



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

September/October 2009

Calendar of Events

- September 17: Closing date for Clifftops Pool for the season**
October 2: First Friday, BLUFF CLUB, 6:00 p.m., hosted by June and Steve Centimole
**** NOTE LOCATION CHANGE****
November 6: First Friday, Lake Club, 6:00 p.m., hosted by Nancy and Wayne Bradshaw
November 7: CPOA Annual Meeting, 10 a.m., Lake Club

From the President

The packet for the Annual Meeting of the Clifftops Property Owners' Association on November 7 has recently been mailed to all members. If you haven't received your copy, please contact the Office.

I encourage you most strongly to read the various enclosures in the packet so you can understand the procedures for voting at the meeting, or submitting your proxy if you will be unable to attend. These procedures are prescribed by our by-laws and require some careful attention on your part to insure that your vote will be counted.

If you have any questions, please call or visit Suzan Thompson at the Office. Suzan has long experience in handling these details, and she can help you be sure that you are completing the forms appropriately.

Also included in the packet is the Association Budget for 2010, which was approved at the September 13 CPOA Board meeting. I am pleased to report that, because of our cost-saving measures over the past year, we were able to maintain dues for 2010 at the same level as this year, \$165 per month. We are also extending the \$2.50 monthly discount for those who pay annually or by monthly bank draft.

Since Board members' terms end at the Annual Meeting, I would like to take this opportunity to thank George Goodwine for his three years of service on the Board.

If your schedule permits, please plan to attend the Annual Meeting. On behalf of your 2009 Board of Directors, I thank you for your interest in the well-being of our Association and our property.

Henry Blizzard

Board Meeting Summary

The regular meeting of the CPOA Board was held on September 13 at 2:00 p.m. at the Lake Club.

In the absence of President Henry Blizzard, Vice-President Dale Cermak presided. Treasurer Baker Walker reported that expenses are \$12,000 below plan and that we are on target to meet our 2009 budget.

Ty Burnette indicated that tree trimming along roadways was underway. Clifftops staff are performing this work to reduce hazards for larger vehicles on our roadways. He also noted that water bills for the Bluff Club and Pool are significantly lower than last year, as is the expense for heating the Pool.

The Board approved moving core testing for the roadways on Castle Rock, Sarvisberry, Azalea, and Hickory to this budget year, instead of 2010 as was initially proposed. With this testing done, the Board will have the information it needs to make decisions on paving for these roads, as well as for Winterberry, where testing has already been completed.

The Board approved a recommendation from the Finance Committee for a By-Laws change concerning the makeup of and terms of service for the Finance Committee. The proposed change will be presented to the membership for their vote at the Annual Meeting.

The next Board meeting will be held immediately after the CPOA Annual Meeting, November 7 at 10 a.m. at the Lake Club.

Note: the full text of the minutes of Board Meetings is posted on the Clifftops Website, www.clifftops.net, once the minutes are approved. In the meanwhile, copies of the unapproved minutes are available at the Office.

Strategic Planning II Update

In addition to the subcommittee chairs announced in the July/August issue of *Cliffnotes*, Charles Perry has agreed to

chair the group focused on Outreach to the University and Franklin County.

The Roads and Front Entrance subcommittee has been working with the Property Manager regarding the testing of the paving on Winterberry. The group will consider a number of different approaches, including the Full-Depth Reclamation Process, to help the CPOA Board as it makes decisions about paving concerns within Clifftops.

The expanded Social Committee, chaired by Nancy Bradshaw, is in the process of conducting a brief telephone survey of a sample of Clifftops homeowners. If you have not received a call by October 1 and wish to participate in the survey, please contact Nancy.

Greg Magavero, SPC chair

Annual Meeting

CPOA members are encouraged to attend the Annual Meeting scheduled for Saturday, November 7 at 10:00 a.m. at the Lake Club.

Light refreshments will be served. Please plan to attend!

From the Property Manager

Many of you are aware that we were without a functioning entry gate from September 8 through 14. I wanted to take this opportunity both to discuss that problem and to provide more general information about gate operation. The Clifftops entry gate is designed to close after each car passes through. It

is possible to “fool” the safety mechanism that prevents the gate from closing on a vehicle by mistake and force it to remain open for two vehicles to pass through. The larger the second vehicle, however, the more likely it is that the gate will be damaged.

About half the gate breakage in the past year has been caused by work trucks clipping the gate as it is in the process of opening. I ask you to alert your visitors, especially contractors or others in large trucks, to wait until the gate is fully open before attempting to pass through.

If you are escorting someone in a car or truck through the gate, please take the time to open the gate twice, rather than having your visitor tailgate with you through the gate on a single opening. The “clickers” that many of you use generally have enough range to open the gate for your visitor who is in front of you or, if your visitor is behind you, to open the gate again once you are through.

