



# CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

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January/February 2012

## Calendar of Events

**February 3: First Friday, 6:00 p.m., Lake Club, hosted by Marietta and Jim Poteet**

**February 11: Community Meeting, 10:30 a.m., Lake Club (see article)**

**March 2: First Friday, 6:00 p.m., Lake Club, hosted by Lelia and Henry Blizzard**

**March 10: CPOA Board of Directors Meeting, Lake Club, 10:30 a.m.**

## From the President

Best wishes to all Clifftops members for the coming year! With the first meeting of the new CPOA Board on January 7 (see the meeting summary later in this issue), we are up and running. We have an outstanding and committed group of Board members, committee chairs, and committee members, and I look forward to a successful year for Clifftops.

Two important decisions by last year's Board will be helpful this year and in the future. After researching a number of road construction engineering firms, Terracon was chosen to evaluate our roads. Over the past year, they have examined our roads, taking road core samples to establish the condition of each Clifftops road and its need for repair. They presented us with a very complete picture of what we need to do to accomplish the best, most cost-effective results, for current and future projects. This year we are embarking on the first phase of these road improvements, and we will employ Terracon's expertise to monitor what is being done. In addition, the Board will be very involved in this process.

Last year, the Board also employed the financial consulting firm Criterion Smith to perform a study of our reserve situation. These studies are important to establish whether a community association has the financial basis to support their properties, roads, and other amenities into the future. They are important to those who wish to sell or buy here and to mortgage companies, as well as to give us all confidence that our financial affairs are in good order. Criterion Smith did a very extensive study of all CPOA assets, projected over the next thirty years, of our present reserves and dues. Their opinion is that our present dues are adequate for maintenance of assets and roads for at least another year and, after that, only a small increase will be needed. However, this strategy provides little room for inflation or new capital projects. But, in summary, they felt we were well-positioned for the future.

There are many more things to be done in Clifftops, and this Board is very open to your suggestions. The Board always struggles to balance wants, financial resources, and potential future dues increases. Board meetings are open and we encourage your attendance.

This month our Cliffnotes editor, Elaine Goleski, will retire from that position. We appreciate all she has done to make *Cliffnotes* an effective means of communication and thank her for her service.

Jack Furman

## Community Meeting

You are invited to attend the CPOA Community Meeting on Saturday, February 11 at 10:30 a.m. at the Lake Club. This open meeting, one of two held each calendar year, is designed for members to raise issues and concerns with the Board of Directors.

Light refreshments will be served. Plan to attend!

## Employee Holiday Gift

On behalf of Clifftops hourly employees Amos Dixon, Perry Hatfield, Charlie Meeks, Jennifer Parmley, and Johnny Sells, thank you for your contributions to the annual holiday gift fund for hourly employees. Your generosity is deeply appreciated.

## Committee Membership for 2012

### Standing Committees

**Architectural Control:** Ty Burnette (*ex officio*; chair), Steve Centimole, Jack Furman, Bill Longwell, Nick Roberts (*ex officio*)

**Finance:** Hope Baggenstoss, Warren Barnett, Bob Kunkle, Earnie Lumpkins (*ex officio*; chair), Dale Mullarkey, Susan Thomas, David Wead (*ex officio*), Flo Wilson (*ex officio*)

**Nominating:** David Wead (*ex officio*; chair), members TBA

**Strategic Planning:** George Goodwine, Ray Gotko, Paul Lindlau, Earnie Lumpkins (*ex officio*), Greg Magavero, Nick Roberts (*ex officio*), Jerry Shattell, Flo Wilson (chair)

### Ad Hoc Committees

**Communications:** Gary Fisher, Elaine Goleski, Sue Herrick, Jim Poteet, Howard Smith (*ex officio*), Ellen Woods

**Lake:** Kevin Hagan, Tom Kandul, Bill Kincaid, Earnie Lumpkins, Gayle McKeen (chair), David Mitchell

**Social:** Lee Allsbrook, Nancy Allsbrook, Henry Blizzard, Lelia Blizzard, Nancy Bradshaw (co-chair), Wayne Bradshaw, June Centimole, Steve Centimole, Elaine Goleski, Lynda Gotko (co-chair), Ray Gotko, Bo Jackson, Ed Jackson, Jack Jacobs, Jeanine Jacobs, David Lumpkins, Earnie Lumpkins, Jim Poteet, Marietta Poteet, Howard Smith, Bob Thomas, Susan Thomas

**Trails:** Jack Furman, Jim Poteet (chair), Marietta Poteet, Baker Walker

**Cliffnotes Editor:** TBA

**Clifftops Website Editors:** Susan Peek, Jim Poteet

## Board Meeting Summary

The CPOA Board of Directors met on Saturday, January 7 at 10:30 a.m. at the Lake Club. Treasurer Earnie Lumpkins reported that expenses for 2011 were under budget and that approximately \$9200 in budget savings has been transferred to reserves. Ty Burnette reported that two home construction projects are underway; one is nearly complete and the other has received site approval and will be under construction in the spring.

