



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

November/December 2009

Calendar of Events

- November 26: Thanksgiving Day.**
Gate not staffed (see article)
- December 4: First Friday Holiday Bash, Lake Club, 6:00 p.m.,**
hosted by the Social Committee (see article)
- December 7: Deadline for 2010 Directory updates (see article)**
- 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 8: First (or Second?) Friday, 6:00 p.m., Lake Club, hosted by Elaine Goleski and Howard Smith**
****NOTE DATE CHANGE****
- January 10: CPOA Board of Directors meeting, 2:00 p.m., Lake Club**

From the President

I was elected President of the CPOA Board of Directors at the November 7 Board meeting. In this new role, my hope is to conduct the business of the Association with as much professionalism and dedication as did my predecessor Henry Blizzard. Thank you, Henry, for your service and for your ongoing concern for the best interests of our community. I would also like to

thank outgoing Board member George Goodwine for his three years of service on the Board.

My wife Elaine and I have been property owners at Clifftops since November 2000, and full-time residents since July 2003. We love the mountain and are pleased to give back to this place by being active members of the Clifftops/Monteagle/Sewanee communities.

At our Annual Meeting on November 7, you, the property owners, conducted Association business by electing directors and approving a change to the Association's By-laws. With the election of new members of the Board and new officers, you transferred responsibility for managing the Association throughout the upcoming year. The new Board will provide for the maintenance, repair and replacement of Association property; set and manage the operating budget; serve as stewards of the reserve funds for roads and other capital purposes; and supervise our Property Manager.

During the upcoming year, the CPOA Board will communicate with members (through bimonthly issues of *Cliffnotes* and two regular community meetings). The Board will meet six times during 2010 and will have workshop sessions each month. Most Board members also serve on at least one Clifftops committee. Their volunteer workload is significant, and they receive no compensation or special consideration.

I encourage you, as your time and interests permit, to get involved in Clifftops activities. Later in this newsletter you will see requests for new members of two Clifftops standing committees. If your schedule does not permit such involvement, I hope you will be a participant in community meetings, a reader of *Cliffnotes*, and a regular visitor to the Clifftops Website. I appreciate your support of the Board, of our standing committees, and of the ongoing Strategic Planning II effort.

If you have issues that you wish to have considered by the Board, you need only submit a letter to any Board member. The topic is then added to the agenda for the Board's next meeting. The results of the discussion of the topic are reported in the minutes of the Board's meeting.

Together, we can shape our future in ways that will be ever more satisfying and beneficial to this community we all enjoy.

Howard Smith

Annual Meeting Summary

The annual meeting of the Clifftops Property Owners Association was held at the Lake Club on November 7 at 10 a.m. President Henry Blizzard convened the meeting and verified the presence of a quorum, in person or by proxy.

Board nominees Jack Furman and Howard Smith were introduced. No other nominations were presented.

A proposed amendment to the By-laws, concerning the Finance Committee's

terms of office and responsibilities, was discussed. The Board voted its proxies, and homeowners present submitted their ballots for election of directors and approval of the amendment.

During the counting of the ballots, a media presentation created by Susan Thomas was shown. This presentation was first shown at the Strategic Planning workshop in April. Those present were unanimous in their appreciation for Susan's work in creating this beautiful visual history of Clifftops.

Jack and Howard were elected to the Board of Directors, and the By-laws amendment was passed. Reports were received from the Treasurer, the Strategic Planning Committee, and the Property Manager.

Henry thanked the community and the Board for their support during his two years as President. There being no further business, the meeting was adjourned at 11:10 a.m.

Board Meeting Summary

A special executive session of the CPOA Board was held on November 7 after the Annual Meeting. The business of this session was to elect officers for the Board for the upcoming year. Results of the election are listed below.

President: Howard Smith
Vice-President: Henry Blizzard
Secretary: Jack Furman
Treasurer: Baker Walker

Continuing Board members are Dale Cermak, Henry Chase, and Gayle McKeen.

