

Flying Around

EAGLE BLUFF

October 2023

Eagle Bluff HOA Christmas Party



Sat, December 9
6 to 9 pm

The Walden Club
633 Chestnut St.,
Suite 2100,
Chattanooga, TN

Festive Attire -
Jacket Required for
Men

Heavy Appetizers,
Credit Card Bar
Entertainment by
David Anthony

RSVP in writing to:
BuxtonHOA@epbfi.com

**by Monday
11/30/23**

Free to Eagle Bluff
Homeowners

Guests \$50.00 per
person

President's Message

Happy Autumn to our Eagle Bluff Neighbors,

This has been an exciting year in our community. Four new homes are currently under construction. We welcome our new neighbors and urge you to get involved in our neighborhood.

The HOA Board is excited about our Christmas Party on Saturday, December 9th at the Walden Club. This is a private dinner club downtown and you must RSVP in order to be admitted. David Anthony will be singing and playing the piano for our entertainment. It will be an elegant evening that you will not want to miss. The evening view of the city lights from the tallest building in Chattanooga is spectacular.

We are updating our website on a continual basis and would like for you to check it out often. We also welcome your landscape and wildlife photos that have been taken in our community. Please post them on our Facebook page. Our Facebook page is for residents only. We ask you to keep your comments uplifting and encouraging. We do not allow venting and, if negative comments are posted, they will be deleted.

We are looking for smiling faces who are interested in serving our community as Board Members. If you are willing to serve for only a two-year commitment, please contact me. We will have two positions to fill and you are needed.

As always, we hope you are enjoying living in this picturesque and friendly community. We hope to see you around the neighborhood.

Lynne Buxton, President
Eagle Bluff Homeowner's Association

WELCOME TO EAGLE BLUFF

Jeff and Tricia Remakel, 5948 Rainbow Springs

A warm welcome to our newest neighbors. You will be provided a Welcome Packet soon if you haven't already received one. In the meantime, feel free to reach out to any Board member if you have questions.

REMINDERS

LANDSCAPING: To keep Eagle Bluff looking its best and to be a good neighbor, please be diligent about removing dead trees and shrubs promptly.

GOLF COURSE: Residents, or their guests, who enter the course, do so at their own risk and the HOA will not be liable in any way. Hamilton County has a leash law, and anyone who walks their pets on the golf course should obey it remembering that you are responsible for your pet's actions. Anyone who uses the golf course for driving or putting practice should be certain their balls do not go into private lawns. There should be no motor vehicles on the course. Residents are advised to note the license plate and call 911 to report anyone attempting to drive on the course in an automobile, 4-wheeler, mini bike, etc. Again, the HOA does not recommend and is not responsible for anyone entering the golf course property.

FENCES: Invisible fences for your pets are allowed and do not require ARC approval.

EAGLE BLUFF DIRECTORY

Please remember that all information printed in the Eagle Bluff directory is intended for neighborhood use only. Please send any updates or changes to Bill Navel at wjndist@yahoo.com.

NOTARY SERVICES

Dottie Ulmer, HOA Board Secretary, recently received a "State of Tennessee Notary Public" Certificate and is offering her services to all Eagle Bluff homeowners. To obtain notary services, free of charge, contact her by phone/text at 714-473-5641 or by email at dulmer46@epbf.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 is subject to change and will be listed on the website, but feel free to text Lynne Buxton at 404-695-1759 to verify.

Thurs, Oct 26 - 10:00 -12:00 p.m. Location TBA

Thurs, Nov 9 - 10:00 -12:00 p.m. Location TBA

Thurs, Dec 14 - 10:00 a.m. Christmas Open House and tour of Homes

Thurs, Jan 11 - 10:00 -12:00 p.m. Location TBA

HOA Board Meetings

Mon, Oct 30 – 5:30 p.m. at the President's Home.