Regarding our gate problem earlier this month, we did have two incidents of the type described above over the Labor Day weekend. However, the problem with the gate resulted from our attempt to replace the existing type of arm with one that is less expensive. During that changeover in equipment, a circuit board was damaged and its replacement took longer than expected to arrive. While we do maintain an inventory of spare parts for the gate, we did not have a spare circuit board.

I know that all of you depend on the gate as part of our security procedures for your property. I apologize for the

loss of protection, and I ask that you help us keep the gate functioning by avoiding the risky (to the gate) behavior noted above.

On another matter, I’d like to thank the pet owners who have taken steps to ensure that their pets no longer wander the property unsupervised. We still have a few travelling dogs, however, and I encourage those dogs’ owners to keep them at home.

As I approach my two-year anniversary here at Clifftops, I’d like to encourage those of you whom I haven’t yet met to stop by the Office. I have enjoyed my conversations with all the CPOAers I have met, but I know I haven’t talked to everyone. Feel free to drop by the Office at your convenience.

Ty Burnette

Water Rates

New water rates went into effect on September 1 in Monteagle. As of that date, charges for residential water provided outside the city limits (a category that includes all of Clifftops) are as follows:

- \$22.00 for the first 2,000 gallons
- \$11.00 for each additional 1,000 gallons, up to 99,999 gallons
- \$12.00 for each additional 1,000 gallons over 100,00 gallons

Dumpster News

The dumpster located near the front gate continues to get substantial use. If the dumpster is full (as sometimes happens over the weekend), please do

not overfill the dumpster so the top does not close or leave trash outside the dumpster. Both of those actions can result in animals pawing through the trash and creating a mess for staff to clean up. Thank you for your cooperation!

Donations for Monteagle Fire Department

Earnie Lumpkins reports that donations are still being accepted for the Monteagle Fire Department. Please drop your checks off at the Office. Thank you!

Early Prevention and Wellness Classes

The Athletic Department at the University of the South is offering a series of classes designed to bridge the gap between athletics and wellness and to allow participants to understand the benefits of a healthy lifestyle. These classes are free and are open to the public.

Each class is offered twice—once in the evening and once in the morning. The format includes a short lecture followed by a hands-on demonstration that encourages interaction between the instructors and the participants. All sessions are held in the Fowler Center classroom.

Classes remaining in the fall semester are listed below.

Proper Use of the Fowler Center

Equipment: Monday, October 19, 8 – 9 p.m. or Tuesday, October 20, 10:30 – 11:30 a.m.

Benefits of Walking: Monday, November 16, 8 – 9 p.m., or Tuesday, November 17, 10:30 – 11:30 a.m.

Alternative Exercises for People with Sedentary Jobs:

Monday, December 14, 8 – 9 p.m. or Tuesday, December 15, 10:30–11:30 a.m.

For more information, contact Sarah Hulseley at 598-1790 or schulsey@sewanee.edu

Payment Coupon Books

For those property owners who pay their dues by check on a monthly basis, please note that payment coupon books for 2010 will be sent to you only upon request. If you wish to continue to use a payment coupon when you mail in your check, please contact Suzan Thompson at the Office to have payment coupons sent to you.

2010 Directory

Please check your listing in the 2009 Clifftops Directory and let Suzan Thompson know of any changes for next year's edition. We would like to print the 2010 Directory early in January, so having address change information now would be very helpful. If you would like to include your e-mail address, be sure and send that information to Suzan as well.

A Piece of History

Historical maps of an early design of the Clifftops development (as described in the September/October issue of *Cliffntes*) 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.

In Memoriam

Cristy Coors Beasley died in Monteagle on September 10. She is survived by her husband Peter.

Did You Know . . .

. . . that regular checks of your property can be made during your absence? Clifftops staff routinely check houses on the security patrol list, scanning the ID sensor that has been affixed to the exterior of your home to create a record of the time and date they visited your property. For more information, or to be placed on the security patrol list during your next absence from Clifftops, contact the Office.

Comings and Goings

Welcome to:

Catherine and David Martin, Lakeshore Drive, Lot 144
Becky and Cameron Welton, Azalea Court, Lot 75C
Carolyn and Jim Williams, Tulip Tree Court, Lot 29WL
Katherine and Jay Williams, Tulip Tree Court, Lot 29WL

Goodbye to:

Sharon and Doug Dwyer, Tulip Tree Court, Lot 29 WL
Sherri and Byron Middendorf, Lakeshore Drive, Lot 144
Karen Tidmore and Flora Gorentz, Azalea Court, Lot 75C