The next Board meeting will be held January 10 at 2 p.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.

Holiday Bash

December's First Friday gathering on the 4th at 6:00 p.m. at the Lake Club will be a special kickoff for the holiday season. Wear something festive in red or green, bring an appetizer and a beverage, and plan to share some December cheer with your Clifftops neighbors!

Employee Gift

As part of our holiday season, many property owners have annually made contributions toward a monetary gift for Clifftops hourly employees Amos Dixon, Perry Hatfield, Charlie Meeks, David Reeves, and Johnny Sells.

If you would like to contribute, please send your check to the Office by December 15, and it will be added to the total.

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 26, 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 haven't checked your Sentex listing to be sure that all your phones (including your cell phone) are listed, please do so now and avoid the holiday rush!

Payment Coupon Books

As noted in the last issue of *Cliffnotes*, coupon books for Clifftops monthly dues will no longer be automatically mailed to all property owners, but will only be issued on request. If you would like a coupon book for 2010 dues, please contact Suzan Thompson at the Office.

Annual Fee for Gate Cards and Clickers

In early December, you will receive by mail a list of the cards and clickers that are in the Clifftops gate system in your name. Please review the list carefully, as your annual fee for these devices will be based on this list. Advise the Office promptly of any lost gate openers or other discrepancies.

If you pay your dues by automatic bank draft and you would like to have the annual fee for your cards, clickers, and boat storage (if applicable) added to your January 2010 bank draft, please request by letter, e-mail, or phone call to the Office.

Strategic Planning II Update

Development of the 2010 CPOA Strategic Plan (known as SPII) is well under way. Some 42 property owners

are participating on the eight SP11 subcommittees and the Finance Committee. These groups are working to address the objectives identified at the SP11 workshop in April.

I would like to thank all the volunteers who are participating in this valuable activity. Their efforts will result in a long-term plan for preserving, maintaining, and improving our community's assets and governance.

Representatives from all of the subcommittees reported on their progress at a workshop with the CPOA Board on November 7.

The Strategic Planning Committee, which is coordinating the SP11 effort, is looking for one or two additional members for 2010. Potential committee members must have:

- Willingness to work with others and represent the spectrum of CPOA members rather than self-interest
- Ability to meet evenings and/or weekends

The following knowledge and skills would be helpful:

- Computer skills, including e-mail (which is used extensively by the SPC), word processing, spreadsheets, and simple databases
- Broad knowledge of Clifftops and the local community

If you are interested in being considered for one of these vacancies, please contact me at 924-3118 or gmagavero@blomand.net

Greg Magavero, SPC chair

From the Property Manager

During Parents' Weekend at the University in September, we had a problem in Clifftops with partygoers parking on our roadways. I would like to remind you of section 5 of our "Rules and Regulations" (published annually in the Directory), which clearly indicates that parking on the roadways is strictly prohibited.

Roadway parking is dangerous both for the person parking (and their vehicle) and for others attempting to use the roadway. Unless the parked car is completely off the pavement, it obstructs passage to some degree. When cars are parked on the roadway, traffic is forced into the oncoming lane and creates the real possibility of a head-on collision.

If you are expecting a large number of vehicles at a social event at your home (or if your renter is hosting such a party), please give some consideration to parking issues beforehand. There may be an area, like a cul de sac, near your home where guests can park. Or you can encourage your guests to carpool or shuttle them from the gate area. Renters should be made aware of these regulations at the time they make their rental arrangements with you.

As you attend social events at Clifftops, please be aware of these parking concerns. Parking at both of our Clubhouses is limited; please do not park on the roadways near the Lake or Bluff Clubs.

Later in this issue, you will find an article by Ray Banks and John Dumanski with fire prevention tips. I encourage you to

read it. Ray and John have also agreed to check private driveways for fire equipment access. These evaluations and a corresponding map will be shared with the Monteagle Fire Department.

