



# CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

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May/June 2010

## Calendar of Events

- May 15: Clifftops Pool opens for the summer (the pool gate code has not changed; if you need the code number, please call the Office)**
- May 29: SP-II Community Meeting, 10:00 a.m., Lake Club (see President's Column)**
- June 4: First Friday, Lake Club, 6:00 p.m., hosted by Susan and Bob Thomas**
- June 5: SP-II Community Meeting, 2:00 p.m., Lake Club**
- June 10-13: Bonnaroo Music Festival in Manchester (see article)**
- June 13: SP-II Community Meeting, 2:00 p.m., Lake Club**
- July 2: Fourth of July First Friday, 6:00 p.m., Lake Club, hosted by the Social Committee**
- July 11: CPOA Board of Directors Meeting, 2:00 p.m., Lake Club**

## From the President

Spring is in full swing here on the mountain. All of us are enjoying watching the green and warmer temperature return to Clifftops!

This spring also brings a time for us to reflect on the progress of the Strategic Planning II effort, which, as you know, has been underway for about a year. Coordinated by the Strategic Planning Committee, SP-II is intended to develop

a new strategic plan for Clifftops to guide us through the next ten years.

The Committee submitted a partial draft report to the Board on April 30. Contained within the over 400 pages of this preliminary report are recommendations from many of the subcommittees charged with examining the thirteen objectives identified at the strategic planning workshop held in April 2009.

The Board is eager for all members of the CPOA to voice their comments and suggestions on the draft plan, which contains lots of ideas for improving Clifftops and making full use of the amenities we enjoy.

Some proposals cost nothing or very little to implement; others carry high price tags, which will translate into dues increases or assessments if we decide to go forward with them. Some are safety-related. Some are requested urgently; others can be done over the ten years of the plan. Roads, our costliest amenity, also represent the largest price tags in the proposed plan.

It also should be recognized that there are costs both for doing nothing and for doing everything. Not taking action on some items could mean that Clifftops may lose its status as a desirable place to own a home. Spending too much may result in monthly dues or other charges that make Clifftops unaffordable for people who otherwise might wish to

live here. Both extremes affect property values and the prospects for buying and selling property.

While the CPOA Board of Directors has the responsibility of deciding what actions to take and when (and how our Association will pay for what is done), your Board wants and needs to hear from the membership about the ideas that are being put forth and our readiness to pay for implementing them. It is also important for all of us to recognize that this preliminary report is not complete. Some studies (those on the Entrance and the Tennis Courts) won't be finished until later this year. Other amenities (the two clubhouses and the stables) have yet to be studied. It may be the end of the year before the subcommittees have all of this information to submit in a final plan to the Board.

However, before the end of the year, the Board must set the budget and dues for 2011, identifying what operational expenses we anticipate and what existing strategic reserves will be used during the year. (All existing reserves are designated for specific purposes, based on the replacement of assets plan, which was developed in 2000 and which has been regularly updated.) The 2011 budget will also include an amount to be added to strategic reserves for work scheduled to be done after 2011. What that amount will be is also dependent on the final SP-II plan and the Board's action on it.

How can you participate in this process? First, plan to attend one (or more) of three community meetings to be held at the Lake Club. The dates are Saturday, May 29 at 10 a.m., Saturday, June 5, at

2 p.m., and Sunday, June 13 at 2 p.m. Three meeting dates have been scheduled in order to allow the widest possible participation from CPOA members.

Second, if you would like to look over the preliminary report, copies are available in the office for you to check out. If those copies are in use, feel free to contact any Board member to borrow their copy. Since this report is preliminary (and quite lengthy), we have not planned to make copies for every Association member. If you would like to see the Executive Summary (47 pages) and your e-mail can handle an attachment of that size, contact Ty Burnette ([manager@clifftops.net](mailto:manager@clifftops.net)) and he will send you that summary.

Third, if you are unable to attend one of the meetings, and would like to provide input, please contact the Strategic Planning Committee by email ([SPC@Clifftops.net](mailto:SPC@Clifftops.net)) or by letter (send to the Office or drop it off there).

