



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

September/October 2007

Calendar of Events

- September 14, Bluff Club Pool closing for season**
September 21, Game Night, Bluff Club, 7:00 p.m. (see article)
October 5, First Friday, Lake Club, 6:00 p.m., hosted by Elaine Goleski and Howard Smith
October 13, Rib Roast, 5:30 p.m., Lake Club (invitation forthcoming)
November 2, First Friday, Lake Club, 6:00 p.m., hosted by Nancy and Wayne Bradshaw
November 3, Annual Meeting, 10:00 a.m., Lake Club

Annual Meeting

The CPOA will have its Annual Meeting on November 3, 2007 at 10 a.m. at the Lake Club. Informational packets have recently been mailed to all property owners. If you have not received your packet, please contact the Office.

Property Manager Search Underway

Property Manager Jim Tripp resigned his position to accept a position in Washington State. His last day of work was August 10. Dennis Raines, Earnie Lumpkins, and Henry Blizzard are members of the Search Committee to find his replacement. The Committee

hopes to have a new manager selected before the end of 2007.

September Board Meeting Summary

The CPOA Board held its regular meeting on September 9. President Dennis Raines began the meeting by noting several items discussed at the August 5 Community Meeting. First of these was tennis courts. Dennis indicated that, while funding for resurfacing two of the courts has been deleted from the Strategic Plan, the Board continues to discuss options for this amenity. The second item was reflectors and/or striping for Clifftops Avenue. Dennis reported that a decision on this matter has not been made, and Board discussion continues.

A third item was discussion about the Strategic Plan. Dennis indicated that Dale Cermak, chair of the Strategic Planning Committee, was to make a presentation about the plan later in the meeting. A summary of that presentation is included in "Committee Spotlight" in this issue.

Treasurer Earnie Lumpkins reported on several items of concern. One is continuing problems with lightning damage to security and communications equipment at the front gate. The Board is investigating ways to reduce or prevent this damage and expense.

Two repair projects, part of the Strategic Plan and to be funded from Reserves, are underway. They are repairs to the deck and railing at the Bluff Club and repairs to the fence at the Stables.

Earnie also presented a proposed budget for 2008. Given the use of Reserves funds for paving and other projects and upcoming major projects, like replacement of the swimming pool and reclaiming the lake, an increase of \$10 per month in dues was recommended. Dues in 2008 will be \$170/month. It was noted that the 2008 budget shows a decrease in operating costs, so the main purpose of the increase is to rebuild reserves. The proposed budget was approved.

Under new business, the Board discussed continuing problems with surface water discharge system from the lake. Repair/replacement of this system is included in the Strategic Plan, but there is no formal proposal or cost projection for this work. The Board anticipates that decreases in Strategic Plan items for 2008 will permit some expenditures in this area next year.

The next Board meeting will be November 3 at 10 a.m. at the Lake Club, the annual meeting of the CPOA.

Note: the full text of the approved minutes of Board meetings is available on the Clifftops Website, www.clifftops.net. Copies of these minutes are also available at the Office.

Please Slow Down!

At the September Board meeting, concern was again expressed about

speeding in Clifftops. Consider this yet another friendly reminder to slow down to the posted speed limits of 20-25 mph. And please remind your guests, your children, and those who work on your property to observe our speed limits. Your fellow CPOAers who walk and bike, as well as our wildlife, thank you!

Key Reminder

Homeowners are reminded to notify the Office if you have asked a service person (plumber, electrician, HVAC repair, etc.) to pick up a key to your house. The Office will not give out house keys without your prior permission.

Boat Slips Available

A few boat slips are now available at the Lake Club dock. Please contact the Office if you are interested.

A reminder that all boats used on the Clifftops Lake must be registered with the Office and display Clifftops boat decals. For more information about boating regulations, please see the Rules and Regulations section of the Clifftops directory.

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

The following article is a summary of the PowerPoint presentation about the Strategic Planning Committee made by Dale Cermak at the September 9 Board meeting. (A copy of Dale's presentation is available at the Office.)

Dale reported that, prior to 1998, Clifftops had no reserve funding, no list of common assets, and no written plan for repairs and replacement of these assets. The first outside audit of CPOA finances recommended that a list of assets and values be developed, along with a written plan for their upkeep.

Beginning in 1999 and continuing through 2000, the Strategic Planning process was initiated. This activity, chaired by Debbie Ball, resulted in a comprehensive list of assets with valuations and life expectancies. In 2001, CPOA members recommended, and the Board approved, funding the maintenance of these assets through dues, rather than assessments.

Thus the Strategic Planning Committee was born and was charged to track the maintenance of assets in "as is" condition and to recommend to the Board each July those capital projects to be included in the budget for the next year.

Since 2001, Clifftops has grown and the demographics of members has changed. New technologies and materials are available and new funding strategies have been suggested. These future directions are not addressed in the current strategic plan.

The current Strategic Planning Committee feels it is time to update our plan. At the Annual Meeting in November, the Committee will call for the formation of Strategic Planning, Phase Two.

Rib Roast

The Social Committee invites all CPOAers and their guests to the Rib

Roast, to be held October 13 at the Lake Club. An invitation with full details will be mailed shortly.

Game Night

Marietta Poteet, game night coordinator, reports that the first Game Night, held August 17, started with a bang (or a roll, whichever you prefer). Four couples met at the Bluff Club and played Rummikub. Thanks to Sharon and Doug Dwyer for providing refreshments.

All are invited to the next Game Night, September 21, at 7 p.m. at the Bluff Club. Reservations are not necessary, so bring your favorite beverage and enjoy a fun evening. For more information, contact Marietta at 924-7666 or nannietta@blomand.net.

Comings and Goings

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

Welcome to:

Paula Lovell, Sarvisberry Place, lot 124
Sherriell and Brent Sartain, Hickory
Place, lot 159

Sharon and Ronald Taylor, Laurel
Circle, lot 37

Gail and John Thompson, Westlake
Avenue, W14

Goodbye to:

Sylvia and Jim Anderson, Westlake
Avenue, lot W14

Don Lee, Hickory Place, lot 159

Liz and Bud Lipscomb, Laurel Circle, lot
37

Paul Loring, Sarvisberry Place, lot 124