This information will be very useful to the MFD, as they will know in advance which driveways are inaccessible (so they can make alternative plans) and which provide sufficient clearance to enable equipment to get close to the house.

Ray and John are also willing to check the exterior of your home for fire preparedness and provide you with a written report. All of these efforts are completely voluntary and at no cost to you.

If you are interested in taking advantage of Ray and John's generous offer (and their expertise), please call or e-mail the Office. If you e-mail or write, please specify whether you are requesting a driveway evaluation, fire hazard evaluation, or both.

I would like to take this opportunity to say thank you to the members of the CPOA who have allowed me to be your Property Manager. I also want to express special gratitude to outgoing President Henry Blizzard for his help and support. Henry is a man of character and integrity; his prior experience as a judge has developed his qualities of compassion, humility, and a great understanding of the human condition. It has been a pleasure to work with him and the other members of this year's Board.

Ty Burnette

Volunteers Needed

Lelia Blizzard and Nancy Bradshaw, new co-chairs of the Social Committee, are looking for a few good folks to join their group. If you are interested in more information about being part of this committee, please contact Lelia (lelia@blomand.net) or Nancy (nanway@blomand.net) by December 1.

Two for Ty

Congratulations to Property Manager Ty Burnette for completing his second year of service at Clifftops. Ty began work here on November 19, 2007.

The Board of Directors wishes to express its gratitude for Ty for his hard work, positive attitude, and professionalism. Well done!

Donations for Monteagle Fire Department

Thank you for your generosity to the Monteagle Fire Department. A total of \$875 in donations was received and has been presented to the MFD.

Exercise Classes Continue

Several CPOA members have joined the free exercise program led by Judy Magavero on Monday and Thursday mornings at 9 at the Lake Club. The program is based on the Body Recall program (www.bodyrecall.org) developed at Berea College in Kentucky. The exercises are designed to develop range of motion, strength, flexibility, and balance and agility.

Participants report improved well-being by devoting an hour to exercise. The lake scenery enriches the warmup time, and walking inside is less challenging than negotiating acorns and gravel on our roadways.

Women and men are welcome. An exercise mat or beach towel and comfortable shoes are the only equipment required. For more information, contact Judy at 924-3118.

Fire Prevention Tips

Property owners and ex-firefighters Ray Banks and John Dumanski, who are members of the Fire Safety subcommittee of SP11, make the following suggestions to help you enhance your property's fire preparedness.

- With autumn leaves falling, be sure to clear leaves, twigs, and dead vegetation from the vicinity of all structures. Don't forget roofs and gutters.
- Install a spark arrestor on your chimney to prevent hot embers from landing on your roof.
- Keep driveways clear of leaves. This enables firefighters to easily locate the drive and stay out of the ditch.
- Remember to be **lean** (reduce the amount of flammable vegetation near your home), **clean** (don't let dead vegetation or other flammable debris [including firewood] accumulate near your house, and **green** (keep plants

near your home healthy and green during the fire season).

Academy for Lifelong Learning

Clifftoppers are invited to attend a new monthly "lunch and learn" series which is being held at St. Mary's Sewanee. The Academy for Lifelong Learning will feature a wide range of speakers during the upcoming months. Clifftopper Bob Covington was the first speaker on November 4. Upcoming months will feature local residents Lee Allsbrook, Henry Chase, and Sue Herrick, as well as a host of other interesting speakers.

The next program will be December 3 at noon. Speaker is Martha Keeble, whose topic is "Color Light Therapy." For more information, see the Mountain Messenger, the St. Mary's Sewanee Website (www.stmaryssewanee.org), or call Anne Davis (924-4465) or Elaine Goleski (924-3227), program coordinators.

2010 Directory

A final reminder that all changes and corrections for the Clifftops Directory should be submitted to Suzan Thompson in the Office by December 7.

If you haven't already done so, please check your listing in the 2009 Directory and call Suzan at 924-2600 with any updates. Be sure to include your e-mail address!

Comings and Goings

None to report