

Flying Around

EAGLE BLUFF

April 2025

Spring has sprung!



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- New Neighbors Greeting
- ARC Report
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Summer Around the Corner!



Eagle Bluff Summer Party

Tentatively scheduled
for Saturday June 14th
Flag Day!
More info soon on
website

President's Message

First things first, I want to thank our newly elected Board for their vote of confidence in electing me as President. Join me in welcoming our new Board Members, Michelle Graham, Janet Henninger, Kathy Whitaker, and Jeff Wilson. As your new President, I will work with our new Board to continue to keep our Eagle Bluff community a beautiful and safe place to reside.

I want to publicly express my appreciation for our former President, Lynne Buxton, who served our community for eight years. She was a devoted leader who gave endless amounts of time and effort in keeping our bylaws and covenants enforced. Thank you, Lynne, from all of us!

Our new Board is excited about this new fiscal year. Each of us comes with new ideas on how we can improve and enhance Eagle Bluff, from security to socials. We certainly want to hear from you and seek your ideas about how to improve our community. You can share those suggestions by emailing us at EagleBluffHOABoard@gmail.com.

I look forward to meeting all my neighbors!

Greg Broadbridge

President

Eagle Bluff Homeowner's Association





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.
 Welcome Virginia & Ramio Poveriet
 6909 River Run Drive

FREE NOTARY SERVICES
Ulmer Notary Service



Dottie Ulmer - Notary Public
 714-473-5641
dulmer46@epbf.com

"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."

Please note:

- Eagle Bluff is our hidden gem! Please continue to hold our Standards for Excellence as a neighborhood!
- Please do not throw beer cans, liquor bottles, and other trash in our neighborhood yards; several complaints have occurred.
- Boats, trailers, golf carts, etc. parking in the neighborhood is prohibited.
- We have several neighbors who love their walks in the neighborhood. Please obey the speed limit signs.
- Please ensure your animals are kept in control.

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 10-12 noon.
 Check the EB website for details.

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

Eagle Bluff Summer Gathering



Tentatively scheduled for Saturday June 14th Flag Day!
 More info soon on website

HOA Board Meetings

April 28th 5:30 PM

May 26th 5:30 PM

(Fourth Monday of each month)

Location: Chattanooga Yacht Club

Eagle Bluff Book Club Schedule:

April meeting is April 16 @ 06:30 pm discussing
 "The Tattooist of Auschwitz" by Heather Morris

May meeting is May 13 @ 06:30 pm discussing
 "Less" by Andrew Sean Greer

Meetings are held at 5702 Laurel Ridge Rd.

Contact Debbie Biancofiore for more info

Congratulations



Chattanooga Moc's Men's Basketball Champions

Architectural Review Committee (ARC)

Below are recent and ongoing ARC projects. The ARC lead is Brian Bates.

New Home Construction

- 7539/7543 Tee Way – Exterior structural work is essentially complete
- 5940/5944 Rainbow Springs – Two-unit townhome project recently started construction

Renovations and Improvements

- 6923 Spyglass Court – Planning deck renovation
- 5814 Rainbow Springs – Dumpster in driveway for ongoing interior renovations
- 7428 River Ridge Drive – Single detached garage
- 7228 River Run Drive – Extending driveway
- 6900 River Run Drive – Additional attached garage
- 5720 Topsail Greens – Grill deck addition
- 7007 Doral – Siding, window, and door replacement
- 5851 Players Court – New deck railing
- 5834 Players Court – Spiral staircase for deck and wrought iron railing in front
- 6900 Players Run – Replacing damaged deck

Reminder of what is in scope of the Board and ARC, meaning homeowners should get ARC or Board 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 are viewable from common areas or adjacent homes
- • Driveway additions/expansions
- • Removal of >100 sq ft of vegetation
- • Deck expansions or additions
- • Any action within 20 feet of the golf course
- • Exterior painting with altered colors
- • Addition of external lighting
- • Fencing (invisible pet fences are exempt)

Eagle Bluff Homeowners Association Board of Directors



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Jeff Wilson
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The Highway 58 Volunteer Fire Department serves Eagle Bluff.
<https://hwv58firedepartment.org> <https://www.facebook.com/Hwy58Fire>
 Residents are encouraged to subscribe to the annual \$125 fee which helps fund the department's operating expenses and may prevent separate homeowner billing if fire department services are required.
 Contact Brian Bates for additional information about subscribing or volunteering.

Stay up to date on our news by checking 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.

DIRECTORY

Send any updates or changes to Bill Navel at
windist@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.