



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

September/October 2008

Calendar of Events

**September 22, New Gate hours begin
(see article)**

**October 3, First Friday, 6:00 p.m.,
Lake Club, hosted by June and
Steve Centimole**

**October 25: Rib Roast (invitation to
come) ** note date change**

**November 1: CPOA Annual Meeting,
10:00 a.m., Lake Club**

**November 7: First Friday, 6:00 p.m.,
Lake Club, hosted by Nancy
and Wayne Bradshaw**

From the President

As I mentioned in the May/June issue of *Cliffnotes*, all of us on the CPOA Board appreciate that many homeowners have recently filed requests for approval of construction projects with the Architectural Control Committee. There does still appear to be some confusion about what does and does not need to be submitted to the ACC.

Examples of projects that do NOT need ACC approval are

- Interior renovations, no matter how extensive, that do not result in changes to the exterior of the building.
- Landscaping changes, except for those that involve the construction of an outbuilding of any type.
- Replacement or repair of existing exterior features, including light-

ing fixtures, window boxes, or shutters.

Examples of projects that should be submitted to the ACC are

- Painting or restaining of the exterior of structures, even if the current color is not being changed. This approval is important because the exterior colors of some properties do not meet Clifftops requirements.
- Construction that changes the exterior appearance of any structure, including components of an original building plan that were not executed at the time of first construction.
- Creation of any exterior structure or outbuilding.

If you have any questions about whether your proposed project requires ACC approval, please contact any member of the ACC (Henry Blizzard, Ty Burnette, Susan Peek, or Howard Smith). You can also read the Architectural Control and Construction Standards in the "documents" section of the Clifftops Website (www.clifftops.net) or find a printable copy of the approval form in the "forms" section.

Your Board appreciates your adherence to the guidelines that enable our community to present a coherent appearance.

Henry Blizzard, President, CPOA

New Gate Staffing Hours

After the Community Meeting on August 10, the CPOA Board decided to postpone implementation of new gate staffing hours, scheduled to begin September 2, until after further discussion by the Gate Security Committee and at the September Board meeting on the 14th.

At the Board meeting, the proposal for the change to forty hours per week of gate staffing was reintroduced. The Board approved the change, effective September 22. As of this date, the Clifftops gate will be staffed from 7 a.m. to 3 p.m., Monday through Friday. See the Board meeting summary below for more information.

Given these reduced hours, members may want to contact Ty Burnette to create an "event code," a unique number that you may give to your guests so they can admit themselves by keying the code into the Sentex system during the time specified.

Rib Roast Date Change

Please note that the date of the annual Rib Roast has been changed. The new date is Saturday, October 25, at 6 p.m. at the Lake Club. Invitations will be mailed shortly. The Social Committee is delighted to report that Ed Jackson, rib roaster extraordinaire, has once again agreed to be our chef. See you there!

Annual Meeting

The CPOA Annual Meeting will be held Saturday, November 1, at 10 a.m. at the

Lake Club. Members will receive a packet of information in mid-September. That packet will include proxy forms for those who cannot attend. You are strongly encouraged to complete the appropriate forms and return them to the Office or give to another CPOA member so that your vote can be counted, even if you aren't able to attend the meeting.

Board Meeting Summary

The CPOA Board met on September 14 at 2 p.m. at the Lake Club. Reports were received from the Strategic Planning, Finance, Architectural Control, Pool, Lake, and Gate Security Committees, as well as from the Treasurer and Property Manager.

The Board approved the 2009 budget, with dues to be set at \$165/month, and a \$2.50/month credit if dues are paid by automatic debit or a single annual payment.

The Board had postponed the implementation of new gate staffing hours, based on concerns reported by Clifftops residents at the August 10 Community meeting. Twenty-nine letters were received by the Board or the Gate Committee on this topic. The Gate Security Committee reconsidered the change in gate staffing hours at its meeting on September 10.

The Committee recommended the implementation of the forty hour per week (7 a.m. – 3 p.m., Monday through Friday) schedule, as well as the installation of new entrance and exit gates to inhibit unauthorized access, the creation of "event codes" for the Sentex machine so that members with events scheduled after regular staffing hours

can admit their guests more easily, and a plan for allowing access to the Clubhouses at non-staffed hours.

The leak at the Pool has been identified and a first bid for its repair has been received. A second bid will be solicited, and the Board approved spending up to \$36,000 for Pool repair. Several bids were also received for Office repairs, and the bid of \$16,000 was approved. CPOA member Paul Cahoon has agreed to supervise this repair work at no charge to the Association. Exhaust fans are to be installed at the Bluff Club to help with a moisture problem there.

The next Board meeting is the CPOA Annual Meeting, November 1 at 10 a.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 September minutes will be posted there once approved. In the meanwhile, copies are available at the Office.

Community Meeting Summary

[Full minutes from the community meeting, as well as text of reports, is available at the Office. Below is a summary of issues discussed.]

The summer CPOA community meeting was held at the Lake Club on August 10 at 2 p.m. Two reports were presented: a report by Greg Magavero, chair of the Strategic Planning Committee, on the recent property owners' survey; and a report on the Lake by Louis Smith, chair of the Lake Committee.

Greg distributed a report of survey findings, thanking everyone for their

strong level of input—133 of the 272 eligible lots were represented. Main areas of concern were cost containment and dues, security within Clifftops, and safety. Problems identified included speeding, concerns about non-residents, Sentex system issues, and fire service.

