



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

January/February 2009

Calendar of Events

**February 6: First Friday, Lake Club,
6:00 p.m., hosted by Marietta
and Jim Poteet**

**February 8: Community Meeting,
Lake Club, 2:00 p.m. (see
article)**

**March 6: First Friday, Lake Club,
6:00 p.m., hosted by Lelia and
Henry Blizzard**

**March 8: CPOA Board Meeting,
2:00 p.m., Lake Club**

From the President

We have had an especially wet, foggy, and cold beginning to the winter season this year. Given previous years' droughts, we are happy to have the rain!

I am also pleased to announce the membership of Clifftops Property Owners' Association standing committees for 2009 (see article below). I appreciate the willingness of so many people to serve the Association, not simply because they are interested only in a particular issue, but because they are concerned with the well-being of the Association as a whole.

I would like to thank all those who were members of CPOA committees during 2008. Your service to the Association is greatly valued and appreciated. As

opportunities become available, I encourage you to volunteer your assistance to your Association. We can continue our strong position with the support of our membership.

Lelia and I extend our best wishes for a happy and prosperous 2009.

Henry Blizzard

Community Meeting

The Strategic Planning Committee has begun planning meetings to develop the second phase of the comprehensive long-term plan (SPII) for the CPOA. They will present an overview of past strategic planning work and a general plan for moving forward during the Community Meeting on Saturday, February 8 at 2 p.m. at the Lake Club.

The Committee will build upon and expand the successful work of the 1999-2000 effort that resulted in a long-range plan for maintenance of all common property assets in Clifftops.

SPII will include the development of mission and vision statements; an analysis of current strengths, weaknesses, opportunities, and threats for the CPOA and the neighborhood; prioritization of planning objectives; and the development of an action plan with projected budgets.

Periodic meetings with the Board and opportunities for community input will be an integral part of the process.

The Strategic Planning Committee—working closely with the Finance Committee and tapping the expertise of individual community residents in *ad hoc* consulting roles—aims to conclude its work by the end of 2009 and to present a plan to the Board for approval.

The Committee is chaired by Greg Magavero; committee members are Ray Banks, Dale Cermak, Bill Davis, Mark Kelly, Earnie Lumpkins, and Baker Walker.

Special Meeting Summary

A special membership meeting of the CPOA was held on December 13 at 2 p.m. at the Lake Club. The limited purpose of the meeting was to vote on the Board's proposal to replace the Clifftops pool.

A quorum was verified, by count of 123 proxies and 34 members present. Ty Burnette presented a history of the pool's condition and ongoing problems. He also described proposals from pool companies for repair and/or replacement of the pool.

The Board's proposal, to spend up to \$110,000 from existing reserve funds to demolish the current pool and replace it and the surrounding decking, was presented. Discussion followed.

Some of those present raised concerns about the location of the pool (could it be closer to the bluff?), whether the Bluff Club should be demolished at the same time the pool is replaced, and if the Bluff

Club could be replaced by a pavilion with lockers and restrooms.

The original proposal, to replace the pool in time for its opening this summer, was approved. It was agreed that the issues raised at the meeting would benefit from further discussion, as well as the gathering of specific estimates and professional opinions about the soundness of the Bluff Club. It was agreed that at the next regular meeting of the Board on January 11, these issues would be discussed. Interested members were urged to attend that meeting.

2009 Standing Committees

CPOA President Henry Blizzard announces the following appointments to Clifftops Standing Committees for 2009.

Architectural Control Committee

Henry Blizzard, *ex officio*
Ty Burnette, chair
Steve Centimole
Howard Smith, *ex officio*

Finance Committee

Hope Baggenstoss
Dale Cermak, *ex officio*
Greg Magavero, *ex officio*
Bob Kunkle
Earnie Lumpkins
Susan Thomas
Baker Walker, *ex officio*, chair

Lake Committee

Dennis Raines, chair
Committee members TBA

Nominating Committee

Dale Cermak, *ex officio*, chair
Committee members TBA

Social Committee

Nonie Allen
Hope Baggenstoss
Lelia & Henry Blizzard
Nancy & Wayne Bradshaw
June & Steve Centimole
Elaine Goleski & Howard Smith
Bo and Ed Jackson
Earnie Lumpkins, chair
Marietta & Jim Poteet
Susan Thomas

Strategic Planning Committee

Ray Banks
Dale Cermak, *ex officio*
Bill Davis
Mark Kelly
Earnie Lumpkins
Greg Magavero, chair
Baker Walker, *ex officio*

Trails Committee

Jack Furman
Marjory Lyman
Margaret Matens, co-chair
Jim Poteet, co-chair
Marietta Poteet
Baker Walker

Electronic Bulletin Board

Did you know that the Clifftops Website (www.clifftops.net) includes an electronic bulletin board? Community members may post messages about items for sale or wanted to buy, lost and found, or other announcements of general interest.

Click on the "bulletin board" link on the left side of the Clifftops homepage to see current items and to get information on how to post an item.

Board Meeting Summaries

The CPOA Board held a special meeting on November 17 to evaluate proposals for pool and deck replacement and to plan for the special membership meeting on December 13 to discuss this issue.

The Board held its regular meeting on January 11 at 2 p.m. at the Lake Club. In addition to committee reports, the Board also discussed issues raised at the special membership meeting in December about pool replacement. Responding to a concern voiced at that meeting, a structural engineer's report was presented, indicating that no damage would result to the proposed new pool if the Bluff Club were to be demolished at a later date. An estimate was also presented for mold remediation at the Bluff Club.

If we are to have a new pool open for the 2009 summer season, action needs to be taken now to let contracts. It was suggested that the Strategic Planning Committee take on the task of determining the best long-term use of the Bluff Club site, including the tennis court area.

