple.

The Social Committee sends special thanks to Mistress of Ceremonies Nonie Allen, who stepped in at the last minute when illness kept event organizers Margaret and Jack Matens from being present.

Under Nonie's able direction, participants selected a new Queen, Earnie Lumpkins. She chose Wayne Bradshaw as her consort. Members of the Court were Charles and Jane Baker and Lelia and Henry Blizzard.

Attendees enjoyed hors d'oeuvres, jambalaya, red beans and rice, French bread, tossed salad, and King Cake. Thanks to the cooks, the cleanup crew, and all who participated.

Board Meeting Summaries

Beginning with this issue, summaries of Board meetings will be included in *Cliffnotes*.

January: The Board held its regular meeting on January 14. Discussion was held about membership on Standing Committees.

Also on January 14, after the Board meeting, a special called meeting of homeowners was held to discuss the possibility of Clifftops being annexed by the Town of Monteagle. There was much discussion on this topic, and it was learned the request for annexation needed to come from Monteagle, rather than being initiated by Clifftops. It was decided that Property Manager Jim Tripp would attend a Monteagle council meeting and ask whether the town was interested in the annexation of Clifftops.

At the Community Meeting on February 11, discussion continued about the annexation proposal. Jim Tripp reported that the mayor had indicated that Monteagle was not interested in annexing Clifftops at this time. Several other issues were occupying the Council, so annexation was not part of their plans.

Jim also reported that he received confirmation from the Monteagle Fire Chief that the Monteagle Fire Department would continue to respond to calls within Clifftops.

March: The Board met on March 11. Jim Tripp provided an update of the paving project. Final preparations have been completed, and it is likely that paving will begin earlier than previously anticipated, perhaps as early as April. This earlier date will, it is hoped, cause less disruption than a late summer date. Treasurer Don Zimmerman noted that the in-house preparation work resulted in significant cost savings.

Jim Poteet reported on the updating process on the Clifftops Website. He and Susan Peek volunteered to coordinate this effort. Updating and cleanup work continues, and Jim provided information about the process. He noted the importance of balancing the desire for sharing information on the Website with the need to keep the site secure and free from tampering.

Jim asked Committee chairs to provide updated information to him and Susan as soon as possible. The Board thanked Jim and Susan for their efforts.

Doug Dwyer announced that we will be changing vendors for the after-hours phone service for the main Clifftops number (924-2600). The package, from Ben Lomand, will offer a menu of options, including emergency numbers and voicemail for the office, and is cheaper and more useful than our current service.

Doug reported that we are purchasing a software package that will allow us to survey homeowners via e-mail. As we approach budget time, this software will enable the Board to gather feedback from homeowners about financial priorities and proposals. Jim Poteet noted that our Website does not have this type of data-gathering feature.

Doug asked that homeowners who have not already given the office an e-mail address do so

as soon as possible. He stressed that these addresses will not be shared with anyone and will be used only for CPOA business. A letter will shortly be sent to homeowners who have not submitted an e-mail address.

Those who do not have e-mail or who do not wish to provide an e-mail address will receive copies of surveys by regular mail. Electronic responses will, of course, be easier to manage and tabulate than those in hard copy.

2007 Committees

Finance Committee

This committee, consisting of the Treasurer, as Chairman, one additional member of the Board of Directors and one or more Association member/s in good standing. The Finance Committee shall review the financial activities of the Association and shall present recommendations to the Board of Directors on fiscal matters.

Don Zimmermann, Chair
Jim Anderson
Hope Baggenstoss
Louis Smith
Henry Blizzard
Eddie Settles

Architectural Control Committee

This committee, consisting of the duly elected President and the duly elected Secretary of the Association and one other member of the Association who shall be appointed by the Board, is responsible for ensuring compliance with the Architectural Control and Construction Standards.

Doug Dwyer, Chair
George Goodwine
Earnie Lumpkins
Marjory Lyman
Susan Peek

Strategic Planning Committee

This committee develops financial and strategic planning recommendations relating to short and long term maintenance, preservation and replacement of the Association's property and assets. At least one member of the Board of Directors serves on this committee. The recommendations of the Strategic Planning

Committee, as approved by the Board of Directors, are taken into account in connection with the preparation of the Annual Budget.

Dale Cermak, Chair
George Goodwine
Louis Amis
Sharon Dwyer
Greg Magavero

Nominating Committee

Dennis Raines
Nonie Allen
Nancy Bradshaw
Henry Chase

Social Committee

Earnie Lumpkins, co-chair
Elaine Goleski, co-chair
Nancy & Lee Allsbrook
Sylvia & Jim Anderson
Lelia & Henry Blizzard
Nancy & Wayne Bradshaw
Bo & Ed Jackson
Howard Smith
Marietta & Jim Poteet
June & Steve Centimole
Linda & Earl Williams
Cheryl Lankhaar & Joseph Wehrmeyer

Lake Committee

Louis Smith, Chair
Tom Kandul, Vice Chair
Alex Kitchens
Jeff Slaney
Tom McKelvey
Jim Anderson
Tony Grantham
Henry Blizzard
Peter Beasley

Trails Committee

Margaret Matens, co-chair
Jim Poteet, co-chair
Jack Furman
Earnie Lumpkins
Greg Magavero
Marietta Poteet
Baker Walker

CLIFFNOTES Newsletter Editor

Elaine Goleski

Jim Poteet

Clifftops Website Editors
Susan Peek

Comings and Goings

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

Welcome to:

Carol Ayala	Poplar Place
Douglas Brown	Poplar Place
Evelyn and Eugene Mulloy	Sarvisberry Place
Pam and Walter Wallace	Poplar Place
Fern and Mike Yarworth	Castlerock Court

Goodbye to:

John Durkee	Sarvisberry Place
Catherine Ellis	Castlerock Court
Patricia and John Leach	Poplar Place
Ann & Ken Malhoit	Poplar Place
Fern and Bob Richie	Poplar Place
Sheila Womack	Sarvisberry Place

DRIVEWAY PAVING

Our paving contractor (The Rogers Group) is offering Clifftops residents a special one time rate for driveway paving during this summers Clifftops road project.

Approximate Pricing Outline For Residential Driveway Preparation And Paving

SCOPE OF WORK

- Grade and shape existing base stone drive
- Add approximately 1-inch of crushed limestone base
- Apply herbicide to prepared base stone surface
- Construct a compacted 2-inch Asphalt Surface Course

PRICING OUTLINE

- Approximately 300 square yards (2700 square feet)
\$14.50 per square yard / \$1.61 per square foot
- Approximately 600 square yards (5400 square feet)
\$12.50 per square yard / \$1.39 per square foot
- Approximately 1200 square yards (10,800 square feet)
\$10.50 per square yard / \$1.17 per square foot

For details please contact Steve Moran at (931) 581-5597