Positive comments in the survey included the sense that members feel they have adequate information on financial matters, view the Lake and Pool as assets, believe the roads are generally safe, and appreciate the efforts made in landscaping and maintaining common areas.

More respondents favored paying for improvements through dues rather than through assessments.

After Greg's report, additional comments were made by those present. A question was asked about preventative maintenance (Ty Burnette responded that we do have such contracts), and concern about the appearance of the unused tennis courts.

Louis Smith reported on the condition of the Clifftops Lake. He indicated that work was needed to manage the Lake better and to establish a healthier environment for larger fish. Three tasks were listed by the firm that studied the Lake: the use of lime to change the pH of the water, the use of fertilizers to encourage fish growth, and stocking the lake with desirable fish. Nearly \$40,000 would be required to fund this work, plus annual maintenance charges of \$6,000 to \$8,000.

Questions were raised about whether the lake is primarily for fishing or for

swimming and boating, and whether the same maintenance steps are required for both purposes. Silting of the lake was also discussed. Disposal of removed silt would be a major issue, as would cost, estimated to be \$250,000.

The other major topic of concern was the proposed change in gate staffing hours. Concerns were expressed about access by delivery agents, contractors, and other commercial services after 3 p.m. and on weekends. There was a range of opinions on whether the Sentex or a staff member provided better security and whether the elimination of security patrols at the end of the day might result in increased problems and vandalism.

From the Property Manager

I have several items to call to your attention. First, we have made several improvements in recent weeks to the Sentex system and to the closed circuit television system at the gate. We have improved the wiring in the card scanning system to reduce problems. The closed circuit cables have been grounded in order to decrease damage due to lightning, electrical surges, and static buildup.

Additional steps have been taken to decrease our vulnerability to electrical surges. Also, the microphone within the Sentex system has been replaced, with the expectation that it will be easier for you and your guests to communicate. Please continue to bring any problems you experience with the Sentex system to my attention.

Second, our maintenance crew is currently conducting some road

drainage and shoulder repairs to help preserve our roads. The intent of the work is to move the ditches farther away from the roadbed so that water does not undercut the pavement. This work will also provide more of a shoulder in the event someone runs off the road surface and will decrease erosion through the use of grass or rock in the ditches.

Please be alert to this roadwork as you drive through Clifftops and keep an eye out for staffers Charley, Amos, and David as they proceed with this project.

Third, Sequatchie Valley Electric Company has examined our property and identified twenty dead trees near power lines. They plan, perhaps even before this issue is published, to either remove or top these trees to minimize the possibility of power outages. Clifftops maintenance staff will also remove other dead trees that are in danger of falling across our roadways.

Finally, there have been at least two reported sightings of jellyfish in the Clifftops lake. These organisms, *Craspedacusta sowerbyi*, are a relatively common phenomenon. They look like small marine jellyfish, but belong to a different taxonomic class. They are mostly translucent, about the size of a quarter, and feed on zooplankton. They have stinging cells like marine jellyfish but have not been shown to affect the skin of humans.

Ty Burnette

Club Use Subcommittee

At the request of Ty Burnette, a sub-committee of the Social Committee has been formed to examine current policy

on use of the Clubhouses. Social Committee co-chairs Elaine Goleski and Earnie Lumpkins are on the committee, and Sissy Stewart has also agreed to serve. The group will look at existing documents, including the 2000 report of the Facilities Lease Committee, to determine whether changes need to be made to the current application forms and guidelines for use of the Clubhouses.

Lost and Found

We have “found” an irreplaceable “lost” piece of Clifftops history, which has been restored, thanks to the efforts of several CPOA members.

One of the earliest records of the planning for the Clifftops development is this original, hand-colored sales map. Among its many interesting features are a proposed retail area, condominiums, a restaurant, a community center, and other facilities that were never built.

The map, called a plat plan, was stored in an area under the Bluff Clubhouse and was in danger of being completely destroyed when it was rescued by Susan Thomas. It resided safely at the Thomas’ home until a few months ago, when Marge Lyman made arrangements to borrow it. Marge took the map to a commercial document reproduction company in Nashville where it was digitized, color-enhanced, and reproduced as a giclee print on fine watercolor paper.

A copy of this Clifftops “dreamscape” was presented to the Board at its September meeting, and the Board agreed to have the copy framed and hung at one of the Clubhouses. Additional copies will be sold to

interested persons. Two sizes are available; the original 30 x 48 size for \$155.00 and a 20 x 30 size for \$50.00. Samples will be on display at the Office, at First Fridays, at the Rib Roast, and at the Annual Meeting. These prices will be good through November 1; after that time, higher prices will be charged.

We hope you will take advantage of this opportunity to have a piece of Clifftops history. For more information, or to order copies, contact Elaine Goleski or Susan Thomas.

Monteagle Water Assessment Update

The last issue of *Cliffnotes* reported on a proposal by the Monteagle Water Board for a monthly assessment on all water customers to pay for sewer upgrades. Property Manager Ty Burnette reports that the Water Board has rescinded that decision and instead has raised water rates approximately 30 percent, effective immediately. Discounts for high-volume water use have also been eliminated.

Signs of the Times—Not!

A gentle reminder that political signs are not permitted on Clifftops property, either on individual lots or in common areas. The only temporary signs permitted are real estate signs and construction signs.

Comings and Goings

No activity to report