I hope you will attend at least one of the meetings, ask questions, and provide your input as this work continues. Let me express again the Board's gratitude for the hard work of the Strategic Planning Committee and all of the SP-II subcommittees.

Howard Smith

## **Board Meeting Summary**

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

Treasurer Baker Walker reported that first quarter expenditures were under

budget and that there were currently no property owners delinquent in dues.

Ty Burnette reported for the Architectural Control Committee that two new home constructions were almost complete, two minor home expansions were underway, and one new home construction was about to begin.

The Strategic Planning-II preliminary report has been received by the Board. SP Chair Greg Magavero updated the Board on the progress of the remaining parts of the report.

The traffic engineer's report on the Clifftops entrance and the report of the paving evaluation have both been received and are under consideration by the Board and the SP-II committee. Painting of the interior and exterior of the Bluff Club is underway. The mowing season has begun. A fireproof filing cabinet will be acquired for the storage of CPOA documents at the Office.

The next Board meeting will be held July 11 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](http://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**

As noted in the President's Column earlier in this issue, there will be three community meetings to discuss the preliminary version of the SP-II report. These meetings will be held at the Lake Club on Saturday, May 29 at 10 a.m.;

Saturday, June 5 at 2 p.m.; and Sunday, June 13 at 2 p.m.

Let me emphasize that nothing contained in the plan requires the current Board or any future Board to take any specific action. It merely provides a set of recommendations, written with the long-term needs of Clifftops in mind, with rationales for each, and with suggested priorities for those actions estimated to cost \$1000 or more.

I expect that this Board and future Boards will use the information provided in the plan as input to their own processes for setting priorities and establishing consistent direction for the CPOA.

The SP-II report is the result of a large group effort, involving more than 40 CPOA members working through ten committees. It is likely that nobody agrees with every part of the plan, but our faith is in the ability of the process to produce a plan better than any of us could have produced alone.

Through the multi-group process we were able to gain a broad perspective to identify recommended actions and policies that the group as a whole believes represent the best interests of the CPOA.

The next steps in the process are addressing your feedback on what has been developed so far and hearing your additional ideas. I hope you will plan to stop by the Office to look at the draft strategic plan and to attend these community meetings. I encourage you

to learn more about the draft plan and to make your opinions known.

Greg Magavero, Chair, SPC

## **Pool Exercise Program**

Clifftops resident Judy Magavero has again agreed to lead an exercise class in the Clifftops pool. Judy has participated in water exercise programs since 1994, and she volunteered to lead a water exercise class in Clifftops for the first time last year.

The program focuses on increasing the mobility and flexibility of participants, and it allows them to exercise with as much aerobic intensity as they choose. No swimming is required.

After the pool has opened for the season (sometime between May 15 and Memorial Day, depending on the air temperatures), the program will be held on Monday and Thursday mornings from 9 to 10 a.m. when the morning air temperature is at least 60 degrees and the pool temperature is 80 degrees or higher. If it is too cool or rainy for pool exercise any Monday or Thursday, Judy will conduct a "Body Recall" exercise class at the Lake Club at 9 a.m.

For more information, contact Judy at 924-3118.

## **Rules of the Road(s)**

As the weather improves, Clifftops roads will increasingly be shared by a diverse group of users. Among them are

drivers, walkers, runners, bikers, and animals.

Walkers and runners are reminded that they should walk or run facing traffic. Please do not walk or run down the middle of our roadways; to do so is a hazard to traffic and dangerous to you, the pedestrian. Cyclists should travel with the traffic flow.

Drivers, please remember our Clifftops speed limits of 25 mph (20 mph in some areas). Since the other users noted above occupy the same space as your vehicle, your travelling at higher speeds endangers you and them.

Animals don't follow any of the above suggestions, so drivers should be especially aware of the possibility that an animal may be crossing the road ahead of you. As you negotiate the hills and curves of our roadways, imagine that a deer could be on a collision course with you. Please slow down!

## **Bonnaroo Music Festival**

The annual Bonnaroo Music Festival will be held in Manchester on June 10-13. About 80,000 fans are expected. If your plans include travel along I-24 during this period, please be aware of the likelihood of increased traffic and possible delays. Some local stores may also experience temporary shortages of food and beverage items.

