



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

March/April 2009

Calendar of Events

**April 3: First Friday, Lake Club,
6:00 p.m., hosted by Nonie and
J.C. Allen**

**April 24: Wine Tasting, Lake Club,
6:00 p.m. (see article)**

**May 1: First Friday, Lake Club,
6:00 p.m., hosted by Hope and
John Baggenstoss**

**May 3: CPOA Board Meeting,
2:00 p.m., Lake Club
(please note date change)**

From the President

Despite a few late snow showers and some colder temperatures recently, we believe Spring is now on the way. As our full-time residents know, Spring is one of the most beautiful times to be on the mountain, and I hope our weekenders will be able to experience Spring with us as well.

I'd like to take this opportunity to clarify issues of governance at Clifftops. Over the past few months, our Property Manager Ty Burnette has heard from several homeowners who expected him to implement solutions to perceived problems, whether or not these concerns had been addressed by the Board.

Let me say clearly that, while the Board has every confidence in Ty's abilities, his role as Manager is to implement the decisions of the Board, not to make independent judgments in response to property owners' concerns.

If you haven't attended a CPOA Board meeting, I encourage you to do so. It will be a good opportunity to see how the Board operates and the role the Manager plays in the implementation of those decisions.

If you do have issues that you would like the Board to consider, I encourage you to contact any Board member prior to a meeting to raise your concerns. In addition, the CPOA has a number of standing committees (the list of committees was published in the January/February issue) which are responsible for major areas of Clifftops activity. Board actions are often based on recommendations from a particular committee, so bringing your areas of concern to the committee chair is another good way to ensure that your concerns are directed to the appropriate person.

Henry Blizzard

A Big Thank You

The members of the Architectural Control Committee and CPOA Board President Henry Blizzard would like to

thank all those homeowners who have contacted the ACC when they have construction projects that may fall under ACC guidelines. We believe that we have recently had more projects submitted to the ACC than had been the case in past years.

Adherence to the design covenants for Clifftops is one of the things that make our community such a beautiful place to live. We appreciate everyone's participation in keeping our community an attractive and harmonious environment.

Calling All Dog Owners

Calls to the Office complaining about unwanted dogs roaming unsupervised through Clifftops continue. Previous issues of *Cliffnotes* have mentioned this situation, and the Board and the Property Manager seek your help in solving this problem.

If you are a dog owner, please respect your neighbors by keeping your dog on your property. Uncontrolled dogs are a traffic hazard, an annoyance to walkers and bikers, a nuisance to other dog owners whose pets are disturbed by canine visitors, an unwelcome intrusion to those who don't like dogs, and a violation of Clifftops regulations.

If you encounter a stray dog on your property and can determine to whom it belongs, we encourage you to call the homeowner and request that their dog be kept on their property. Continuing problems with the same dog should be referred to the Office.

Please remember that this ongoing problem is costly for all of us. The more

staff time spent in responding to complaints about dogs, the less time available to deal with other Association issues.

If you have suggestions about how to resolve this problem, please contact the Office or any Board member.

Directory Correction

The date listed in the Calendar of Events in the 2009 Directory for the September CPOA Board meeting is incorrect. The correct date for the Board meeting is September 13.

4th of July Float

In past years, the CPOA has had a float in the Monteagle and Sewanee Independence Day parades. We did not have an entry last year, but Social Committee chair Earnie Lumpkins would like to hear from anyone interested in chairing a subcommittee to create a float for this year. If you are interested, contact Earnie at 924-3971.

Board Meeting Summaries

A special called meeting of the CPOA Board was held on January 26 at 3 p.m. at the Lake Club. The purpose of the meeting was to consider several recommendations made about the pool. Suggestions had been made by residents that a solar heating system for the pool be considered, as well as a solar blanket. After discussion, the Board declined, for reasons of cost and feasibility, to take action on these suggestions.

It was reported that the pool contractor has advised that, in order to meet state code regulations, the pool be moved ten feet closer to the wooden decking. This change has been made. The contractor also recommended a change in concrete color for the deck in place of using a Kool Dek (or similar) product. No action was taken on this recommendation.

The regular meeting of the CPOA Board was held on March 8 at 2:00 p.m. at the Lake Club.

Greg Magavero, chair of the Strategic Planning Committee, reported on the work of the Committee. He noted that the Committee would have a workshop on April 18. He also made recommendations concerning the pool deck.

