



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

Rusty and Jennifer Carlton
7228 River Run Drive

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 on Thursday for 10-12 noon.
We are studying the Book of Romans.

February 13th Thursday, 10 AM
February 27nd Thursday, 10 AM
March 13th Thursday, 10 AM
March 27th Thursday, 10 AM

The location is subject to change, please txt Lynne
Buxton 404-695-1759 to verify.



HOA Board Meetings

February 24th 5:30 PM
March 24th 5:30 PM
At the home of the President.

Eagle Bluff Annual Meeting

Tuesday, **March 4th** 6PM – 8PM
Registration begins at 5:30 PM
Faith Baptist Church
8834 North Hickory Valley Road, 37416



Neighbor Recognition



James Bell (JB) was born and raised on Bell Farms (a cotton and cattle farm in Saluda County SC). He was a 1979 Distinguished Military Graduate of Wofford College in Spartanburg, SC, and commissioned as an active Army Officer. Completed initial training as a Cavalry Armor (tank) officer and paratrooper. He graduated from helicopter flight training as a Cavalry Aero Scout and Cobra Attack helicopter pilot. Served 20 years in numerous command and staff positions including three overseas tours and one combat tour as an Army Aviation Officer. He retired as a US Army Major. He also served fifteen years as a contract special investigator for the US Office of Personnel Management (USOPM) and retired in 2021. JB has been a resident of Eagle Bluff since April 2019 and loves working outdoors, serving as a deacon at East Brainerd Baptist Church, and working on cars and stuff. JB says he is blessed by God!



Condolences



James D. "Jimmy" Geyer, Jr., 80, passed away Wednesday, November 6, 2024. He was born in Chattanooga, TN on August 26, 1944. Jimmy was raised in Rossville and graduated from Rossville High School in 1962. Jimmy graduated from Motlow State Community College and UTC. He was of the Methodist faith and had a long career with the military. Jimmy served over 10 years with the United States Army earning the rank of Major and was given the Bronze Star, Distinguished Flying Cross, and Air Medal awards. He flew helicopters with the "Air Calvary" in Vietnam. Once he left active duty, Jimmy enlisted with the National Guard and served there for over 20 years. His family shared that he was a very loving and giving man. Jimmy had a wonderful sense of humor and was an avid collector of antiques. Our sincere condolences to his wife of 21 years, Suzy Geyer, and the rest of the family. He was laid to rest at Chattanooga National Cemetery.

Architectural Review Committee (ARC) – January 2025

New Home plans

- ❖ 7539/7543 Tee Way: Brick is being added to the framing.
- ❖ 5940/5942/5944 Rainbow Springs Drive: New Build - New Plans to Approve – Still waiting on septic approval

Renovations and Improvements

- ❖ 6923 Spyglass Court – McElveen/Keller - Lot has been cleared for pool installation. The deck will also be renovated. Approved by the ARC with stipulations.
- ❖ 5814 Rainbow Springs Drive – Ankar – Dumpster for inside renovations.
- ❖ 7428 Riverridge Drive – Dondero – Single detached garage under construction.
- ❖ 7228 River Run Drive – Carlton – New neighbors – an extension of the driveway
- ❖ 6900 River Run Drive – Clingan – Additional attached garage being added
- ❖ 5720 Topsail Greens Drive – Ulmer – Adding a grill deck to the rear of the house

Please note:

- Any property owner who has outstanding invoices or HOA dues should pay them before the HOA annual meeting; otherwise, their ballot will be invalid.
- Please do not throw beer cans, liquor bottles, and other trash in our neighborhood yards; several complaints have occurred.
- Boats, trailers, golf carts, etc. that are parked in the neighborhood will be charged \$25.00 per day billed monthly.
- Neighbors that walk their pets without a leash will be charged \$25.00 per day.
- We are asking everyone to obey the speed limit signs. We have several neighbors who walk in the neighborhood.

Eagle Bluff Homeowners Association Board of Directors



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Tonya Brown
Newsletter/Website
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The Highway 58 Volunteer Fire Department serves Eagle Bluff.
<https://hwy58firedepartment.org> <https://www.facebook.com/Hwy58Fire>
Residents are encouraged to subscribe - the annual \$125 fee helps fund the department's operating expenses and will prevent separate homeowner billing if fire department services are required.
Contact Brian Bates for additional information about subscribing or volunteering.



DIRECTORY

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.

Send any updates or changes to Bill Navel at
wjndist@yahoo.com.



Note- all information printed in our directory is intended for neighborhood use only.

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.

January 2025

Flying Around

EAGLE BLUFF

President's Message

Happy New Year to our Eagle Bluff Neighbors,

As I write this message, the weather report for Chattanooga is 3-7 inches of snow. With the abundance of hills and trees in Eagle Bluff it should look like a Winter Wonderland. Be sure to add your snowman pictures to our website to share with the neighbors.

Our Annual Homeowners Meeting will be held on Tuesday, March 4th. There will be four Board Members rotating off the Board this year: Lynne Buxton, President; Dottie Ulmer, Secretary; Valerie Rutledge, Treasurer; and Bill Navel.

You will receive an Annual Meeting 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 at check-in is not created.

Please mark your calendar with this important date. Registration will begin at 5:30 and the meeting will begin at 6PM. If you have any questions about the annual meeting, please feel free to contact a Board Member.

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
HOA Board President



February 14th

♥HAPPY
Valentine's
DAY♥

**Eagle Bluff Annual
Meeting
March 4th**



March 9th

