



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

May/June 2008

Calendar of Events

- June 6: First Friday, 6:00 p.m., Lake Club, hosted by Hope and John Baggenstoss**
- June 7: First Saturday Hike (details to be posted on bulletin board)**
- June 12-15: Bonnaroo Music Festival (see article)**
- July 4: Fourth of July Holiday; NO FIRST FRIDAY**
- July 5: 4th of July Social; invitation forthcoming**
- July 13: CPOA Board Meeting, 2:00 p.m., Lake Club**
- August 1: First Friday, 6:00 p.m., Lake Club, hosted by Susan and Bob Thomas**
- August 10: Community Meeting, 2:00 p.m., Lake Club**

From the President

It's a lovely spring on the mountain. Unlike last year, we are getting regular rain, so the native plants are especially beautiful. We hope you have enjoyed our cool, wet weather!

I'd like to take the opportunity to thank CPOAers who have recently submitted Architectural Control Committee forms for their home construction and remodeling projects. You'll find an article about the ACC later in this issue. It's important that all property owners be aware of and adhere to the restrictive

covenants that help our community maintain its harmonious appearance. If you have questions about whether an exterior project you're planning is governed by these covenants, please read the ACC article, consult the full statement of these covenants, or contact Ty Burnette, Clifftops Property Manager.

I am also pleased to report that use of the Sentex system for gate operation when staff are not present is proceeding as smoothly as can be expected. Since we ended Sunday staffing in February, there have been some backups at the gate when visitors are unfamiliar with how the system works, but I believe that those problems are decreasing in frequency.

The most common problem we've observed is visitors attempting to use phones other than the Sentex phone to call homeowners. Remember that your visitor must call you on the Sentex phone in order for remote gate operation to work. Please see the column from our Property Manager for more details on using the Sentex system.

On another matter, earlier this year the Monteagle Fire Department checked access to Clifftops Clubhouses and other common areas to be sure that emergency vehicles and firetrucks could get to these areas. All of our common areas are accessible. If you are concerned about the accessibility of your driveway to these types of vehicles,

please contact the Monteagle Fire Department to schedule an inspection.

The Board and I thank all of you for your help and positive input as we work to keep Clifftops a thriving community.

Henry Blizzard, President, CPOA

May Board Meeting Summary

The CPOA Board met on May 18 at 2 p.m. at the Lake Club.

Reports were received from the Treasurer and from the following committees: Architectural Control, Strategic Planning, Lake, Gate, Pool, Social, and Trails. Expenditures were approved to fix the lake drainage system; to study lake vegetation, water quality, and fish; and to purchase four additional "no passing" signs. The purchase of a self-locking latch system for the pool area, recommended by our insurance carrier, was also approved. Once the gate is purchased and installed, keys will be distributed.

The Board voted to set normal gatehouse staffing hours, effective the Tuesday after Labor Day, at 8 hours per day, five days per week.

Treasurer Earnie Lumpkins reported that the 2008 budget is 6.9% lower than the 2007 budget and that expenses to date are down 21% from the same period last year. Our reserve funds are up to 10.5%, from a level of 4.3% last year. Reserves were substantially depleted to pay for the paving of Clifftops Avenue last year.

Dale Cermak reported that 133 property owner surveys were returned, 49% of

the membership. The Strategic Planning Committee has begun to analyze the data. Survey responses are the first step in our new Strategic Planning Process. Dale also announced that she has resigned as chair of the Strategic Planning Committee, though she will remain a member. Greg Magavero is the new chair.

The Property Manager reported that seasonal summer staff will not be hired this year. This cost-saving measure will affect the frequency of mowing. Road repairs have been made on Sarvisberry, and other in-house road repairs are planned. The Board approved an initial purchase of rock to fill in the shoulders of some roadways, where the life expectancy of the pavement is compromised. After this test project, a decision will be made on how much this work will cost and whether it can be done by current staff.

Ty also reported on a request he had received from the Board to investigate the fee structure and procedures for renting the Clubhouses. Ty found a report from a Facilities Lease Committee in 2000 that had also researched this area. He recommended, and the Board approved, a revised schedule of fees and the creation of a sub-committee of the Social Committee to implement these policies.