Dale Cermak announced that the Nominating Committee has been appointed. In addition to Dale (*ex officio* member), others on the committee are Elaine Goleski and Baker Walker. Two Board members are to be elected in November at the Annual Meeting. Property owners interested in serving on the Board should contact any member of the committee.

Property Manager Ty Burnette noted that annual termite inspections have been conducted on Association buildings, and that Association vehicles and the tractor have been inspected and are regularly being maintained. He announced that energy consumption in the Office was down by 20% in the November-February period, after the Office remodeling was completed. Even though the winter has been colder than normal, and despite electricity price

increases, the electric bill was 6% lower than last year.

The Lake discharge cover has been received and installation is expected shortly. Replacement of the cover is expected to improve water turnover in the Lake. Regular monitoring of the health of the Lake will be done by Professor Martin Knoll of the University of the South.

Ty also presented a list of proposed maintenance projects for 2009. The list was approved.

Treasurer Baker Walker reported that Blue Cross/Blue Shield has increased health insurance rates for employees, effective April 1. The Board agreed to absorb these increases, rather than passing them along to employees.

The Board also approved the temporary placement of a dumpster on Clifftops property currently rented to Sweeton Construction and accessible by a path from the gate parking area. The dumpster is for the use of homeowners and also for staff to use to empty trash containers from the common areas. In this way, staff will no longer have to make several trips to the city dump each week.

The next Board meeting will be May 3 at 2 p.m. at the Lake Club. The date was changed from May 10 because of the Mother's Day holiday.

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.

Wine Tasting

The Social Committee invites Clifftoppers to an informational talk and wine tasting on April 24 at 6 p.m. at the Lake Club. The speaker will be Tony Johnston, owner of the Monteagle Winery, which has recently re-opened. There is no charge, but reservations are requested by April 20. Call Earnie Lumpkins at 924-3971 or e-mail her at elumpkin@sewanee.edu.

The Social Committee plans a schedule of programs for 2009, including an artist's exhibit, a craft demonstration, and an ecological talk. Watch for announcements in upcoming issues of *Cliffnotes*.

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 spring CPOA community meeting was held at the Lake Club on February 8 at 2 p.m.

Greg Magavero, chair of the Strategic Planning Committee, presented a report describing the history of strategic planning at Clifftops and outlining upcoming actions as part of the second phase of strategic planning.

Dale Cermak asked that any property owners interested in being considered for nomination to the CPOA Board contact her.

Henry Blizzard indicated that standing committees of the CPOA were responsible for major areas of activity. Persons with suggestions in areas covered by any of the standing committees were encouraged to contact committee chairs.

Suggestions were made to create a Stables Committee, to establish a "members only" section of the Clifftops Website, and to place a dumpster on the property for the collection of trash.

Strategic Planning Update

Greg Magavero, chair of the Strategic Planning Committee, reports that the Committee is working to develop an outline for second generation extensions (SPII) to the original CPOA strategic plan.

After this has been accomplished, subcommittees will be established to address individual subject areas. CPOA members will be encouraged to volunteer for these groups. The committee is targeting an early summer start date for the subcommittees.

The second generation extensions to the strategic plan will not replace what was done in 1998-2000. Instead, they will address issues not covered by the original plan. The original plan, which has served Clifftops very well, was focused on planning to maintain assets in an "as is" condition.

Building on that foundation, the SPII process will provide CPOA members the opportunity to help chart the course for our Association over the next 5-10 years.

From the Property Manager

Work is ongoing on our project to stabilize Clifftops roadbeds by placing rock in areas where the pavement is being undercut. By building up these areas, we hope to prevent ongoing damage to the edges of the roadways. This work is being done by Clifftops employees, and I ask that you be alert for “men working” signs as you drive through the property.

I would like to thank homeowner Donnie Jones for his work in placing rock in the parking area across from the mailboxes at the Clifftops entrance. Donnie volunteered both his time and materials, so this project was accomplished at no expense to the Association. His spirit of cooperation and his generosity benefit all of us.

Ty Burnette

Find Your Way

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.

Comings and Goings

Welcome to:

Amy and Brian Fawcett, Lakeshore Drive, Lot 155B

Goodbye to:

Amanda and James Miles, Lakeshore Drive, Lot 155B

