



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

January/February 2008

Calendar of Events

- February 1: First Friday cancelled**
- February 2: Mardi Gras party,
6:00 p.m., Lake Club (invitation
in the mail)**
- February 10: Community Meeting,
2:00 p.m., Lake Club (see
article)**
- February 11: New Gate Security
Procedures in effect (see
article)**
- February 24: Trails Committee
meeting, 7:00 p.m. (see article)**
- March 7: First Friday, 6:00 p.m., Lake
Club, hosted by Marietta and
Jim Poteet**
- March 8: First Saturday hike (see
Trails article)**

From the President

In recent years, there have been instances of Clifftops residents calling the Gatehouse in an emergency, asking the gate attendant to call 911.

Please be aware that when you call 911 directly from your home, the emergency responder can see your address on their switch board and can more quickly determine which emergency agency should respond. In addition, the emergency responder can ask you for information about the emergency. Calls relayed through the Gatehouse cannot take advantage of the "enhanced 911" feature and can result in delays in response time.

While Clifftops staff will do what they can in the event of an emergency, they are not emergency responders. Therefore, please call 911 directly first. If, after you have called 911, you wish to report your emergency to the Gatehouse, please feel free to do so. Remember that emergency response vehicles can open the gate by "whooping" their siren, so the gate does not need to be staffed in order for an emergency vehicle to enter.

Two other matters: first, it seems that every issue of *Cliffnotes* contains a reminder about speeding on our property, and this issue is no exception. Please remember that 25 mph is the speed limit throughout Clifftops. Walkers, runners, and wildlife are threatened by speeders. Remind your guests and renters of this policy!

Second, the city of Monteagle, which supplies our water, continues to ask that we conserve water in every way possible. We have had a few rains recently, but water levels are still critically low. Even small changes, like not letting water run while you brush your teeth, can make a difference. Please see the article below about the water crisis for more information.

Best wishes for a happy and prosperous 2008.

Henry Blizzard, President, CPOA

February Community Meeting

On behalf of Strategic Planning Committee, chair Dale Cermak invites all property owners to the Community Meeting on February 10 at 2 p.m. at the Lake Club. The Committee will present the survey being prepared to be sent to members of the CPOA. Your input is needed! Bring suggestions of topics to be included as well as questions that should be asked. Think of future concerns (10-20 years out) as well as current issues.

The Committee plans to finalize the survey and distribute it in early March. Responses will be due by early April so that the Committee can use the results to update the Strategic Plan this spring.

January Board Meeting Summary

The CPOA Board met on January 13 at 2 p.m. at the Lake Club. In addition to regular business and reports, the Board heard about activities from several groups:

Lake Committee: Louis Smith reported on information gathered to date about the discharge facility that will insure that water is drawn from below the surface. A further report will be given at the next Board meeting.

Strategic Planning: Dale Cermak indicated that a draft of the survey will be distributed at the February Community Meeting (see article above).

Gate Security Committee: Howard Smith presented recommendations from the group. The Board approved the recommendations, to be implemented February 11 (see article below).

Property Manager's Report: Ty Burnette was welcomed to his first Board meeting. He reported, for the Architectural Control Committee, on new construction and renovation projects currently underway. He also noted that he gave the Monteagle Fire Chief a tour of Clifftops roadways to insure that clearances are sufficient for firefighting equipment. Several maintenance projects in the common areas and along roadways are underway.

Ad Hoc Banking Committee: Dale Cermak reported for the group. Four banks submitted proposals to provide banking and other financial services to Clifftops. After some discussion, the Board approved changing our primary banking relationship to SunTrust Bank.

Other new business included the approval of a new job description for the Property Manager and a revision of the non-exempt employee benefits package.

Note: the full text of approved minutes of Board meetings is available on the Clifftops Website, www.clifftops.net. The January minutes will be posted after the March meeting. In the meanwhile, copies are available at the Office.

Water Conservation News

Jim Boynton, Monteagle Public Works Director, issued a press release on December 28 about the water crisis. The full text of the release was published in the January 10 issues of the *Grundy County Herald* and *The Cumberland View*. Copies of the press release are available at the Office. A summary of the article follows.

The release discusses the drought conditions that have contributed to the problem and notes that the widespread nature of the drought means that

Monteagle can no longer depend on other local communities to sell us water.

Boynton says that “every drop of water we have needs to be conserved” and indicates that the city will shortly issue an emergency drought management ordinance that will give specific details on next steps. This ordinance will be followed by comprehensive short- and long-term plans.

The press release provides specific examples of how leaky toilets and long showers waste huge amounts of water. Several conservation measures are mentioned, including flushing the toilet less often, saving water that is wasted while waiting for hot water, and reusing bath water.

Boynton notes that all of us on the mountain are in the same boat regarding the water issue, and we all need to develop substantial ways to conserve water.

Holiday Decorations

June Centimole coordinated a group of volunteers to design and place holiday decorations throughout the property. Volunteers included Nonie Allen, Debbie Ball, Steve Centimole, Sharon Dwyer, Irene Fulton, Joyce Matheny, and Susan Thomas.