A letter will be sent to CPOA members who have not signed up for electronic debiting of Clifftops dues to encourage them to do so. 55 members are currently paying their dues in this manner.

The next Board meeting will be July 13 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 May minutes will be posted there after they are approved at the July meeting. In the meanwhile, copies are available at the Office.

From the Property Manager

I am pleased to report that we made it through the 2008 Sewanee Graduation weekend with minimal problems. A few minor problems did arise in relation to gate operations. I wanted to remind you that gatehouse procedures have been tightened, so property owners should be aware that only authorized guests (those on your visitor access list) or expected guests (about whom you've alerted the guardhouse) will be admitted by Clifftops staff. If a visitor who does not have one of these two types of authorizations arrives while the gatehouse is staffed, staff will call you to authorize entry. Such visitors will not be routinely admitted without your input.

If you need to update your visitor access list, you can print a copy from the "forms" section of the Clifftops Website, www.clifftops.net.

Homeowners hosting social events with a large number of visitors at hours when the guardhouse is not staffed can arrange for gate staffing at a charge of \$15 per hour.

Another recent issue: reviewing our security tapes from the gate has alerted us to the problem of "tailgating." Some residents appear to be allowing others

to "tailgate" them through the gate. Since the gate is designed not to close on vehicles, two cars can get through the gate if the second is following closely.

If the vehicle which is following your car through the gate contains your guest, then Clifftops security is not compromised. However, if you allow an unknown person to enter the gate behind you, you are breaching the security that all of us count on. While we do not encourage confrontations in such cases, we do ask that you let the office know of the problem and provide information about the car and its tags if you can.

Regarding the Sentex system, I encourage you to consider adding multiple listings for various telephone numbers you may have. For example, the Sentex listing for John and Jane Doe might have the following entries: their Clifftops residence (Doe, John – 000), their Atlanta residence (Doe, J-Atl – 002), John's cell (Doe, J-Cell – 003), and Jane's cell (Doe, JA-Cell -004).

The advantage of these multiple listings is that you can open the gate for your guests no matter where you are, and you can even open it for yourself by calling your cell phone from the Sentex if you forget your gate card or clicker. There are Sentex listings for both of the Clubhouses, so your visitors can also call you there if necessary.

But please remember that you **MUST** call from the Sentex system phone, and not from any other phone in order for the system to function.

If you have questions about the Sentex system, wish to add listings, or have other concerns, please contact me.

Ty Burnette

Bonnaroo Is Coming

The annual Bonnaroo music festival is scheduled for June 12-15 in Manchester. 80,000 tickets were sold for last year's event, and this year's festival is expected to be another sellout. Fans will probably begin arriving during the week of June 8, so if your plans call for travel through the area around Manchester, please be on the alert.

Last year, local stores were temporarily sold out of popular food and beverage items during this period, though most are able to restock within a day.

Pool Opening

The pool has opened for the 2008 season. Pool users are reminded of the following:

Persons using the pool do so at their own risk. No lifeguard is present. Parents are responsible for the safety and supervision of their children. Children 14 years old and younger are not allowed in the pool area without adult supervision. In the absence of a lifeguard, this rule is especially important.

CPOA members are responsible for their guests. Please be aware that renters are considered guests, and the homeowner is responsible for their actions.

State law requires that the safety rope that divides the shallow and deep ends of the pool must remain in place at all times. Please do not remove, stand on, or sit on this rope! Please do not allow children to play on or with this rope. This warning device is vital to the safety of the pool and its users.

Please sign in. The book is located to the right as you enter the gate closest to the overlook.

There is an emergency phone in the corner of the pool area closest to the Bluff Clubhouse. In case of accident or emergency, dial 911.

Refer to the complete set of pool rules on pages 10-13 of the "Rules and Regulations" section of the 2008 Clifftops Directory.

Some additional information: the rescue rings and shepherd hooks are required safety devices and should be regarded in the same way as the rope dividing the shallow and deep ends of the pool. They are not toys, and it is against the law not to have them in place and in good working order. More important, if they are removed or damaged, they will not be available in the event of an emergency. This would be a tragedy far beyond the breaking of any law.

