

Flying



January 2024

Around

ANNUAL MEETING



Eagle Bluff HOA Annual Meeting

**Tuesday, March 5 at
6:00 p.m.**

**Doors open at 5:30
p.m.**

**Faith Baptist Church
8834 N. Hickory
Valley Road
Chattanooga, TN**



President's Message

Happy New Year to our Eagle Bluff Neighbors,

The Board would like to welcome Jim Trautschold to the HOA Board. Jim lives at 5932 Rainbow Springs Drive and has lived in Eagle Bluff since 2019. We look forward to working with him.

We are looking for volunteers to assist in helping our Board Members. If you are interested in helping on a committee, please text me @ 404-695-1759.

Our Annual Homeowners Meeting will be held on **Tuesday, March 5th**. You will receive an annual packet in the mail within a few weeks and, it will provide the information needed for the meeting. It is very important that you either attend the meeting or complete the proxy and place it in the HOA mailbox, which is located by the guardhouse. According to our covenants, if we do not have a quorum for the meeting, it will need to be rescheduled. We want this meeting to go as smoothly as possible. There will be a pre-registration form in the annual packet. It will be best if it is completed ahead of time and brought to the meeting to ensure quick registration so that a line is not created at check-in. Please mark your calendar with this important date. Registration will begin at 5:30 p.m., and the meeting will begin at 6:00.

As always, we hope you are enjoying living in this wonderful and friendly community. We look forward to seeing you around the neighborhood.

Lynne Buxton, President
Eagle Bluff Homeowner's Association

WELCOME TO EAGLE BLUFF



A warm welcome to our newest neighbors. We have a Welcome Packet for you. If you haven't already received it, please contact Janet Jorges at 423-718-7449. Feel free to reach out to any Board member if you have questions.

7031 River Run Drive (lot)
Michael and Cynthia Sieradski

5830 Players Court
CHB Properties LLC

5906 Rainbow Springs Drive
Penny Daus

5940, 5942, 5944 Rainbow Springs Drive (lots)
Wayne Hullander

EAGLE BLUFF DIRECTORY

Please remember that all information printed in our directory is intended for neighborhood use only. Please send any updates or changes to Bill Navel at wjndist@yahoo.com. New directories will be distributed at the end of May.

NOTARY SERVICES

Dottie Ulmer, HOA Board Secretary, is a Notary Public and offers her services to all Eagle Bluff homeowners free of charge. You may contact her by phone/text at 714-473-5641 or by email at dulmer46@epbfi.com to schedule an appointment.

"I AM NOT AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF TENNESSEE, AND I MAY NOT GIVE LEGAL ADVICE OR ACCEPT FEES FOR LEGAL ADVICE."

ACTIVITIES CORNER

We will keep you updated via our website:
EagleBluffChattanooga.org



Bible Study

All Eagle Bluff ladies are invited to the following Bible Studies. The location will be listed on the website, but feel free to text Lynne Buxton at 404-695-1759 to verify.

Thurs, Jan 25 10:00 a.m.-12:00 p.m. Location TBA
Thurs, Feb 8 10:00 a.m.-12:00 p.m. Location TBA
Thurs, Feb 22 10:00 a.m.-12:00 p.m. Location TBA
Thurs, Mar 14 10:00 a.m.-12:00 p.m. Location TBA
Thurs, Mar 28 10:00 a.m.-12:00 p.m. Location TBA

Annual HOA Meeting

Tues., March 5 6:00 p.m. – 8:00 p.m.
Faith Baptist Church, 8834 N. Hickory Valley Road
Doors open at 5:30.

HOA Board Meetings

The HOA Board usually meets the 4th Monday of each month @ 5:30PM at the President's home.

January 22 5:30 p.m.
February 26 5:30 p.m.
March 25 5:30 p.m.

Eagle Bluff Literary Ladies Book Club

Book Club usually meets on the 2nd Tuesday of each month at 6:30 p.m., but dates are subject to change. The location will be 5702 Laurel Ridge unless otherwise indicated. All Eagle Bluff ladies invited. Check our website for updates. Come join us!!

Tues, Feb 6 – *A Death in the Family* by James Agee

Wed, Mar 13 – *Look Homeward, Angel* by Thomas Wolfe

HOA DUES

Invoices for annual dues will come out shortly. Annual HOA dues of \$250 per lot are due April 1. Payments received after May 31 will incur a \$25 per month late fee. No exceptions. Annual dues that have not been paid by July 1 will be listed in the July Newsletter by name and street address.

If you pay in advance, the check will not be deposited until AFTER April 1.

AMENDMENTS TO COVENANTS AND RESTRICTIONS

Below are the Amendments to our Covenants and Restrictions that were approved at our 2023 annual meeting. These have now been filed with the Hamilton County Courthouse in Book GI 13487, Page 491.

