



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

November/December 2008

Calendar of Events

- November 27: Thanksgiving Day.**
Gate not staffed (see article)
- December 1: Deadline for updates to Clifftops Directory (see article)**
- December 5: First Friday Holiday Bash, 6:00 p.m., Lake Club**
- December 15: Deadline for contributions to employee holiday gift (see article)**
- December 25: Christmas Day. Gate not staffed (see article)**
- January 1: New Year's Day. Gate not staffed (see article)**
- January 2: First Friday, Lake Club, 6:00 p.m, hosted by Elaine Goleski and Howard Smith**
- January 11: CPOA Board Meeting, 2:00 p.m., Lake Club**

From the President

As we approach the end of another year on the mountain, I want to take this opportunity to thank my fellow Board members for their service during the past year. I am proud of the Board for addressing some tough issues during 2008, and I am grateful for the efforts of those Board members whose terms expired at the end of the Annual Meeting on November 1.

Earnie Lumpkins, who served as Treasurer and who also functioned as *de facto* Acting Manager during the period when we were without a Property Manager, deserves special thanks.

From August to November, she spent part of every week day at the Office, working closely with Suzan Thompson, and insuring that the day-to-day operations of our community continued smoothly during this period. We are all grateful to her.

Louis Smith was both a faithful Board member and a staunch advocate for issues surrounding the future of our lake. He spent a great deal of personal time investigating the health of the lake and its fish, solicited bids from a pond management firm, and made the issue a priority for the Board. We appreciate his leadership in this area.

Bob Thomas accepted a one-year appointment to the Board last year to fill out a position left vacant by the resignation of a Board member. Bob's experience and financial expertise made him an essential part of our discussions about reducing the size of the operating budget. Bob's willingness to serve on the Board again was very helpful.

Please read the Annual Meeting summary later in this issue. As you do so, I hope you will realize how much time and energy all the members of the Clifftops Board devote to making this community such a wonderful place to live. My best wishes for a happy holiday season, and a great year in 2009.

Henry Blizzard

New Officers

Immediately after the Annual Meeting on November 1, the Board of Directors held a brief executive session to elect new officers. The following Board was elected and will serve for a year.

President: Henry Blizzard
Vice-President: Dale Cermak
Secretary: Howard Smith
Treasurer: Baker Walker
Board members: Henry Chase, George Goodwine, and Gayle McKeen.

The Board extends its thanks to George Goodwine for his past service as Vice-President.

Special Meeting Alert

CPOAers should be on the lookout for a notice about a special meeting regarding the replacement of the Clifftops pool. Approval by the membership is required for expenses exceeding \$50,000.

If you are unable to attend, please return your proxy so that this matter can be resolved in time for the pool to reopen on schedule in May.

Annual Meeting Summary

The CPOA Annual Meeting was held on Saturday, November 1, at 10:00 a.m. at the Lake Club. President Henry Blizzard announced the presence of a quorum, and voting was conducted for new Board members. Annual reports were received from the Treasurer, the Vice President, the Property Manager, and the Strategic Planning, Trails, Social, and Lake Committees.

As part of the Lake Committee report, it was noted that bass measuring less than 14 inches should be removed from the lake as they are caught. Also, Bill Kincaid asked that if anyone catches a fish that has been tagged, the tag number and size of the fish should be reported to him. Dr. Kevin Hagan has been tagging fish for several years.

President Blizzard gave a "state of Clifftops" report. He highlighted the work underway to stabilize the ditches along the roadways, the completion of repairs to the Office, and the improved financial condition of the Association.

In his report, Property Manager Ty Burnette indicated that Association equipment and facilities are being well maintained, that termite and HVAC service contracts have been established, and that the Sentex equipment has been upgraded.

Adjournment was at 11:06 a.m.

Note: the full text of the approved minutes of the Annual Meeting will be posted on the Clifftops Website, www.clifftops.net, once they are approved. In the meanwhile, copies of the unapproved minutes are available at the Office.

Dues Payments

Payment coupons for 2009 will be mailed shortly to Clifftops property owners who are not signed up for automatic debit. The CPOA Board voted in September to allow a \$2.50/month discount if dues are paid by automatic debit or by a single annual payment.

