

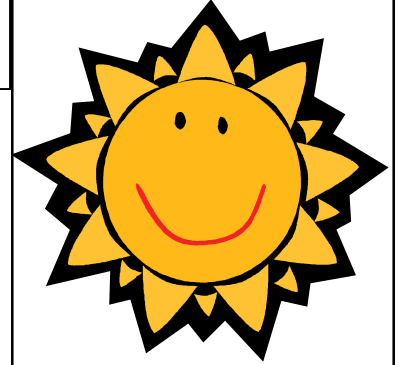


# Million-\$-Views

Cherokee Bluff Council of Co-Owners, Inc.

June 2010

## HOT WEATHER TIPS TO KEEP YOUR COOL



A hot sizzling summer is upon us. Here are some tips to help you through the steamy weather.

- Drink plenty of water to avoid dehydration and heat stroke. When venturing out ensure that you have an appropriate sun block and protect your head by wearing a hat or cap
- Draw curtains or close blinds to keep the inside of your home cooler
- Spend as much time as you can in cool surroundings. Use fans and air conditioner to cool your home
- Slow down and take it easy. Physical activity produces extra body heat. Exercise in the early morning or late evening.
- Wear light-weight, light-colored, loose fitting clothing. Cotton is a light, airy fabric.
- Take cool baths or showers as cool water can remove body heat 25 times faster than cool air
- Ensure that your pets have plenty of water to drink and suitable ventilation
- Hot spells can put the children and the elderly at risk. If you have any vulnerable friends/neighbors, look in on them from time to time to ensure their well-being.

## RULES & REGULATIONS

At the last Board meeting of May 25, 2010, the following changes were made within our Residents Manual as part of Part Two—Rules and Regulations; II. General Rules and VII. Failure to Comply. You may pick up a new Rules & Regulations at the office. It is also available on the website at [cherokeebluff.org](http://cherokeebluff.org), or by e-mail at [cherokeebluff@comcast.net](mailto:cherokeebluff@comcast.net).

### II. GENERAL RULES

#### H. AESTHETIC MODIFICATIONS

**Aesthetic Modifications to the exterior of a unit, whether involving modifications to common elements and/or limited common elements, must be reviewed in advance by the Architectural Review Committee and approved by the BOD prior to the start of the construction; this should also occur prior to the purchase of materials or contracting.**

### VII. ENFORCEMENT

#### E. FAILURE TO COMPLY

7. Suit in **any court of competent jurisdiction** if a fine exceeds \$100.00 and is not paid within 30 days OR if resident refuses to cooperate in the enforcement of these rules.

## COMMUNITY NEWS AND REMINDERS

- Please remember to use the **designated areas for walking your dogs**. If you are uncertain where these areas are, please pick up a map at the office. Pet owners are required to **immediately remove their pet's waste from the common areas and dispose of it in a proper receptacle**.
- Another rule reminder: "Patios and balconies must be kept clean and neat in appearance". Please **do not hang towels on your balconies**. Thank you for your cooperation.
- **Mosquito season** is upon us. Please empty any planters, bird baths, bottles, cans, or buckets as they are breeding ground for these pests. Replacing your lights with yellow lights and using citronella candles and torches can help drive the mosquitoes away from your immediate area. Use a mosquito repellent when outdoors may help also.
- **BOOMSDAY** is coming soon. Look for information in the next newsletter.

### PET COMMITTEE

The CB Board of Directors has appointed a temporary committee to review and advise changes to present rules that apply to residents' pet ownership. The purpose of the committee will be to gather input from residents and make recommendations that will ensure our community is pet-friendly and also neighbor-happy. All input from residents will be respectfully considered. Please contact the email addresses below with your thoughts.

Residents appointed are Erich Mecherle, Carol Ann Shipley, Stephanie Wayland with CB Board member, Ted Lundy, as advisor. **Two more residents are invited to volunteer**. If you are interested in being a member of the "ad hoc" pet committee, please contact Mary Branson, site-manager—[cherokeeb bluff@comcast.net](mailto:cherokeeb bluff@comcast.net), or Stephanie Wayland—[scwayland@att.net](mailto:scwayland@att.net). Pet ownership is not required.

Before any recommendations are presented to the CB Board, the recommendations will be published in our newsletter and a discussion time will be held in the clubhouse for residents input.