Fences

Fences are allowed on detached family homes in Eagle Bluff Subdivision with the following guidelines:

1. Fences must be preapproved by the HOA Board ARC committee; and once the installation of a fencing project has begun it must be completed within sixty (60) days or subject to fines;
2. Fences are not allowed in the front or side yard to any home; they are only allowed in the backyard of homes; fences cannot extend to within ten (10) feet of the side or rear property lines; fences cannot extend to the right or to the left of the outside rear corners of the home (structure); the fence must have a gate to allow access to and from the property;
3. Only wrought iron type fences are allowed; each vertical member can be no less than 3 inches apart; wrought iron, stone, brick, or stucco posts that match the existing home are allowed with the prior approval of the HOA Board;
4. No fence shall be over six (6) feet tall, constructed of wood, chain link, picket, or other material or form that prevents the fenced-in yard from being viewed;
5. Any fence to a home that borders the golf course must be at least twenty (20) feet from the rear property line;
6. Fences and gates must be maintained and not allowed to be in disrepair, mildewed, or broken;
7. All landscaping around fencing must be maintained to keep the fence free of vegetation, weeds, clutter, and debris;
8. Fences are subject to Hamilton County Restrictions.

Fences for townhomes must be of the same materials as single-family home fences; fences must remain twenty (20) feet from the rear property line, and ten (10) feet from the side property line of end units to allow for middle units of the townhomes to have access to their rear yard. The fence between two townhomes on the inside property line may be shared. The rear fences of townhomes that border the golf course must be at least twenty (20) feet from the property line.

Solar Panels

Solar panels or tiles are allowed on homes but cannot be visible from the street unless approved by the HOA Board. Ground mounted solar panels are prohibited. Solar roof top installations must be flush mounted and not raised above the roof pitch. Solar panels or tiles must be approved by the HOA Board.

Rental Property

No daily, weekly, or monthly rental or lease is allowed in Eagle Bluff. Unless approved by the HOA Board, rentals/leases must be no less than one (1) year (365 days) in continuous duration. The homeowner is responsible for maintaining the outside appearance and property upkeep of any property approved for rental or lease. Failure to comply can be assessed with a fee of \$25.00 per day to the owner of the property.

FLYING AROUND EAGLE BLUFF FACEBOOK PAGE

We welcome photos that have been taken in our community. Please post them on our Facebook page. Remember, our Facebook page is for residents only. We ask you to keep your comments uplifting and encouraging. We do not allow venting and, if such comments are posted, they will be deleted.

Advertising (or posting ads for businesses) is not allowed on our page. However, if someone is asking for a recommendation, feel free to reply with the name of someone you have used in the past who does good work.

Eagle Bluff Homeowners Association Board of Directors



Lynne Buxton
President/
Decorations/Socials



Valerie Rutledge
Vice President/
Treasurer



Dottie Ulmer
Secretary



Terrie Rhodes
Newsletter/Website



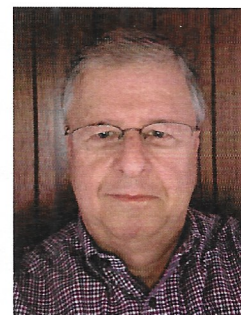
Janet Jorges
Special Projects/
New Neighbors



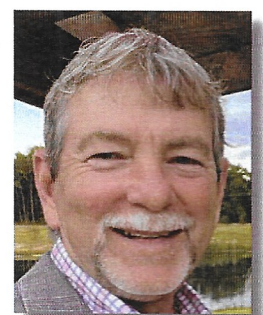
Bill Navel
Database



Courtney Sisk
Common Areas



Jim Trautschold



Jeff Wilson
ARC

President/Decorations/Socials: Lynne Buxton (404) 695-1759 buxtonHOA@epbfi.com
 Vice President/Treasurer: Valerie Rutledge (423) 344-0503 vrutledg@gmail.com
 Secretary: Dottie Ulmer (714) 473-5641 dulmer46@epbfi.com

Board Member: Jim Trautschold (901) 484-5042 jst@epbfi.com
 ARC: Jeff Wilson (423) 421-2316 vOlfan3030@gmail.com
 Common Areas: Courtney Sisk (423) 503-7038 siskHOA@epbfi.com
 Database: Bill Navel (423) 240-5514 windist@yahoo.com
 Newsletter/Website: Terrie Rhodes (913) 200-8739 terrierhodes@epbfi.com
 Special Projects/New Neighbors: Janet Jorges (423) 718-7449 janetjorges@att.net

Stay up to date on our news, check out the following websites:
<https://eaglebluffchattanooga.org>
<https://nextdoor.com/neighborhood/eagleblufftn-chattanooga-tn>
<https://www.facebook.com/FlyingAroundEagleBluff>

If you see anything suspicious, call the Hamilton County Sheriff's Department @ 423-622-0022.

For actual emergencies, call 911.

The HOA is not responsible for the golf course. It is owned by a private party. You can get more information on our website at EagleBluffChattanooga.org and click on the golf course page.