

Cherokee Lake Owners Association Quarterly Update (October – December 2021)

Dear Owners:

It is hard to believe the holidays are past us and the new year is rolling along. It seems the older I get the faster time goes by!

The next owners meeting has been set for March 14th at 7:00PM at Cherokee Valley Baptist Church located at 1595 Cherokee Valley Road (just ½ mile down the road and where the last several meetings have been held)

Please mark this date on your calendars as your attendance is very important. It is important your voice be heard, either a concern or you vote. If you would like to have your name on the ballot for the **Board of Directors** or the **ARC committee**, please let me know so I can include your name on the ballot. We also have a few volunteer committees always needing someone to serve. The board continues to work hard to be good stewards of your dues and try and use volunteers whenever possible to reduce cost.

News –

One major accomplishment the board succeeded in was renewing the HOA for a 10-year period which allows us to continue with the HOA and keep up the lake, community property etc.

After this experience I suggest it is a good time to review your Covenants, By-Laws, Regulations & Management Process, Architectural Review Committee Standards & Procedures to refresh your memories. Please keep in mind that there are five sets of covenants depending on your lot number.

If you know of a neighbor who is not receiving updates, please share this with them and ask them to forward me their contact information especially their email address. We continually update Cherokee Springs Directory. If you want your email address or other contact information private, we will honor that and send out only “blind copy” emails.

The 2021 Annual Dues have been sent out and most have paid for 2021. If you forgot to send in your dues, please do so promptly to avoid late fees and penalties.

One of the items you expressed the board act on was past dues, some many years in arrears. We filed five liens in 2021 and collected almost \$10,000 in past dues in the 4th quarter of 2021 because of liens. We will continue to act on these accordingly.

Christie Kelley is heading up the Social Committee. If you would like to join her, please let her know at Ckellychattanooga@gmail.com

The debris area is nearly full and we plan to have it cleared. David Spears has continued to push the debris back using his tractor. David refuses to accept money for fuel for his tractor or work while doing work for the community. He also cleared the lake spoils that were on community property on the North end of the lake. David, thank you for all you do for the community. I should also point out that someone dumped plastic trash bags of yard debris left in the bag. Please empty all plastic bags and containers. These are not to be left in the debris area. We hope to have the cameras back in action soon that should help eliminate this or other debris not suitable for the debris area.

Jane Bustabad – We continually get complaints so we are not in compliance with the water level of the lake. Our contention is the riser was set to the height in the legal decision Jane had with Marion Callaway. Jane also states that within 48 hours of a rain event Cherokee Lake Owners Association should have the debris cleared from the grate to allow the water to retreat to the proper level. We see a few issues with this demand. 1) The board feels like the vast majority of the debris comes from upstream. 2) The beaver population on Jane's property is plentiful and there are at least three beaver dams you can see from the bridge. The damage caused by the beavers creates a large amount of debris that ends up downstream and collects at the grate. 3) We do not feel it is always safe to clear this area within 48 hours of a rain event. Volunteers from the community clean the debris and it is not worth the added risk of someone getting hurt. We continue to explore any and all options to resolve this ongoing issue.

Lake remediation - The board is seeking bids to address the sentiment at the north end of the lake as well as other areas. We do not believe we will have to completely drain the lake. You might recall the reason we did drain the entire lake was to fix a larger sinkhole at the south end. The board will ensure any permits needed will be obtained. You might recall we had a owner use his own equipment at cost until owner inference by calling the county caused him to stop. Hopefully if anyone has a question, they will seek out a board member first rather than call the county.

We look forward to seeing you at the owners annual meeting in March.

Have a great day,

Danny Fow (on behalf of the Board of Directors)