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Cherokee Bluff Council of Co-Owners, Inc.

Quarterly Newsletter  
February 2013

## ANNUAL MEETING

You saved the date, the agenda was planned, and the proxies were in hand. Then the snow started falling and quickly covered the ground like a thick white blanket. It was a beautiful sight at *The Bluff*, but it was not without its problems. Traffic snarled to a crawl. Knoxville had received its first major snowfall of the season on January 17th, which was the date reserved for Cherokee Bluff's annual meeting.

The meeting had to be rescheduled for February 5, 2013. President Mike Mynatt, called the meeting to order, and a quorum was represented in person or by proxy. The first order of business was to vote on amending the community's Master Deed to remove a provision stating that owners had to secure pre-approval on a lessee before their unit could be leased out. The motion to remove the leasing approval passed. Actually, this pre-approval provision had not been enforced for several years, but it needed to be "officially" removed from the Master Deed in order to meet FHA/HUD guidelines for certification of HOA communities. You can read the full amendment at [www.cherokeebuff.org](http://www.cherokeebuff.org).



### **OFFICE HOURS:**

Monday, Tuesday, Thursday and Friday,  
8:00AM - 3:30PM

Closed on Wednesday

**(865) 573-2360 Office**

The next order of business was to elect new board members to fill three open director positions. Congratulations to Diana Fox, Michael Nolan and Vicki Norton on their election to three-year terms. A complete list of the board members and their contact information is on page three of this newsletter. These individuals give of their time and expertise to ensure that Cherokee Bluff continues to be a great place call home.

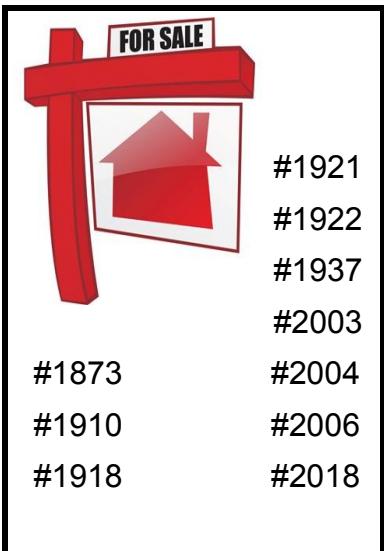
A big thank you goes to Glenis Moore, who chose not to seek re-election to the board as her term expired this month. She was an asset to the board of directors this past year!

Thanks to everyone who attended the annual meeting. Your participation is much appreciated.

### **BOARD MEETING**

The next Board meeting will be held on Tuesday, February 26th at 6:30 pm in the Clubhouse.

Don't forget to visit our website at [www.cherokeebuff.org](http://www.cherokeebuff.org). The minutes of the most recent board meeting are always posted there. The website also provides access to the Master Deed, By-laws, Amendments, and Rules and Regulations, the current quarterly newsletter, and other helpful information.



- Pet caretakers may use their own back door patio or a 15-foot apron directly behind their unit (never a neighbor's apron) for pet waste deposits with immediate disposal of said wastes. Please dispose of the waste within your own unit or within a proper outdoor receptacle. Pets must be leashed at all times when out of doors.

## From the *Rules and Regulations*

## **A few things to make note of:**

- Although you do not need pre-approval for renting your condo to someone, please have all pending new residents contact the office BEFORE the move-in date, so that the proper forms are completed and our files stay current. Most importantly, the new residents need to obtain a Cherokee Bluff parking sticker PRIOR to their move in date, or they will not be able to get through the gate.
  - Please keep in mind that Cherokee Bluff's insurance policy only provides coverage for the way the unit was originally constructed. The policy excludes any additions or upgrades such as, but not limited to, a deck or a skylight. Please discuss your coverage needs with your insurance agent.
  - Please remember that all structural changes to any condominium, whether inside or outside the unit, must be reviewed by the **Architectural Review Committee** and approved by the Board of Directors prior to beginning any construction. An Architectural Request form may be picked up at the office, or requested by email at [cherokeebuff@comcast.net](mailto:cherokeebuff@comcast.net).
  - The paint colors approved for use at Cherokee Bluff are Bluff Grey for the siding and Bluff Almond for the garage doors and window trim. These formulas are available at Graning Paint located at 311 N. Broadway. Any white windows, frames, and/or doors need to be painted these approved colors.
  - Please remember that contractors must haul away all construction debris when working on a unit. They may not use the Cherokee Bluff dumpster located near the maintenance shed. Likewise, residents should refrain from using the dumpster for disposal of anything other than regular household refuse. Unfortunately, items such as old furniture, mattresses, appliances , and building supplies have been left at the dumpster. The trash removal company will not haul these items away, so this practice costs Cherokee Bluff additional dump fees, as well as the cost of Ike's time to haul the items away. This dumpster is strictly provided for the convenience of Cherokee Bluff residents to use if they are not available to put out their household garbage on a regular trash pick-up day.
  - Interior termite inspections were completed this quarter with 100% participation of units. Thanks to everyone for your cooperation in getting this annual task accomplished.

## BOARD OF DIRECTORS

President: Mike Mynatt, 1911	609-7171	mdmpong@aol.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
Karen Nickell, 1917	406-5408	karennickell@gmail.com
Sandra Weaver, 2017	(423) 539-5550	
Diana Fox, 1901	(951) 202-7859	diana53lynn@yahoo.com

~SPECIAL THANKS TO ALL WHO SERVE~



### SADLY MISSED

We offer this special memoriam in honor of Kyle Heck. Kyle faithfully served as lead access control guard for Cherokee Bluff since April, 2004. He knew most Cherokee Bluff residents by name, and he took pride in caring for Cherokee Bluff as if it were his own home and each of you were his neighbors. He will be long remembered by all who pass by the guardhouse. Kyle passed away on January 26, 2013, and we offer our deepest condolences to Kyle's family.

**THANK YOU!** Anthony Boggs, one of the guards from SEI, Inc., deserves recognition for going above and beyond his duties during the heavy snowfall on January 17th. He assisted many of you who had difficulty maneuvering the steep drive up the hill before the snow was cleared by Volunteer Lawn, including personally pushing some cars up the hill. We have recommended him for SEI's *Guard of the Month*. Please let Anthony know how much you appreciate him.



Coffee socials are being planned for the first Saturday of each month. If you would be willing to host one of these meetings, please contact Dianna Mercier at 865-577-2126, or Cathy Hames at 865-573-2360.