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Cherokee Bluff Council of Co-Owners, Inc.

July 2011

CHEROKEE BLUFF COMMUNITY NEWS



School is starting soon! UT classes start the middle of August. We have had a number of students moving in and out so please consider these "Moving in and out Guidelines" to facilitate a smooth move for all concerned.

GUIDELINES FOR MOVING IN AND OUT

- You must notify the community office of the date and time scheduled for your move into and out of Cherokee Bluff.
- Please do not block the road, and do not block access to driveways or garages with your moving van or truck. Emergency vehicles and other traffic **MUST** be able to pass at all times.
- Due to the tight parking and driving areas at Cherokee Bluff, please use a truck no larger than 26-feet. Please pay attention to the overhanging trees and refrain from damaging them.
- Household furniture and/or appliances are not to be placed in the dumpster. Please break down all of your moving boxes before you place them in the dumpster (or better yet, recycle them). All refuse must be placed inside the dumpster—do not leave any items in front of or beside the dumpster.
- A chain gate restricts vehicular access to the green space behind the Cherokee Heights units. Vehicular access to this area is limited in order to prevent damage to the landscaping, which results in costly repair bills for the community. Please observe the guidelines below for vehicular access to this area:
 - The key to the chain gate is available at the Cherokee Bluff office. Owners must make prior arrangements to obtain the key when the office is typically closed (i.e., over weekends or during non-office hours). The security guard cannot & does not allow access.
 - A damage deposit of \$100.00 will be collected before the key will be distributed. The damage deposit will be refunded, once it has been established that no damage to the area was caused by the vehicle(s). If damage does occur, the deposit will be forfeited and additional charges may be incurred for the necessary repairs.
 - Access to the area may be temporarily denied, even if previously scheduled, if heavy rains occur. Vehicles will not be allowed to drive on the area when the ground is wet due to the increased potential for damage under those conditions.

Before any renter/tenant moves in, the office must be notified and all the proper paperwork must be filled out. This saves a lot of confusion when tenants move in. Vehicle stickers will not be distributed by the office until all paperwork is signed and properly filled out by the owner and tenant(s). Owners/Landlords must also notify the guardhouse and the office that a renter has permission to be allowed in to the community if they haven't completed the paperwork and received vehicle stickers yet. Otherwise, access will be denied.

IMPORTANT PHONE NUMBERS

OFFICE—(865) 573-2360

GUARDHOUSE—(865) 573-6742



COMMUNITY NEWS AND REMINDERS

- Do you know where your unit's **water shut-off valve** is? For the Cherokee Heights units it is in the garage in the closet under the steps down close to the floor. In the Water Trace units, you will need to pull your refrigerator out and go into the crawl space behind the kitchen wall and the shut-off is up on the earthen bank.
- **BOOMSDAY** is September 4th this year. A special letter concerning access and parking at the Bluff during this time is attached to this newsletter. Please review it carefully.
- Please remember that pets must be on a leash at all times when outside of the unit. No exceptions!
- **PLEASE DO NOT LITTER** as you come up or down the hill at Cherokee Bluff. Thoughtless folks will throw out their fast-food containers onto the grounds of Cherokee Bluff. Please be considerate of your neighbors and the environment and refrain from doing this. It just looks bad, is unsanitary, attracts pests and just generally gives others the impression that we do not care about where we live. Thank you for your cooperation.
- Please **do not use the emergency flotation device at the pool EXCEPT in actual emergencies**. The tow rope attached to it has recently been tied up in knots. Such a condition potentially poses a serious danger to all swimmers if this safety equipment is not ready for use at all times. Also, **please refrain from using bottles/glass** at the pool. Please help us keep our pool safe for all.
- **WCI has extended their Holiday calendar to include New Years Day, Memorial Day, Labor Day, July 4th, and of course Thanksgiving and Christmas**. If your pick up day falls on or after a holiday, WCI will pick up 1 day later than your normal pick-up. This includes those that are recycling also.

TIPS FROM THE KUB NEWSLETTER

Q: How can I stay cool without running up my bill:

A: Don't pay to cool an empty house. Turn the thermostat up several degrees when you go out, or invest in a programmable thermostat so you don't have to remember to re-set the thermostat. You save about 1 percent on your cooling bill for each degree you raise the thermostat. A programmable thermostat will pay for itself in about two years and keep saving you money thereafter. Also, keep your cooling unit clean and serviced, and change filters regularly. For more cool money-saving tips, visit www.kub.org."

BOARD OF DIRECTORS

President: Mike Mynatt, 1911	609-7171	mmynatt@communitysouthlending.com
Vice-President: Michael Nolan, 1856	679-8523	mklman@comcast.net
Treasurer: Vickie Norton, 1879	679-0101	vnorton@ornlfcu.com
Secretary: Dianna Mercier, 1871	577-2126	dmercier1@ft.newyorklife.com
Ted Lundy, 1859/1861	577-9170	tedsadler.lundy@gmail.com
Sandra Weaver, 2017	423-539-5550	
Glenis Moore, 1816	(615) 424-2519	gmoore5@utk.edu

BOARD OF DIRECTORS MEETING

The next Board of Directors meeting will be held on **Tuesday, July 26th at 6:30PM** in the clubhouse.