Ty also reported that new signs at intersections were nearly complete. "Exit" indicators have been placed at each intersection so visitors and others will be able to exit the property more easily. The Board asked for clearer signage at the five-way intersection, and Ty indicated he would determine how this might be done. Ty noted that culvert clearing and roadway shoulder reinforcement work was continuing.

The Board approved the recommendation from last year's Board about roadwork/repaving for 2012. (See the Manager's report below for more details.) The Board also approved standing and ad hoc committee rosters for the year (see article above).

The Board will next meet on March 10 at 10:30 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](http://www.clifftops.net), once the minutes are approved. In the meanwhile, copies of the unapproved minutes are available at the Office.

## From the Property Manager

2012 looks to be an exciting time in Clifftops with the planned paving of four major roadways, maintenance work on all other roadways, and associated culvert replacement. The culvert replacement is a continuation of the effort begun in 2005 to transition from steel culverts to longer-lasting concrete culverts. This replacement is made when road paving is done; the only exceptions are when such replacement means the destruction of the decorative stone walls over some of our culverts. In these cases, slip liners are used to repair the culvert, increase its life, and preserve the stone structures. Weather permitting, culvert replacements are planned for February and March. Pavement around these replacements will not be repaired at that time since re-paving is planned for late summer. This time delay will allow for settling and provide a better base for the new pavement.

In addition to culvert replacement and paving, all roads will receive some form of maintenance in 2012. The most extensive maintenance measures will be on Clifftops Avenue where slurry application is planned for the Avenue's entire length and base repairs for a small section. Other roads will receive a fog seal treatment which is designed to fill small (most likely invisible) cracks that allow water to enter and start the deterioration process. These maintenance measures are scheduled for early summer. We will make every effort to minimize disruptions, but it will be impossible to conduct this work without some traffic interference. We will notify you when these disruptions are expected.

January may not seem like the most appropriate time to be thinking about use of the Clifftops Pool and Lake, but I wanted to take this opportunity to remind you of community rules and regulations so that we might be able to avoid some of the problems that we encountered last summer. All of us are justifiably proud of our amenities, and inappropriate use of these amenities diminishes their value to all of us. Your Board and staff are charged with the duty of protecting the assets of the Association, and our rules and regulations are designed with this goal in mind. Listed below are the major concerns we encountered last summer.

- Inappropriate guest use. Use of the Pool and Lake is limited to CPOA members, their immediate family, their house guests, their registered tenants, and other guests when accompanied by the member or registered tenant. It is a violation of community rules to invite guests to use these amenities when you or your registered tenant is not present. Clifftops staff do not wish to embarrass you or your guests, but the Board has directed us to monitor this situation more closely in the upcoming year.
- Motors on the Lake. With the changes made to the Lake discharge system a few years ago, it has become even more imperative to preserve the water quality on the surface of our Lake. Those discharge system repairs have improved water quality, but because water is now being discharged from the bottom of the Lake, any material deposited on the surface has a more difficult time finding its way out

of the Lake. This summer, we noticed an oily sheen on parts of the Lake, caused by residues from boats with gasoline motors being present on the Lake. Even though the motors were not being used, boats on our Lake with any motor except electric trolling motors create residues in our Lake's water. We appreciate your understanding in helping us maintain the high quality of one of our most precious assets.

Finally, a seasonal reminder to you to check both the safety of your chimneys and the proper functioning of your smoke alarms. Broken or cracked chimneys can let heat, smoke, and toxic gases, such as carbon monoxide, into your home. Be sure that your chimney is ready for the winter heating season and test your smoke and carbon monoxide detectors monthly. Don't forget to replace the batteries in these detectors every year.

Ty Burnette

## **Comings and Goings**

### **Welcome to:**

Lindsay and Mark Griffin, Tulip Tree Court, Lot 30WL  
Tan and John Hille, Dogwood Drive, Lot 39A  
Anne and Bob Maier, Winterberry Drive, Lot 165B

### **Goodbye to:**

Peggy Gerick, Dogwood Drive, Lot 39A  
Margaret and Louis Smith, Tulip Tree Court, Lot 30WL