



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

March/April 2008

Calendar of Events

- April 4: First Friday, 6:00 p.m., Lake Club, hosted by Nonie and J.C. Allen**
- April 5: First Saturday hike (look for sign at gate for details) see Trails article below**
- May 2: First Friday, 6:00 p.m., Lake Club, hosted by Leila and Henry Blizzard**
- May 3: First Saturday hike (see article below)**
- May 18: CPOA Board Meeting, 2:00 p.m., Lake Club**
- May 24: Memorial Day Event, Lake Club (invitation forthcoming)**
- June 6: First Friday, 6:00 p.m., Lake Club, hosted by Hope and John Baggenstoss**

From the President

Since the February 11 adjustments in gatehouse hours, it is increasingly important that property owners understand how to admit themselves and their guests.

First, please take time to familiarize yourself with your listing in the Sentex system. If you haven't tested the code listed by your name to make sure it rings the telephone number you prefer, please do so at your earliest convenience.

Second, be sure you know how the Sentex system works. When someone calls you from the Sentex console, you can open the gate by dialing "9" from your phone while you and your visitor are still on the line. If your visitor hangs up the Sentex receiver before you have dialed "9," the gate will not open. Once the gate is opened, your visitor can enter Clifftops. The gate will close behind their car. Only one car can be admitted per call.

Third, did you know that you can add additional listings in the Sentex system for alternate phone numbers (like cell phones, office numbers, etc.)? With this alternative, you can open the gate for a visitor to your property even when you are not in Clifftops yourself. If you would like to add such a listing, let Property Manager Ty Burnette know. The additional listing will display in the Sentex system below the primary code listed for you. These additional listings will have different codes.

Fourth, a recent malfunction in the card reader at the gate is a good reminder to all of us that we may wish to have more than one way to open the gate for ourselves. During this card reader problem, which began on Friday evening, February 29, cards would not open the gate, but clickers and the Sentex machine worked normally. Property owners using those systems experienced no problems opening the

gate. The card reader problem was resolved on Monday, March 3. Additional cards and clickers are available at the Office for a nominal fee.

I appreciate your cooperation and patience as we make this transition in our gate operations.

Henry Blizzard, President, CPOA

March Board Meeting Summary

The CPOA Board met on March 9 at 2 p.m. at the Lake Club. President Henry Blizzard began the meeting by listing topics discussed at the Community Meeting, held February 10.

Among issues raised at the Community Meeting were the strategic planning process and survey, variances from the residential restrictive covenants, speeding within Clifftops, trees in the Lake Club driveway that have been encircled by blacktop, water concerns (including lake issues), and bank draft payment of dues. Henry thanked the 15 homeowners who attended the meeting.

Beginning the Board agenda, reports were received from the Treasurer, the Trails Committee (see trails article below), the Architectural Control Committee, and the Strategic Planning Committee (see survey article below).

Property Manager Ty Burnette reported on ongoing projects, including new decking for the Bluff Club and replacement of doors at the Lake Club. The Clifftops roads have been scraped of snow six times this winter.

Under New Business, President Henry Blizzard reported that some cosmetic repairs are needed to the Office Building and that the Office and Clubhouses do not presently have termite inspection and protection. The Board approved adding termite inspections.

The ongoing water crisis on the mountain means that filling swimming pools, including the Clifftops pool, is not currently permitted. Since the water situation is subject to change, it was moved that, if permitted by Monteagle, the Clifftops pool will be filled and will open not earlier than May 15. The actual opening date will be determined by the Property Manager, based on outdoor temperature and weather. If the water situation does not change, the pool will not be opened this summer.

There was a discussion on rental fees for the Clubhouses. These fees have not been increased from the current level of \$20 for some time. Ty will develop a report for Board consideration about uses of the Clubhouses, costs of cleaning, and recommendations for rental fees.

A motion to charge a fee for property checks was defeated.

The next Board meeting will be May 18 at 2:00 p.m. at the Lake Club.