If you have an important event, news or announcement that you would like to have placed in the newsletter, please contact the office at (865) 573-2360 or cherokeebluff@comcast.net. Human interest stories are encouraged also. Suggestions and submissions are always welcome, although the right to edit submissions for form and/or content is reserved. This is your newsletter ... so feel free to give it your personal touch!

WELCOME TO THE BLUFF! NEW OWNERS AND RESIDENTS

New Owners:

1917—Andrew Wentzel & Karen Nickell

2009—Joe Henderson, son James will be residing in the condo along with Clint Burner and Jake Klein.

2015—Marie Temple. Residing in the unit will be Andrew Temple and Andrew Kail.

2005—Dr. Kimberly Paris.

New Residents:

1960—Sydney Brasher

1932— Rebecca Green

1930— Stephen Pearl & Austin Vann

2006—Skye Sanders & Jodie McGroarty

1903—Micah Wallace & Jennifer Crawford will be moving in August 1st

Please make your new neighbors welcome!

UNITS FOR SALE

1873—2 BR/1&2 half BA bluff fr. unit, awesome river/downtown views, highly customized, hdwd & tile fls & surfaces, custom kit cabinets, stack stone wood/gas fp, Fr doors w. plantation shutters, attractive built-ins incl 1 w.85" remote op. drop-down TV/movie scrn, whole house audio, DIY Network-decorated ofc/2ndBR w. storage/sleeping loft & library ladders, huge antique dbl entry doors w. beveled glass, brick N.Orleans-style courtyard w. built-in planters & motion det.op. lamppost, ex. built-in storage in garage. Nearly 2k sf. of living space \$225,000 Call Robbie Pope 579-1100

2012—2BR/1.5 BA Newly Remodeled, In the Heights, \$134,900, Contact Dori "the houselady" at Coldwell Banker Wallace & Wallace, 966-1111

1937—3 BR Condo, \$185,000. Contact Mickey Pease 679-6271.

1863 - 2 BR, plus study loft, 2.5 BA, Best view in the state. Gorgeous hardwood floors throughout..tile in baths. Master on main, new fixtures and blinds, new decks (both off master and living room) Extra window from office for move views of the river. This condo is neat as a pin. Asking \$185,000. Contact Anthony Edwards Jr. with Dean-Smith at (865) 588-5000



RECYCLING

From The City of Knoxville website.

Are you signed up to "Do Your Part?"

"Do your part with the cart" is the **new curbside recycling program from the City of Knoxville**. It makes recycling simple: large cart delivered to your home, no sorting—all recyclables in the cart together, picked up curbside every other week, no additional charge for City garbage customers—what a deal!

Sign up today by calling 311 or go to the city of Knoxville website at <http://www.ci.knoxville.tn.us/>

14,521 of your neighbors have signed up for the City Curbside Recycling program. Do your part now. There is a mid August deadline for the initial group of participants to sign up. The first round of carts will be delivered on these registrations.

Those of you **who are already participating in curbside recycling at Cherokee Bluff** will automatically be included in the new program with the city. Existing customers will not be billed for their service after September 30 of this year. If there are adjustments to the pick-up schedule, you will be notified in September by WCI.

BOOMSDAY AT CHEROKEE BLUFF

Very soon, residents of Cherokee Bluff and their guests will enjoy another Boomsday celebration. Here are a few guidelines that you should be aware of regarding inviting your guests to enjoy the fireworks display. You will see more information as Boomsday nears.

Residents are encouraged to invite guests to enjoy the fireworks display, however, due to the tremendous demand and the limited parking available, each unit will be limited to 2 vehicles other than your own registered vehicles. Residents with unpaid, delinquent dues or outstanding fines will be limited to registered automobiles with CB stickers only.

In order for your guests to be admitted past the guard post they will need a special pass that will be distributed in advance at the office. Lost tickets will not be replaced.

Security guards will be posted at a Check-In Point located at the mailbox approximately half way up the hill and again at the Guard Station. Your guests will be required to present their pass at both places in order to gain admittance to and park on the property. **NO EXCEPTIONS** will be made to this policy.

Please instruct your guests that one guest vehicle is to park parallel in front of both your garage doors. The other vehicle is to be parked in the designated "Visitor" parking areas, including the overflow parking in the field near the tennis courts. Please instruct your guests NOT to park in undesignated areas or in front of units other than your own, as they will be towed from the property at their own risk. **Double parking in front of your unit is also prohibited**, whether parallel OR perpendicular to your garages. It is critically important that we maintain an open and unimpeded right-of-way for any emergency vehicles and regular traffic flow at all times. As mentioned above, guests may be directed into the field near the tennis courts and garden areas for overflow parking. Please instruct your guests to cooperate with security personnel.

Remember to be a good neighbor, please furnish facilities for your guests and assure collection of all cans, bottles and debris. It is your responsibility for your guests to be aware of and observe our community's rules, regulations and standards of conduct. Please note that absolutely **no fireworks displays** are permitted on Cherokee Bluff property. Such displays are illegal within the City of Knoxville and present a substantial fire risk to us all.

Let's all enjoy another great Boomsday celebration at Cherokee Bluff!

