



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

November/December 2007

Calendar of Events

**December 7: First Friday Holiday
Bash, 6:00 p.m., Lake**

Club

**December 14: Deadline for
contributions to employee gift
and updates to Directory
(see articles)**

**December 25: Christmas Day. Gate
not staffed (see article)**

**January 1: New Year's Day. Gate not
staffed (see article)**

**January 4: First Friday, 6:00 p.m.,
Lake Club**

**January 13: CPOA Board Meeting,
2:00 p.m., Lake Club**

**February 1: First Friday, 6:00 p.m.,
Lake Club**

**February 10: Community Meeting,
2:00 p.m., Lake Club**

New Officers

Immediately after the Annual Meeting, the Board of Directors held a brief meeting to elect new officers. The following Board will serve until the 2008 Annual Meeting.

President: Henry Blizzard
Vice-President: George Goodwine
Secretary: Howard Smith
Treasurer: Earnie Lumpkins
Board Members: Dale Cermak, Louis Smith, and Bob Thomas.

Thanks to retiring Board members Henry Chase, Dennis Raines, and Earl Williams. Volunteers like these are the lifeblood of the CPOA. We are all grateful to our Board for its service on behalf of all of us.

From the President

2007 has been an eventful year at Clifftops. With the resignation of Jim Tripp in August, we began the process of finding a new Property Manager. We are delighted that Ty Burnette accepted the position and began work on November 19. We welcome Ty to our community. As he works hard to learn his job, let us all help him feel welcome, and lend him whatever assistance we can as he gets underway.

I want to remind everyone that we own our property here in "fee simple," and that the CPOA is not responsible for the maintenance of individual lots. CPOA is responsible for the common areas, like the Office, Gate House, Club Houses, roadways, pool, and other such areas. Sometimes, owners ask that staff do work on an individual lot, but this is not something we can legally or ethically do.

Most of the activities of the Association are made possible by volunteers. Please consider serving on a committee or responding positively when asked to help with special projects.

Change is always a part of life, and we will undoubtedly see changes in the future as we try to keep things repaired and to improve the appearance of our common areas. There are economic realities we must face: controlling costs will be a priority in the years ahead. We must plan for the future and be prepared for these challenges.

My best wishes for happy holidays to all of you!

Henry Blizzard, President, CPOA

Welcome, Ty Burnette!

New Property Manager Ty Burnette began work on November 19. Ty is a resident of Monteagle and previously worked at Sequatchie Concrete. He has a master's degree in Recreation with a concentration in Administration. Please join the CPOA Board in welcoming Ty to Clifftops!

Annual Meeting Summary

The Annual Meeting of the CPOA was held on November 3 at 10 a.m. at the Lake Club. Elections were held for new Board members (see new Board roster above). Reports were received from the Treasurer and the Social Committee.

New Business included an update on the Property Manager search, indication that two capital projects would shortly be underway (repair of the fence around the Stables and replacement of the decking around the Bluff Club).

Questions were raised about the two unimproved tennis courts, replacement

of the Lake Club doors, the presence of large numbers of visitors during certain weekends and the resulting noise and traffic problems, and striping for the roadways.

After a PowerPoint presentation from Dale Cermak about the strategic planning process at Clifftops (previously summarized in the September/October issue of *Cliffnotes*; a copy is also available in the Office), a general discussion was held about strategic planning issues. Questions were asked about the addition of dredging of the lake to the Plan, how Plan items were funded, and the upcoming survey of CPOA members.

The meeting ended with the announcement of election results and statement of thanks to retiring Board members.

Note: the full text of the approved minutes of Board meetings is available on the Clifftops Website, www.clifftops.net. When the minutes from the Annual Meeting have been approved, they will be posted there. Copies of these minutes are also available at the Office.

Rules of the Road

Please remember the following rules for safe travel in Clifftops:

- There is no passing on any Clifftops roadway.
- The maximum speed limit is 25 mph. Certain areas are designated 20 mph.
- If you are walking, please walk facing traffic near the edge of the

roadway. Please do not walk down the center of the roadway.

