



Million-\$-Views

Cherokee Bluff Council of Co-Owners, Inc.

August 2010

BOOMSDAY AT CHEROKEE BLUFF

Residents of Cherokee Bluff will have another opportunity to enjoy the Boomsday fireworks celebration on **Sunday, September 5, 2010**. As you know, our guest parking is very limited on the property and therefore we have no choice but to limit the number of guest vehicles allowed on the property that evening. Here are a few guidelines that you should be aware of regarding inviting guests to enjoy the fireworks display.

- Residents are encouraged to invite guests; however, you will be **limited to 2 vehicles other than your own vehicles**. Residents with unpaid dues or fines will be limited to automobiles with CB stickers **only**. The sticker must match the description of the car that we have on file at the office. Please contact the office in advance to clear up any such outstanding matters because Boomsday will be too late.
- In order for your guests to be admitted they will need a special pass for every vehicle, **no exceptions**. The tickets will **ONLY** be available at the site manager's office that is located at the clubhouse in advance. If you are unable to stop by the office prior to Boomsday, you need to call Mary at 573-2360 and make other arrangements. Passes will **NOT** be available on Saturday, September 4 or on the day of the event, so **you must pick up your passes no later than Friday, September 3rd**. The office will be open until 7:00PM on Friday. NO vehicles will be admitted without a pass, except emergency vehicles. Lost passes will not be replaced.
- You are encouraged to have your guests arrive early to avoid traffic backups at the entrance.
- Security guards will be posted at the mailbox pull-off approximately half way up the hill and again at the Guard Station. Your guests will be required to present their parking pass at both places in order to gain entry and park on the property. **NO EXCEPTIONS!**
- Please instruct your guests that one guest vehicle is to park **parallel** in front of both your garage doors, not extending beyond the adjacent islands. The second vehicle is to park in a designated space in the designated "Visitor" parking areas OR in overflow parking area in the field near the tennis courts. A security guard will be there to direct guests. Please ask your guests **NOT** to park in undesignated areas, as their vehicle will be towed from the property at their own risk. **This includes double parking in front of your unit.** It is important to maintain an open lane for any emergency vehicles and through traffic.
- Remember to be a good neighbor. Please furnish restroom facilities for your guests and pick up all cans, bottles and debris. And remember, **no fireworks** displays of your own! Fireworks pose a tremendous fire hazard to our community. Please leave it to the professionals!

REMEMBER TO SIGN UP AND RECEIVE YOUR GUEST PASSES AT THE OFFICE ANYTIME UP UNTIL FRIDAY, SEPTEMBER 3RD.

ENJOY BOOMSDAY!

CHEROKEE BLUFF COUNCIL OF CO-OWNERS, INC.

NEW RESIDENTS AND OWNERS

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NEW RESIDENTS:

1824—Stuart Gorman	1912—John Tennant, John Patty, and Clinton Sprinkles
1830—Holly Lusk & Karrah Leary	1918—Sarah Werre
1840—Kristin Kilgore	1952—Scott Wherry
1852—Erica Barenbaun & Kristin Harrison	1980—William Graham, Tommy Liddell
1900—Elicia Martinez-Davis, Matthew McMahan, Blake Easley, Anniece Weaver	2000—Michael Bowman
1902-Alvaro Taboada	2005—Katherine Abercrombie
1905— Laura Edmunds, Laura Rannels, Jackie Newman	2006—Jill Pierce, Abigail Brown
1960—Lawrence Hyde	2016—Brett Bellisle

UNITS FOR SALE

2012—2BR/1.5 BA Newly Remodeled, In the Heights, \$134,900, e-mail at 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. Contact 567-5773. [Click here for flyer](#)

1917-River view, Contact 865-573-3786

2015—2BR condo, \$139,900. Call Dabney Hansard at 693-3232. [Click here to view a picture](#)