The decorators especially want to thank Clifftops staff Amos Dixon, Charlie Meeks, and Property Manager Ty Burnette for their invaluable assistance. Special thanks go to an anonymous property owner who provided a donation to purchase ribbons and wreaths. As in past years, this anonymous donation made possible the seasonal beautification of the roadways and clubhouses.

Employee Gift

A big thank you from the Clifftops hourly staff for your generous contributions to the holiday gift fund. Contributions were divided among the staff and included in their December paycheck right before Christmas.

Relay for Life 2008

The Clifftops Non-Stops, our Relay for Life team, is soliciting new members for Relay 2008, to be held May 30-31 at Grundy County High School. Relay is a fundraiser for the American Cancer Society. The Clifftops team was the #1 fundraising team in the county last year.

If you are interested in being a team member, please contact Elaine Goleski (924-3227) or egoleski@yahoo.com.

Fireworks Reminder

Some New Year's Eve celebrators apparently forgot that Clifftops regulations prohibit the use of fireworks on the property. Consider this an early reminder of this policy for 4th of July revelers! Drought conditions make it even more dangerous to have any type of spark or flame in our woods.

Property owners who rent their property are reminded that your tenants are subject to the same regulations as residents. Thank you for your adherence to these important safety regulations.

Gate Security

The CPOA Board, at its January meeting, voted to implement new policies recommended by the Gate Security Committee. These changes, which will take effect February 11, include reduced hours of staffing at the gate, new procedures for admitting

guests and contractors, and other matters. A letter explaining these changes in detail will be mailed to property owners shortly.

In preparation for these new procedures, 1) please verify that the code listed for your home on the Sentex system near the gate actually rings your home telephone, and 2) be sure and carry a gate access card or clicker with you.

The Gate Security Committee would also like to remind owners that, while the gate is the principal control point for security at Clifftops, residents can help a great deal in this area.

First, do not open the gate for those you do not know. If the Gatehouse is not staffed, visitors should be referred to the Sentex phone system to contact the property owner they wish to visit. If someone calls you from the Sentex and asks you to open the gate, do not do so unless you know the caller.

Second, as you travel around Clifftops, be alert for individuals in areas they are not authorized to be (e.g., contractor vehicles at the lake, or individuals stopping at multiple lots). Contact the Office or Gatehouse if you observe these problems.

Finally, if you see vehicles speeding, passing others on the roadways, littering, or parking on the roadways, contact the Office or Gatehouse. Provide a license plate number if you have it.

Our community is as safe and secure as we all make it. Please be security conscious.

Are You Certifiable?

Longtime Clifftops residents Sissy and Cam Stewart have provided information about the Certified Wildlife Habitat

program of the National Wildlife Federation. For your lot to be certified, as Sissy and Cam's lot is, you need to meet five straightforward wildlife criteria (food source, water source, place for cover, place to raise young, and sustainable gardening practices) and pay a \$15 application fee.

More information on the wildlife criteria and other details is available at nwf.org. Click on "outside in nature," then on "garden for wildlife." Sissy and Cam believe that most of Clifftops is eligible for certification, and they would be delighted to have fellow owners join them in this program.

Prepare to Hit the Trails!

The Trails Committee is starting work in earnest and is looking for interested volunteers to join co-chairs Marietta and Jim Poteet and long-time trails advocate Margaret Matens. The Committee's goal is to build awareness about the trails we have and add additional ones. Since Property Manager Ty Burnette previously worked with the Park Service, he brings knowledge and enthusiasm about trails to this effort.

All are invited to the Trails Committee meeting on February 24 at 7:00 p.m. at the Poteets' home. Email nannietta@blomand.net or call Marietta at 924-7666 for directions or more information. Or contact Margaret at margaretmatens@yahoo.com (924-2623).

A new activity is First Saturday hikes, which are scheduled for March 8, April 5, and May 3. Time and place to meet will be posted on the bulletin board at the front gate. These hikes are a great way for newcomers to learn about the trails and meet other hikers and walkers. It will be wildflower time before you know it, and we have some great native plants along our trails.

Trail maps are available at the Gatehouse; the pink one details the Ladyslipper Loop trails, and the green one is the Mountain Laurel Loop. The maps will shortly be posted on the Clifftops Website as well.

From the Editor

This issue marks the beginning of my second year as editor of *Cliffnotes*. I want to thank all of you who send me ideas for articles or comments about the newsletter. I enjoy highlighting the good work and activities that make Clifftops such a great place to live.

If you have information you'd like to share, please e-mail me at egoleski@yahoo.com or call me at 924-3227.

Elaine Goleski

Comings and Goings

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

Welcome to:

Eva and Don Crichton,
Clifftops Avenue, Lot 103A
Kay and Paul Housch,
Clifftops Avenue, Lot 114

Goodbye to:

Judy and Hathaway Harvey,
Clifftops Avenue, Lot 103A