## **Missing Cat**

Have you seen Claudie? He has been missing from Castle Rock Court since April 22. He is a neutered, charcoal

gray male, with white markings on his face and legs and a white belly. At the time of his disappearance, he weighed 16 ½ pounds. Judy and Greg Magavero, his owners, hope he's been visiting somewhere, but they're ready for him to come home. If you have any information about Claudie, please call 924-3118.

## From the Property Manager

I would like to take this opportunity to thank CPOA pet owners for responding positively to our requests to control their pets. It is wonderful to work with people who are considerate of their neighbors!

In my role as a member of the Architectural Control Committee, I would also like to thank those of you who take the time to fill out ACC applications when you are considering construction projects that affect the exterior appearance of your property. I am pleased to know so many people who are truly concerned about maintaining the integrity of this community and making it a better place to live.

Just in case everyone is not aware, I'd like to highlight three of our restrictive covenants that were created to help maintain our beautiful community:

*No illegal, noxious or offensive use shall be made or carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance to the neighborhood. No lot owner will be permitted to store old or wrecked cars, trucks, road machinery, crates, barrels, boxes or scrap metal or unsightly junk of any kind, on any lot unless same is contained within a building.*

*There shall not be permanently erected at any time on any lot any trailer, mobile home, tent, shack, garage or barn for residential purposes, and there shall not be any residence of a temporary character permitted. No structure shall be built or moved on to any lot unless it shall conform to and be in harmony with existing structures on the property.*

*All areas for the storage of garbage cans . . . and all other containers for trash shall be so screened so as not to be visible from any street or road on the property.*

In addition, let me urge you to consider what is seen on your property from the road and by your neighbors. To quote from our Architectural Control and Construction Standards:

*All HVAC units, storage of garbage cans, propane tanks and the like should be screened with wood or lattice fence finished to compliment the residence or by shrubbery tall and full enough to hide the unit from the road or adjacent lots.*

*Propane tanks and garbage containers must be concealed from view from the road or adjacent lots.*

*All playground equipment, including basketball goals should be placed toward the rear of the property in order that they not be seen from the roadways, lake or homes on adjacent lots.*

Please be considerate of your fellow residents and take steps to maintain the spirit of these covenants and standards, even if what can be seen on your lot is not directly addressed by the above.

I'd like to end my column with a few comments directed at lake users. First, if you are a boat owner and bring your boat to our lake from another location, please be aware of the danger of introducing invasive organisms to our lake.

The Tennessee Wildlife Resources Agency makes a number of recommendations on moving boats from one body of water to another. These include draining bilge water, cleaning your boat, and allowing your boat to dry before entering another waterway. To see these recommendations in detail, visit [www.twra.biz](http://www.twra.biz) and click on "invasive/exotic species" in the left column. Or try [www.stopans.org](http://www.stopans.org), and click on "tips for careful cleaning" on the right side of the page. Help us protect our beautiful lake by following these recommendations.

Second, we have installed a live fish cage near the boat ramp. All fish that you catch should either be taken for your use or deposited in the cage. We will move fish from this cage to the creek below the dam. If we want to improve the quality of our fishery, we need to remove fish from our lake, especially Green Sunfish and Crappie.

Ty Burnette

### **In Memoriam**

Craig Cummings died at his home in Clifftops on April 21. Craig was a member of the CPOA Board of Directors from 2002-2004, and served as Treasurer of the Association in 2003. He is survived by his wife Mary.

## **Comings and Goings**

### **Welcome to:**

Calvin Haggard, Sarvisberry Place, Lot 133A

### **Goodbye to:**

Jean and Michael McSwain, Sarvisberry Place, Lot 133A

## **Did You Know**

. . . that there are 281 lots in Clifftops, 271 of which are owned by members, 9 of which are non-member lots, and 1 of which is owned by the CPOA? 218 of these lots have houses on them, which leaves 62 lots without houses. Among those 218 houses, 92 are occupied by full-time residents; the other 126 are owned by part-time residents.