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 Gatehouse. Monthly payments must be received in the office by the end of each month to avoid late fees.

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 15, and it will be added to the total.

From the Property Manager

Renovation of the Clifftops' Office is now complete. We anticipate that energy costs for the Office will be reduced as a result of window and door replacement, and new flooring and paint has created a more attractive and congenial environment. We appreciate the willingness of Clifftops resident Paul Cahoon to volunteer as construction supervisor.

I also want to thank two other Clifftops residents. Andy Foley provided substantial assistance with tree-trimming earlier this fall. Andy was of great help to our staff, and his work improved sightlines along our roadways. Steve Centimole was a valuable consultant as we selected doors to replace the old ones at the Lake Club. His expertise informed and aided our purchasing decision.

We continue to have an ongoing problem with neighborhood dogs running loose, especially in the area

near the front of the property. Clifftops regulations state that "household pets must be kept under the control of the owner at all times." The more time staff spend dealing with complaints about dogs, the less time can be spent dealing with more significant issues. Please do not allow your pets to roam the property.

Finally, we have identified a major leak in the Clifftops pool. A Special Meeting of the Association will be called to discuss the resolution of this issue. As I noted at the Annual Meeting, I am pleased to have completed my first year as your Property Manager. I am grateful for your support as we work together to strengthen our community.

Ty Burnette

Holiday Schedules

The Clifftops Office will be closed and gate staff will not be on duty on Thanksgiving Day, Christmas Day, and New Year's Day. If you expect visitors on November 27, December 25, or January 1, please be aware that your guests will need to call you via the Sentex system to gain entrance. If you've been meaning to add a listing for your cell phone or other line, please do so in advance of the holiday season.

Holiday Bash

December's First Friday gathering on the 5th at 6:00 p.m. at the Lake Club will be a special kickoff for the holiday season. Wear something festive in red and green, bring an appetizer and a beverage, and plan to share some December cheer with your Clifftops neighbors!

Cranberry Crunch Recipe

If you missed the Rib Roast on October 24, you not only missed Ed Jackson's fabulous hickory-smoked ribs, but also Nonie Allen's wonderful dessert. Since we had an overwhelming number of requests, we are printing Nonie's recipe below.

Cranberry Crunch (serves 9)

½ c. butter
1 c. oats (or granola)
½ c. flour
1 c. brown sugar
1 can whole cranberry sauce
1 c. chopped walnuts (or pecans)
Cinnamon

Cut butter into dry ingredients. Pat half of mixture into greased 9 x 9 pan. Spread cranberry sauce over top. Sprinkle with a little cinnamon and nuts.

Top with remaining mixture. Bake at 350° for about 30 minutes. Serve warm with ice cream or whipped cream.

E-Mail Addresses Still Needed

If you use e-mail and haven't provided your e-mail address to the Office yet, please do so. E-mail saves your Association time and money, so please help us communicate with you more efficiently by providing this information.

Happy Anniversary, Ty!

Property Manager Ty Burnette will shortly complete his first year of service at Clifftops. He began work here on November 19, 2007. The CPOA Board of Directors congratulates Ty on this employment anniversary and hopes he

will be a part of Clifftops for many years to come.

Directory Update

Please take a moment to check your listing in the 2008 Clifftops Directory. Report any changes or additions to the Office no later than December 1. If you became a property owner in 2008, please check with the office to be sure we have your correct contact information. The 2009 Directory will be issued in January.

In Memoriam

Long-time Clifftops resident Walt Gerick died in Nashville on October 28. He is survived by his wife Peg. A memorial service will be held at Morton Memorial United Methodist Church on Saturday, November 15, at 11 a.m.

Lynn Dixon, wife of Clifftops employee Amos Dixon, died unexpectedly on October 14. She is also survived by their son, Jonathan, and daughter, Amy. A memorial fund has been established at Mountain Valley Bank in Monteagle.

Katherine Marie Kelly, daughter of Mark Kelly, died in North Carolina on October 16. She is also survived by her stepmother Melissa Kelly.

Comings and Goings

Welcome to:

Katherine and Samuel Crocker, Clifftops Avenue, Lot 80