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Cherokee Bluff Council of Co-Owners, Inc.

July 2010

## 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.
- **ALL VEHICLES and EQUIPMENT** that are being stored in overflow parking or the field must be registered with the office. Please contact the office with questions about what is and isn't a "stored vehicle." Please report ownership by August 30th. If we do not hear from you, then the unregistered vehicles or items will be subject to removal.
- **BOOMSDAY** is September 5th 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!
- **WANTED: GARAGE SPACE TO RENT!** We wish to rent in a garage to store a car which is used only infrequently. You may contact us at 1885 or phone on 609-2351. Rick Miller or Stephanie Wayland.
- **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. Please help us keep our pool safe for all.

### 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](http://www.kub.org)."

### 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, 1837	579-1100	rjacksonpope@hotmail.com
Ted Lundy, 1859/1861	577-9170	tedsadler.lundy@gmail.com
Vickie Norton, 1879	679-0101	vnorton@ornlfcu.com
Sandra Weaver, 2017	423-539-5550	

### BOARD OF DIRECTORS MEETING

The next Board of Directors meeting will be held on **Tuesday, July 27th 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 [cherokeeb bluff@comcast.net](mailto:cherokeeb bluff@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:

1913—Owners are William White and his daughter, Kimberly, who will be residing in the unit.

1852—Owners are Brad McRee and his daughter, Anna, who will be residing in the unit.

### New Resident:

1958—James Dabney

Please stop by and say “hello” to your new neighbors!

### 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://cherokeebuffcondoforsale.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

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



### RECYCLING

We are exploring the feasibility of curbside recycling here 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. If 35 or more units sign up under a 1 year HOA contract, the cost would be reduced to \$3.75 per unit per month. Each participating unit is given a 95 gallon container in which to collect any recyclable materials (paper, plastics, aluminum, tin, newsprint, etc). It is then left at the curb on the designated day every other week and WC picks it up. It is as simple as that! Please let the office know if you are interested by answering the following questions.

UNIT# \_\_\_\_\_

NAME \_\_\_\_\_

EMAIL \_\_\_\_\_

1. Does your household currently recycle? Yes \_\_\_\_\_ No \_\_\_\_\_
2. Are you interested in curbside recycling at Cherokee Bluff? Yes \_\_\_\_\_ No \_\_\_\_\_
3. Would you be inclined to participate at a cost to you of \$3.75 per month added to your unit’s monthly maintenance fees? (note: participating units only) Yes \_\_\_\_\_ No \_\_\_\_\_



**Please just clip the bottom half of this page out and drop by the office or answer via e-mail at [cherokeebuff@comcast.net](mailto:cherokeebuff@comcast.net).** Thanks for your cooperation.

## 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!