FYI, chemicals are applied to the pool after pool closing times (10 p.m. on weekdays and 11 p.m. on weekends). For your own safety, please observe the pool closing hours.

Got E-Mail?

We are pleased to report that, with the number of CPOA members who have provided their e-mail addresses, we are at a breakeven point in terms of postage costs. That is, the cost of mailing by first class (instead of bulk mail) to those members who don't have e-mail is offset by the reduction in number of pieces mailed. And we are saving additional staff time and expense in avoiding the costs associated with bulk mail (sorting by zip code, batching in zip code groups, counting items).

Additional e-mail addresses will help us save even more in postage costs. If you haven't yet provided your e-mail to the Clifftops Office, 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.

If you think you've already signed up for e-mail delivery, but you're still getting snail mail from Clifftops, please send the e-mail described above or contact the Office. Thank you for helping us in our ongoing efforts to control costs at Clifftops!

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

The Architectural Control Committee's charge is to ensure that the Architectural Control and Construction Standards are followed to the benefit of all property owners. Copies of the Standards are

given to owners at the time of purchase, are available on the Clifftops Website (under "documents"), or can be picked up at the Office.

Members of the committee for 2008 are Henry Blizzard (*ex officio*), Susan Peek, and Howard Smith (*ex officio*). The Property Manager chairs the ACC. The committee met most recently on May 13 and reviewed photographs of and documentation on four ongoing construction projects and one completed outbuilding. The committee also discussed several other concerns, most significantly, the issue of signage and the desire to make Clifftops signs more harmonious with those already in place and more esthetically attractive.

The review and approval process of the ACC has four main intentions:

To prevent excessive or unsightly grading, indiscriminate earth moving, unnecessary clearing of lots, or removal of trees and vegetation which could cause disruption of natural water courses, scar natural landforms, or increase downstream siltation.

To ensure that the location and configuration of structures are visually harmonious with the surrounding lots and structures.

To ensure that the architectural design of structures and their materials and colors are compatible with neighboring residences.

To ensure that any development, structure, building or landscaping complies with the provisions of the Restrictive Covenants.

If you are planning on building, making additions, or altering landscaping and trees, you should review a copy of the Standards and plan to submit the necessary paperwork (available on the Clifftops Website under “forms”). While the Committee makes every effort to respond quickly, the review process does take time. If you are not sure if the project you have in mind requires prior approval, contact Property Manager Ty Burnette, who can advise you. It is also very helpful to make your contractors aware of the “Construction Site Management” section of the Standards so that there are no problems at the work site. Check the Website or the Office for the most recent versions of these standards and guidelines.

Floating Away

Since no volunteers have as yet stepped forward to coordinate the construction of the Clifftops float in the local 4th of July parades, Clifftops is not planning to have an entry this year. If you are willing to take on this role, please contact Howard Smith asap.

The Social Committee thanks all those who were involved in this effort over the past three years.

Relay for Life Roadblock

The roadblock on May 10 was a great success for the Clifftops Relay for Life team, raising a final total of \$979 for the American Cancer Society.

If you weren't able to make a contribution on May 10, you can still support the team. Contact Team

Captain Elaine Goleski (924-3227) or egoleski@yahoo.com.

And don't forget to come to Relay on May 30-31 at Grundy County High School. The event begins at 6 p.m. Friday and ends at 6 a.m. Saturday. It's a family-friendly event, with activities, a silent auction, lots of good food, and even cancer screenings.

In Memoriam

Longtime Clifftops resident Dr. James Lester died at his home on April 24. We send our condolences to his friends and family. Dr. Lester's son Fleet and his wife Debbie will become members of the Association.

Comings and Goings

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

Welcome to:

Becky and Marion Brown, Hickory Place, Lot 161D
Priscilla and Dudley Fort, Clifftops Avenue, Lot 75
Melissa and Mark Kelly, Clifftops Avenue, Lot 113
Carol Lindlau, Poplar Place, Lot 53

Goodbye to:

Barbara and Joseph Ballard, Clifftops Avenue, Lot 75
Robert Kleinpeter, Clifftops Avenue, Lot 113
Betsy and Jeffrey Slaney, Poplar Place, Lot 53