Employee Gift

As part of the holiday season, many property owners have annually made contributions toward a monetary gift for Clifftops hourly employees. If you would like to contribute, please send your check to the office by December 14, and it will be added to the total.

Directory Changes Reminder

Don't forget to check your Clifftops Directory listing and report any changes or additions (like your e-mail address) to the Office by December 14. The 2008 Directory will be issued in January.

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

The Social Committee is responsible for planning and organizing a variety of social events for CPOAers.

The Committee hosts First Friday each month, an informal, drop-in social. No reservations are required and there is no cost; bring an hors d'oeuvre and your favorite beverage and meet your fellow residents.

In addition, the Committee hosts several dinners throughout the year. In 2007, the schedule included a Mardi Gras party, a Memorial Day event, a 4th of July celebration, and a Rib Roast. Invitations are mailed prior to each event. There is a charge for these dinners, and reservations are required.

These events are designed to break even, so if reservations are not cancelled prior to the event, you will be charged for the reservations you made.

A newer project of the Social Committee has been the creation of a 4th of July float for the Monteagle and Sewanee parades. Beginning with our first float in 2005, Clifftops has received trophies every year for its entry, a winning tradition we hope to continue.

As with all activities at Clifftops, the Social Committee depends on volunteers to accomplish its efforts. Elaine Goleski and Earnie Lumpkins, co-chairs for 2008, wish to thank the following people for their continuing service on the Committee: Leila and Henry Blizzard, Nancy and Wayne Bradshaw, June and Steve Centimole, Bo and Ed Jackson, Marietta and Jim Poteet, Howard Smith, and Earl Williams.

We welcome to new Committee members Nonie Allen, Hope Baggenstoss, Doug Dwyer, and Susan Thomas. We thank those who ended their service this year: Nancy and Lee Allsbrook, Cheryl Lankhaar and Joe Wehrmeyer, and Linda Williams.

No Hunting Permitted

A reminder that the Clifftops "Rules and Regulations" prohibit hunting of any type (including bow hunting) in Clifftops. Please consult the "Rules and Regulations," which are printed in the back of the Directory, if you have questions about what types of activities are permitted on Association property.

Gate Committee Formed

Holiday Bash

At its meeting on November 3, the Board authorized the formation of an ad hoc committee to study gate issues. Howard Smith is chair; committee members are June Centimole, Greg Magavero, Gayle McKeen, Bob Thomas, and Larry Williams.

Residents are encouraged to use their gate cards or clickers to open the gate. Gate staff may not always be present or may be involved registering visitors, so your use of your gate card or clicker will help prevent congestion.

Dues Payments

Payment books for 2008 will be mailed shortly. If you wish to make your payments in person, please use the drop box on the Office door, if there is no one in the Office. Please do not leave payments at the Guardhouse. Monthly payments must be received in the Office by the end of each month to avoid late fees.

Continuing Water Emergency

As everyone is aware, the town of Monteagle is in the midst of a critical water shortage. Residents and weekenders (and their guests) are strongly encouraged to be responsible and conserve as much water as possible.

To assist in this crisis, the CPOA Board authorized the placement of water pipes through the culverts near the front gate. These pipes are being used to bring water from the lake at the Sand Plant to Monteagle.

December's First Friday gathering on December 7 at 6 p.m. at the Lake Club will be a special kickoff for the holiday season. Wear your Christmas best, bring an appetizer and a beverage, and share some December cheer with your Clifftops neighbors!

Holiday Schedule

The Clifftops Office and gate staff will observe the Christmas and New Year's Day holidays on Tuesday, December 25 and Tuesday, January 1. Since no one will be staffing the gate on those days, your visitors will need to call you via the Sentex telephone access system located near the gate to gain entrance. If you haven't yet verified that the system rings your Clifftops phone, this would be a good time to confirm that!

Comings and Goings

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

Welcome to:

Dawn and Bill Kincaid, Westlake Avenue, Lot 12WL

Betsy and Gayle Malone, Sarvisberry Place, Lot 133

Wanda and Gene Warren, Huckleberry Place, Lot 15

Goodbye to:

Susan and Patrick Dean, Huckleberry Place, Lot 15

Kathy and Mike Christie, Westlake Avenue, Lot 12WL