BOARD OF DIRECTORS

President: Mike Mynatt, 1911	609-7171	mmynatt@communitysouthlending.com
Vice-President: Michael Nolan, 1856	382-6260	mklman@comcast.net
Treasurer: Robbie Pope, 1873	579-1100	rjacksonpope@hotmail.com
Secretary, Vickie Norton, 1879	679-0101	vnorton@ornlfcu.com
Ted Lundy, 1859/1861	577-9170	tedsadler.lundy@gmail.com
Sandra Weaver, 2017	423-539-5550	
Rick Miller, 1885	609-2351	18rick85@att.net

BOARD OF DIRECTORS MEETING

The next Board of Directors meeting will be held on **Tuesday, August 24th at 6:30PM** in the clubhouse.

IMPORTANT PHONE NUMBERS

OFFICE—573-2360

GATEHOUSE—573-6742

COMMUNITY NEWS AND REMINDERS

- Your site-manager, **Mary, will be going on vacation from September 4-12.** Pat Proffitt from First Management Services has graciously agreed to fill in at the community office for Mary on Tuesday, Wednesday, and Thursday (September 7-9) from 8:30AM to 12:00PM.
- The EPA recently passed a law regarding renovations and painting. Any residential unit built prior to 1978 must use a **lead-based paint certified contractor** to complete renovation work or to paint over 6 square feet of interior space or 20 square feet of exterior space. The only exception to this rule is if the residential unit has been certified as lead-free, per the EPA's testing guidelines. For further information, please go to <http://www.epa.gov/lead/pubs/toolkits.htm>
- Don't forget to **sign up for the curbside recycling program** at The Bluff through Waste Connections ("WC"). Individual units may sign up directly with WC at any time at a cost of \$5.00 per month. However, if 35 or more units sign up under a 1-year HOA contract, the cost would be only \$3.75 per unit per month. Under either program, you are provided a 95 gallon container in which to collect any recyclable materials (paper, plastics, aluminum, tin, newsprint, etc.) and which is then left at the curb on the designated day every other week pick up by WC. Please contact the CB office ASAP if you are interested at (865) 573-2360 or e-mail at cherokeeb bluff@comcast.net. We already have 18 units ready to sign up so if you are already recycling or interested in starting, please take advantage of this opportunity. If you have already signed up, thank you. You will be hearing more about this from our office once we have reached the necessary number of participants.

PET COMMITTEE

A Note to New Resident Dog Owners:

The CB Pet Subcommittee would like to welcome you and your pet to the Bluff! We recognize and encourage the benefits of dog ownership—exercise, companionship, and opportunities to meet other dog-walkers. We hope that you and your dog will have a happy experience enjoying our unparalleled condo green-space and walks. We invite you to meetings of the Cherokee Bluff Pet Subcommittee and welcome any input you may give on pet/condo harmony.

It's important to know, as welcome as you and your pet are, there are responsibilities to having a dog on Cherokee Bluff. These regulations are in place for the sanitation, safety, and esthetics of all our residents.

These are outlined in the CB Residents' Manual. Get acquainted with them and remember:

1. When outside your dog must be under your control on a leash at all times.
2. All waste must be picked up all the time, every time, from any place in the community.
3. Be sure to identify yourself as a responsible dog-owner with a visible plastic bag when walking your pet.

Our community has an ongoing situation with a few owners not picking-up after their dogs. It may be due to ignorance of the health risks of feces, or it just may be a new dog-owner who hasn't gotten down a workable routine and doesn't realize the seriousness of the violation. In either case, you can help our neighborhood by carrying an extra bag and offering it when you have the opportunity.

PET SUBCOMMITTEE INVITATION

The Cherokee Bluff Pet Subcommittee will be reviewing current pet rules and regulations at its September meeting. As part of evaluating present policies and considering changes, the subcommittee would welcome ideas from residents, both pet owners and non-pet owners.

The meeting will be held at the Clubhouse Monday evening, September 13 from 6:30-7:00PM.

Stephanie Wayland, Chairman