



# Million-\$-Views

Cherokee Bluff Council of Co-Owners, Inc.

December 2010

*Merry Christmas*



Christmas is a time for families, friends, fun and festivities! A time for family gatherings and holiday meals. A time for hot cocoa, gifts, and twinkling lights. It is the season of feeling the true Christmas spirit and offering a helping hand to those less fortunate. It is our sincere hope that each of you enjoy this Holiday season and we wish you all the best in the New Year.

It is the end of another good year here at Cherokee Bluff, so it is not too soon to be thinking of the upcoming annual meeting. The Cherokee Bluff Co-Owners Council annual meeting has been scheduled for **Tuesday, February 8, 2011 at 7:00PM** in the clubhouse.

Within the next few weeks you will be receiving through the mail additional information concerning the annual meeting. It is important that as many units as possible be represented either **in person or by proxy**, so that we can **achieve a quorum** and conduct business at the Co-Owners annual meeting. You are highly encouraged to attend this meeting to hear about the Association's 2010 business and accomplishments, as well as plans for 2011.

If you cannot attend, or just are not certain you can attend, please be sure to submit a proxy so that your unit will be represented. You may assign your voting rights to whichever other Co-owner you choose. Proxies may be submitted either by mail, fax or as an attachment to an e-mail so long as the signature of the Co-Owner is visible. **A proxy is attached** to this newsletter for your convenience. Please contact the Site Manager's office if you have any questions at (865) 573-2360. The fax number is (865) 573-2894. Please mail all proxies to: 1837 Cherokee Bluff Drive, Knoxville, TN 37920.

We are hoping for a good attendance this year. Get involved in your community! See you there!

## 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, 1873	579-1100	<a href="mailto:rjacksonpope@hotmail.com">rjacksonpope@hotmail.com</a>
Secretary: Vickie Norton, 1879	679-0101	<a href="mailto:vnorton@ornlfcu.com">vnorton@ornlfcu.com</a>
Ted Lundy, 1859	577-9170	<a href="mailto:tedsadler.lundy@gmail.com">tedsadler.lundy@gmail.com</a>
Sandra Weaver, 2017	423-539-5550	

## BOARD MEETING

The next Board of Directors meeting will be held on Tuesday, January 25th at 6:30PM in the Clubhouse.

### COMMUNITY NEWS AND REMINDERS

- Please remember that **pet owners are required to immediately remove their pet's waste** from the common areas and dispose of it in a proper receptacle. Please **be vigilant about reporting** to the guards those that you see littering and/or not picking up after their pets. Your cooperation is essential!
- Please remember that it says in the Rules & Regulations, "**Vehicle drivers should yield right-of-way to those vehicles backing out of garages or carports**". Please **be cautious and watch out for your neighbors**.
- The **office will be closed December 22nd through 26th** for the Holidays. Merry Christmas!
- **Thank you to those that participated in the termite inspection this year.** We have almost 100%. No termites were found.

### 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, e-mail stephanie.m.dorsey@gmail.com

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

1928—3BR, \$159,000. Call Johnny Creel, agent 936-4116.

1863 - 2 BR, 2.5 BA Waterfront condo, open floor plan, cathedral ceilings. \$199,000. Contact 567-5773.

1917- River view, Contact 865-573-3786

2015—2BR condo, \$139,900. Call Dabney Hansard 693-3232.

1923—2 BR Condo, \$165,000. Overlooks City. Contact Mickey Pease 679-6271

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

### NEW RESIDENTS AND OWNERS

#### **NEW OWNERS:**

1870—Daniel O'Keeffe

1881—Jerry Sweeney

WELCOME TO THE BLUFF!

#### **NEW RESIDENT:**

1952—Steve Fortney

### IMPORTANT PHONE NUMBERS

OFFICE—(865) 573-2360

GUARDHOUSE—(865) 573-6742



## Holiday Safety Tips

By: Andrew Wooten

We here at SAFE are excited for the holidays, too, and we want you and your families to be safe this holiday season, physically, emotionally and financially. So, we've put together our Holiday Safety Tips Newsletter. We hope these tips will keep you and your family safe during this most joyous season!

### Safety in Parking Lots:

- \* Thieves will be watching to see what you lock in your trunk. Move your vehicle to the other side of the mall after you put packages in your trunk.
- \* Crowded Parking Lot:
- \* Do not park next to vans, trucks, campers or cars with tinted windows you cannot see into.
- \* Do not park next to shrubs or walls where someone could hide.
- \* Never leave anything of value visible in your car. This includes briefcases, GPS systems, phones, iPods and packages.
- \* Always park in well-lit area, even if it's light outside when you get there. It may be dark when you leave. And take notice of where you parked.
- \* Try to never walk alone. Be alert and aware of everything going on around you.
- \* Always have your keys ready in your hand before you leave a store, and try not to shop until the store closes when there are fewer people around.

### Safety at Malls and Stores:

- Stay alert to your surroundings and never shop alone. Take a friend!
- Avoid carrying large amounts of holiday shopping cash.
- Carry only your driver's license, a small amount of personal checks and only the necessary credit and debit cards.
- If you must carry a purse, carry it tightly under your arm.
- When walking in a parking lot, carry your purse on the side closest to parked cars, not traffic.
- Carry your wallet in a front pocket, not a back pocket.
- Always have your hand on your wallet when it's out. Never leave it lying on a counter.
- Watch purchases while eating in mall food courts. Also, put high dollar shopping bags into plain, non-descriptive bags.

### Safety at ATMs:

- It's best to use ATMs inside buildings.
- If you must use an outsider ATM, only use well-lit locations, free of shrubbery and partitions. Avoid ATMs that are located at a corner of a building. Use an ATM located near the center of a building.
- Avoid drive-through ATMs. You can easily be blocked in.
- Always pay close attention to the ATM and to anyone around.
- Memorize your PIN.
- After using ATMs, closely monitor your bank statements and balances. Watch for undocumented withdrawals or transactions. If you see anything suspicious, report it immediately to your bank.

Remember safety on the road: Pack your patience! Holiday traffic can be stressful.

## PROXY

This is to certify that the undersigned, a voting member of CHEROKEE BLUFF CO-OWNERS COUNCIL, INC. has designated \_\_\_\_\_ or the Secretary/Treasurer, as his/her representative to cast all votes and express all approvals or disapprovals said member may be entitled to cast or express at the Annual Meeting of the CHEROKEE BLUFF CO-OWNERS COUNCIL, INC. to be held on **February 8, 2011** and any lawfully adjourned meetings thereof, and for all purposes provided by the Articles of Incorporation and the By-Laws at the Annual Meeting of Cherokee Bluff Co-Owners Council, Inc.

In no event shall this proxy be valid for a period longer than 60 days after the first meeting for which it is given. This proxy shall be revocable, at any time, at the request of the undersigned voting member.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_