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

CPOA Survey

Dale Cermak and the Strategic Planning Committee are happy to report that the property owner survey is available on the Internet.

As the mailing to all Clifftops owners dated February 27 indicated, filling out the survey online is the most efficient way for results to be received and tabulated. If you have a printed copy of the survey, drop off your completed version at the Clifftops Office.

There have been some reported difficulties accessing the survey online. In some cases, an individual's security software blocked access. If you cannot access the survey or need assistance with any part of the survey, please contact the Office. Remember that only one survey per lot will be counted.

As of March 9, 75 of 245 CPOA members have responded to the survey. Your completed survey is very important to planning for Clifftops' future. We need your input, either online or on paper!

E-Mail Addresses Still Needed

If you receive this issue of *Cliffnotes* by e-mail, congratulations! You are helping the CPOA reduce printing and mailing expenses.

If you received this issue by surface mail and would like to receive future communications from Clifftops electronically, please send an e-mail message to clifftop@clifftops.net,

using "To CPOA" in the subject line. Indicate in your message that you want to receive CPOA communications via e-mail. If you wish to have your e-mail address listed in the 2009 Directory, please indicate that as well.

For those of our property owners who don't have e-mail, please be assured that we will continue to provide you with printed copies of mailings, invitations, newsletters, and other communications.

Thanks to the 105 Clifftoppers who've signed up for e-mail communications. The Board appreciates your support of our efforts to control costs.

Let's Build Something Together

July 4th will be here before we know it, so it's time to organize the 4th of July Float Committee. Howard Smith, chair of the committee since its inception in 2005, has announced that, while he will continue to be involved with the Clifftops float this year, he is retiring from his position as chair. A new chair is needed, along with volunteers to help with all areas of float design, construction, and implementation.

If you are interested in helping in any way, please contact Howard at howardsii@yahoo.com or call him at 924-3227. Your help is needed to maintain Clifftops' winning tradition in the Monteagle and Sewanee parades.

It's Totally Automatic

Treasurer Earnie Lumpkins reminds you that, if you haven't already signed up for automatic bank draft payment of your

Clifftops monthly dues, please consider doing so.

Automatic payment saves you time, prevents you from incurring late payment fees, and saves staff time in processing checks and deposits. For more information, contact Susan Thompson in the Clifftops Office.

Relay for Life 2008

Additional team members are still needed for the Clifftops Non-Stops, our team in the Grundy County Relay for Life, an international fundraiser benefitting the American Cancer Society.

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

Shake a Leg!

The Trails Committee--Jack Furman, Earnie Lumpkins, Margaret Matens, Marietta and Jim Poteet, and Nona and Baker Walker--are delighted to report that five hardy souls (and four hardy dogs) braved the snow on March 8 to hike to Kirby-Smith Point for the first "First Saturday" hike. Those brave folks were treated to magnificent views at the overlook and glimpses of two roaring waterfalls.

At its three meetings since January, the Trails Committee has worked on identifying trail maintenance issues (most of which have since been resolved by Clifftops staff). Users of the Clifftops trails are asked to bring additional maintenance issues (downed trees, problems with signs, bridges, or

trail surface) to the attention of any Trails Committee member.

In addition, the Committee is working on expanding the Clifftops trails system, including a new trail to connect to Kirby-Smith Point, using the Sewanee fire roads near the lake; a new trail connecting the Clifftops picnic area at the Bluff Club with the already-existing Wild Ginger Way trail; and re-routing and re-opening a little-used trail connecting Trillium Trail with Wildcat Falls.

Additional volunteers for the Trails Committee are being actively solicited. If you are interested in helping with any of these activities, please contact any Trails Committee member.

Comings and Goings

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

Welcome to:

Waymon Anderson, Sassafras Court,
Lot 20 Westlake

Charlotte Luce and Donald Burke Jr.,
Poplar Place, Lot 49

Goodbye to:

Julia and James Barton, Sassafras
Court, Lot 20 Westlake

Laila and Abdallah Isa, Poplar Place,
Lot 49