Stephanie Wayland,  
Unit 1885

### INTRUDER ALERT

The Board of Directors feels it is important to advise our owners and residents that our community has experienced a rare, but disturbing, series of incidents that you should all be aware of. During the early morning hours of Wednesday June 9, 2010, a male perpetrator with no known affiliation or association with our community accessed CB property, evaded detection by the guard at the guardhouse upon entry, apparently disrobed, and was responsible for a series of acts ranging from relatively minor disruptions of personal property in the common areas and the limited common areas of several units to the unauthorized entry of the garage of one unit and the actual unit in another instance. Unfortunately the guard on duty observed the man when he was in a garage and made the error of not challenging him and ascertaining if he belonged in that garage or in our community at all. That guard was immediately dismissed when the post supervisor, Sgt Heck, appeared for duty and the KPD was called to apprehend the suspect. He was arrested, is being treated for apparent mental illness, and has been charged with aggravated burglary and indecent exposure. The CB Board, its security contractor and the affected homeowners/residents are all cooperating to ensure the perpetrator is prosecuted to the fullest extent of the law, which hopefully will result in this individual receiving much needed mental healthcare.

SEI, CB's security contractor, has extended its regret and apologies to our entire community for the failure of its guard in identifying a serious problem and responding appropriately. That guard has been fired and will, of course, not be posted at CB ever again. SEI has presented a plan to the CB Board for augmenting the training of all current and future guards so that similar failures can be entirely avoided in the future. Despite this troubling episode, SEI has been a much more competent and reliable security contractor than some of their predecessors.

The Board advises all residents to make sure all your exterior windows, doors and garage access points are closed and securely locked at all times not actively in use. Our guard presence no doubt deters and protects us from many threats but it is not a perfect shield from such threats and this should serve as a reminder of that fact for all of us. Also, please do your part in being extensions of our security service by being the eyes and ears of the guard on duty. Please report any suspicious persons or activity to the guard by phone immediately. They can and will politely investigate! Your cooperation is much appreciated!

## NEW RESIDENTS AND OWNERS

### **New Owners:**

1914—Janet Atwill

1824—Ronnie Range and his son, Trey Range are owners. Trey and his brother, Ryan, will be residing in the Unit.

### **New Residents:**

1980—William Graham

1903—Jared Smith

1964—Andrew Craig

1905—Suzanne Devan & Shelley LuePhang

1930—Erika Clark

## UNITS FOR SALE

2012—2BR/1.5 BA Newly Remodeled, In the Heights, \$134,900, e-mail at [stephanie.m.dorsey@gmail.com](mailto:stephanie.m.dorsey@gmail.com)

2002—3 BR, 2.5 BA, \$159,000. Call for appointment—901-569-0895

1956—2 BR, 1.5 BA, \$139,900. call Dabney Hansard at 693-3232

1928—3BR, \$169,000. Call Johnny Creel, agent, at 936-4116.

1818—2BR, \$179,900. Completely remodeled. Contact Paul Boone, Realty Executives, at 983-0011.

1870 - 2 BR, 1.5 BA - *Completely* updated corner unit. Refinished hardwoods, fresh, neutral paint throughout, totally remodeled kitchen and full bath. All appliances stay. Move-in ready. \$138,500 For dozens of pictures and contact information visit:

<http://cherokeebluffcondoforsale.wordpress.com/>

1863 - 2 BR, 2.5 BA Waterfront condo, open floor plan, cathedral ceilings. Listed for \$199,000.

[Click here for flyer](#)

1917-River view, Contact 865-573-3786

## BOARD OF DIRECTORS

President: Mike Mynatt, 1911	609-7171	<a href="mailto:mmynatt@communitysouthlending.com">mmynatt@communitysouthlending.com</a>
Vice-President: Michael Nolan, 1856	382-6260	<a href="mailto:mklman@comcast.net">mklman@comcast.net</a>
Treasurer: Robbie Pope, 1837	579-1100	<a href="mailto:rjacksonpope@hotmail.com">rjacksonpope@hotmail.com</a>
Ted Lundy, 1859/1861	577-9170	<a href="mailto:tedsadler.lundy@gmail.com">tedsadler.lundy@gmail.com</a>
Vickie Norton, 1879	679-0101	<a href="mailto:vnorton@ornlfcu.com">vnorton@ornlfcu.com</a>
Sandra Weaver, 2017	423-539-5550	

## BOARD OF DIRECTORS MEETING

The Board of Directors meeting will be held on June 22, 2010 at 6:30PM in the clubhouse.

## IMPORTANT PHONE NUMBER

Office—(865) 573-2360

Gatehouse—(865) 573-2360