The Board then voted to replace the pool, based on the specifications presented at the special membership meeting.

Ty Burnette reported that the new discharge unit for the lake has been designed and is being constructed. Installation of this unit will correct the problem of the depth from which water is being removed from the lake.

Several residents have asked about the deer population in Clifftops. Ty indicated that his discussions with Tennessee Wildlife Resources Agency staff and with a faculty member from the University have indicated that the entire plateau area does have a deer surplus. Local attempts to reduce the deer population are not generally effective, given the migratory character of deer. It was agreed that Clifftops would consider participation in any regional solution to the deer problem.

Ty also noted that he had discovered that the Marion County TWRA Officer has been issuing hunting permits to Clifftops residents who request them. The Board asked Ty to communicate with the Officer and request that he respect the CPOA hunting ban. The Association bylaws clearly prohibit hunting anywhere on Clifftops property.

At its March 8 meeting, the Board will discuss the current practice of keeping keys to individual homes in the Office, when requested by homeowners. These keys are then checked out to authorized housekeeping, pest control, and other service providers.

This practice creates a significant and ongoing disruption to the work of the Office staff and also creates a potential liability for the Association. Property owners are encouraged to contact any Board member in advance of the March meeting to register their opinion on this policy.

Note: the full text of the approved minutes of Board Meetings are 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.

Employee Gift

On behalf of Clifftops employees Amos Dixon, Perry Hatfield, Charlie Meeks, David Reeves, and Johnny Sells, thanks to all the CPOAers who contributed to the employee Christmas gift. Your generosity is sincerely appreciated.

From the Property Manager

I have three issues to bring to your attention. One is the ongoing problem with uncontrolled dogs. Both Board President Henry Blizzard and I have asked for your help on this issue in previous issues of *Cliffnotes*, but I'm doing so again because the problems continue.

Remember that your dog may seem very nice and pleasant to you, but it may be considered a nuisance by your neighbor who may or may not like dogs. If your dog is able to roam, unsupervised, into the yards of other residents, there is a good chance that the Office will receive a call about it, and Association staff will spend time and your money to respond to complaints. I ask that you please be considerate of your friends and neighbors, and control your pet.

Second, I want to ask your help in verifying our records regarding gate cards and clickers. We are trying to confirm the information we have in our files regarding the specific gate entry devices associated with each property owner.

You should have received a letter from us asking you to verify the numbers on your cards and clickers. For clickers, the number is found either on a sticker on the back, or inside the clicker itself. If the sticker is no longer on the clicker, you can open it with a coin and find the number on the inside of the device.

For cards, the number we need you to confirm is located in the top right corner. Several property owners have discovered that they are still being charged for cards or clickers that are no longer in their possession, so your attention to this matter will not only help us get control of these entry devices, but it may also save you some money!

Finally, I want to remind you that temporary event codes can be assigned for your guests' use. These five-digit numbers are keyed into the keypad by the card reader at the front gate, eliminating the need for each of your guests to call you when you are hosting a social event. These codes are typically issued for no more than a twenty-four hour period. After that time, the codes are removed from the system and will no longer open the gate.

In order to maintain security, I ask that you not post these event codes (if you do, uninvited persons can temporarily use the code to gain access) and that you share them only with your guests. If we have ongoing problems with event codes being posted, we will need to re-evaluate the use of this feature.

If you do observe improper use of the gate, I ask that you try to get the license number of the car involved, as well as the time and date. Report these incidents to the Office or to Gatehouse

staff. Our security system functions most effectively when all property owners take responsibility for the appropriate use of the system.

Ty Burnette

Get the News

The Nashville *Tennessean* is now available for home delivery to Clifftops residences. To subscribe, go to www.tennessean.com or call 800-342-8237. The Chattanooga Times-Free Press is also available for home delivery. Contact www.timesfreepress.com or call 423-757-6262.

Maps Still Available

Historical maps of an early design of the Clifftops development (as described in the September/October issue of *Cliffnotes*) are still available. The smaller map (20 x 30 inches) is \$65; the larger version (30 x 48 inches) is \$185.

If you are interested in ordering a map, please contact Ty or Suzan at the Office.

Logo No-Go

A reminder that the Clifftops logo is a registered image and is only to be used on official Clifftops communications. If you are hosting a meeting or other event at Clifftops, please do not use the Clifftops logo on your invitations or other materials, since it may give the false impression that the event is sponsored or endorsed by the Association.

Relay for Life Team

It's the fifth year for the Clifftops Non-Stops, our Association's team of volunteers for Grundy County Relay for Life, which benefits the American Cancer Society. Relay is an overnight team walking event, to be held on May 29-30, 2009 at the Grundy County High School football field.

If you are interested in joining the Clifftops team, please contact Elaine Goleski at 924-3227.

What's Your Address?

We are still soliciting e-mail addresses so your Association can save money on postage. We have renewed our bulk mail permit for 2009 with the Postal Service, but we would very much like to save that money next year by having enough e-mail addresses to offset the costs of first-class mailing to those who do not have e-mail.

If you have e-mail and wish to receive communications from your Association electronically, please provide your e-mail address to the Office, if you have not already done so.

From the Editor

As I begin my third year as editor of *Cliffnotes*, I want to thank you, the CPOA membership, for your support, your suggestions for articles, and your efforts on behalf of our Association.

If you have suggestions or information that you would like to have included in upcoming issues, please e-mail me at

egoleski@yahoo.com or call me at 924-3227.

Elaine Goleski

In Memoriam

Clifftops resident Albert Roberts died in Florida on December 12. He is survived by his wife Jane.

Comings and Goings

None to report