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

Eagle Bluff Literary Ladies Book Club

Book Club meets on the 2nd Tuesday of each month at 6:30 p.m. The location will be 5702 Laurel Ridge unless otherwise indicated. All Eagle Bluff ladies are invited. Check our website for updates.

Tues, Nov. 14 – *Run, Rose, Run* by James Patterson and Dolly Parton. See EB Website for location.

Tues, Dec. 12 – *Daffodil Hill* by Jake Keiser

HOA DUES

Below are names/addresses of those who have not paid their dues as of the printing of this newsletter:

D&S Construction, Inc. 5716 Topsail Greens Dr.

Beverly Bunton

5827 Rainbow Springs

ARCHITECTURAL REVIEW COMMITTEE

Reminder of what is in scope of the Board and ARC, meaning homeowners should get BOD/ARC approval before proceeding (forms are on the HOA website):

- Swimming pools
- New rooms/additions
- Generators (permanently installed)
- Solar panels
- Conversion of porches, sunrooms, etc. into interior space
- Changes to roofs (other than like for like replacement of shingles)
- Hardscape projects viewable from common areas or adjacent homes
- Driveway additions/expansions
- Removal of > 100 sq ft of vegetation
- Deck expansions or additions
- Any action within 20ft of golf course
- Exterior painting with altered colors
- Addition of external lighting
- Fencing (invisible pet fences are exempt)

Below are recent or ongoing ARC projects since the last newsletter:

New Home plans (Ev Whitaker, ARC lead)

- 5940 Rainbow Springs: Lot has been sold back to developers and cleared.
- 5948 Rainbow Springs: Completed.
- 5988 Rainbow Springs: Construction complete. Issues with drainage being worked on.
- 5994 Rainbow Springs: Nearing completion. Issues with drainage being worked on.
- 7401 River Ridge: Construction started in June. Working to limit impacts on neighbors.
- 5827 Players Court: Drywall, pool, spa have been installed. Sod laid.
- 5843 Players Court: Drywall installed. Brick veneer complete.
- 7539 Teeway: Plans submitted, awaiting plot, landscaping, and drainage plans. Hamilton County Water Quality is working to limit erosion and sedimentation issues.

Renovations and Improvements (Jeff Wilson has replaced Marty Walker, ARC Renovations Lead)

- 5919 Rainbow Springs: Pergola to be stained to match façade of townhome and be harmonious with townhomes facades.
- 5819 Rainbow Springs: Multi-tiered deck converting to single level with similar materials, finishes, and colors.
- 7007 Doral: New door and new shutter color befitting the Colonial-style home.

WARNING: Ticks are a real health issue. Here. Now.

For those who walk where wildlife treads, you are at risk of getting a tick bite. Could be in your yard, but especially if you walk out onto the somewhat wilder golf course. Two **neighbors** got tiny ticks this summer that they did not even realize were biting them. One now has Alpha-gal; the other has Rocky Mountain Spotted Fever. From the Mayo Clinic website...

Alpha-gal affects your immune system and can cause mild to severe allergic reactions to red meat, such as beef, pork or lamb. It also can cause reactions to other foods that come from mammals, such as dairy products or gelatins.

Rocky Mountain Spotted Fever is caused by tick bites leading to infection with a bacterium called *Rickettsia rickettsii*. Symptoms may include high fever, chills, severe headache, muscle aches, nausea, and vomiting. Can be fatal if left untreated.

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



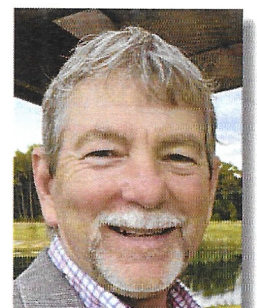
Bill Navel
Database



Courtney Sisk
Common Areas



Everett Whitaker
ARC New Builds



Jeff Wilson
ARC Renovations

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

ARC/New Builds: Everett Whitaker (423) 551-1402 whitakev@gmail.com
 ARC/Renovations: Jeff Wilson (423) 421-2316 v0lfan3030@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.