



Million-\$-Views

Cherokee Bluff Council of Co-Owners, Inc.

January, 2011

HAPPY NEW YEAR!



We hope you had a wonderful holiday season with loved ones and we wish you a healthy, prosperous, and Happy New year!

2010 was another good year here at Cherokee Bluff and the upcoming annual meeting is approaching quickly. The Cherokee Bluff Co-Owners Council annual meeting has been scheduled for **Tuesday, February 8, 2011 at 7:00PM in the clubhouse**. You should have already received notice of the annual meeting through the mail. 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 with 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 good attendance again this year. Get involved in your community! Hope to see you there!

BOARD OF DIRECTORS

President: Mike Mynatt, 1911	609-7171	mmynatt@communitysouthlending.com
Vice-President: Michael Nolan, 1856	382-6260	mlkman@comcast.net
Treasurer: Robbie Pope, 1873	579-1100	rjacksonpope@hotmail.com
Secretary: Vickie Norton, 1879	679-0101	vnorton@ornlfcu.com
Ted Lundy: 1859	577-9170	tedsadler.lundy@gmail.com
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. Pets are not allowed to urinate or defecate in the common areas around the individual condominiums, except those designated as Pet Walk Areas. Thank you in advance for your cooperation.
- The **curbside recycling program** has started at The Bluff through Waste Connections ("WC). The cost is \$11.25 per unit quarterly. Participating units are given a 95 gallon container in which to collect any recyclable materials (paper, plastics, aluminum, tin, newsprint, etc.). Then the container is simply left at the curb on every other Tuesday and WC picks it up. You can also earn valuable coupons for local businesses based on the amount you recycle. Please contact the office if you are interested at (865) 573-2360 or e-mail at cherokeeb bluff@comcast.net.

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

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 OWNERS AND RESIDENTS

New Owner:

1978—Owners are Darrell & Yvonne Peil. Mr. Peil will be residing in the unit with his daughter, Sarah.

New Residents:

1912—Shawn Gibbons and Zach Buchanan

WELCOME TO THE BLUFF!

IMPORTANT PHONE NUMBERS

OFFICE—(865) 573-2360

GUARDHOUSE—(865) 573-2360

PRACTICE RANDOM ACTS OF NEIGHBORLINESS!

PROXY

This is to certify that the undersigned, a voting member of CHEROKEE BLUFF COUNCIL OF CO-OWNERS, 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 CHEROKEEE BLUFF COUNCIL OF CO-OWNERS, 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 Council of Co-Owners, 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: _____

Address: _____