

April 2023

# Flying Around

EAGLE BLUFF

PLEASE SAVE  
THE DATE

EAGLE BLUFF  
ANNUAL  
COMMUNITY  
YARD SALE



Saturday, April 22  
8 a.m. – 2 p.m.

To participate, put a  
\$10 check payable to  
Eagle Bluff HOA  
in Janet Jorges' mailbox @  
5800 Rainbow  
Springs Drive  
423-718-7449  
[janetjorges@att.net](mailto:janetjorges@att.net)

We will put balloons  
or a sign by your mailbox. We will be  
advertising and putting signs on the  
road and in the subdivision.



## President's Message

*Lynne Buxton, President, Eagle Bluff Homeowner's Association*

Hello Eagle Bluff Neighbors,

On March 7th, the annual Subdivision meeting was held. Below is a list of our 2023-2024 Board Members:

### Officers:

Lynne Buxton, President; Valerie Rutledge, Vice President/Treasurer, and Dottie Ulmer, Secretary.

### Members:

Courtney Sisk, Everett Whitaker, Bill Navel, Marty Walker, Terrie Rhodes, and Janet Jorges.

We would like to thank our past Board Members Mary McLain and Rob Anderssen. Your service to our community is greatly appreciated.

A lot of important information is in this Newsletter. I urge you to read it in its entirety.

Your HOA Board Members prefer to be contacted by email so that we have a record of your request and will be able to follow up with you. Please use the emails in this newsletter.

This will be an exciting year, and we look forward to serving you and getting to know you better. I sincerely hope you plan to attend our annual Summer Party and socialize with your neighbors. An announcement will be coming out in May.

Happy Spring,

*Lynne Buxton, President*

Eagle Bluff Homeowner's Association

## HAPPY SPRING



Please keep your lawns mowed and flower beds manicured. Dead trees and shrubs should be removed.

## HOA DUES

The annual HOA due notices have been mailed to you. If you have not received one, please contact Lynne Buxton or Valerie Rutledge immediately. You are still responsible for the annual dues of \$250/per lot. The dues will cover April 1, 2023 -March 31, 2024. Dues paid after May 31<sup>st</sup> will be charged a late fee of \$25/per lot/per month. Payments may be dropped off in the mailbox by the Guardhouse: 6890 River Run Drive. No stamp is needed unless mailed. Please list the lots or addresses you are paying for on your check. Names of those who are still past due will be listed in the July newsletter.

## REMINDERS

Please respect your neighbor's privacy when flying a drone and be familiar with the laws:

<https://www.faa.gov/uas>

Pets are not allowed to roam free. Please keep your pet on a leash at all times.

Boats, trailers, lawn equipment, golf carts, and recreational vehicles are not allowed to be parked in driveways or on the street. The fine is \$25.00 per day.

Motorcycle or vehicle racing is prohibited in Eagle Bluff.

The HOA does not address domestic violence, call 911.

Contact a Board Member regarding any concerns.

## HAVE A COMPLAINT?

If you have a complaint, please put it in writing. The form is located on the HOA website:

[EagleBluffChattanooga.org](http://EagleBluffChattanooga.org)

## ACTIVITIES CORNER

We will keep you updated via our website:  
[EagleBluffChattanooga.org](http://EagleBluffChattanooga.org)



Eagle Bluff Ladies Bible Study dates are below. The location is subject to change please txt Lynne Buxton at 404-695-1759 to verify.

Thurs, April 13 - 10-12 noon - 5819 Rainbow Springs  
Thurs, April 27- 10-12 noon - 5819 Rainbow Springs  
Thurs, May 11 - 10-12 noon - location TBA  
Thurs, May 25 - 10-12 noon - location TBA  
Thurs, June 8 - 10-12 noon - location TBA  
Thurs, June 22 - 10-12 noon – location TBA

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

### Eagle Bluff Literary Ladies

Book Club will meet monthly on the 2<sup>nd</sup> Tuesday of each month at 6:30 p.m. The location will be 5702 Laurel Ridge unless otherwise indicated:

Tues, April 11 *Before We Were Yours* by Lisa Wingate  
Tues, May 9 *The Bell Jar* by Sylvia Plath  
Tues, June 13 - TBD  
Tues, July 11 - TBD

## EAGLE BLUFF DIRECTORY

Please remember that all information printed in the Eagle Bluff directory is intended for neighborhood use only. **New directories will be printed in May. Please send any updates or changes to Bill Navel at [wjndist@yahoo.com](mailto:wjndist@yahoo.com) no later than April 30.**



## NEW COVENANTS

The following three (3) new Covenants were voted on and passed at the March Annual Meeting and are now in effect.

### 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 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.

### Welcome to Eagle Bluff New Neighbors

Carl and Valerie Hargis - 5919 Rainbow Springs Drive  
Shane McElveen, David Keller, Charlotte McElveen - 5721 Laurel Ridge Road  
Kimberly Klein & Joe Labaron - 5709 Topsail Greens Dr  
Kenneth & Erika White - 7104 River Run Drive  
Nickson & Keshma O'Deny - 7127 River Run Drive

# Eagle Bluff Homeowners Association Board of Directors



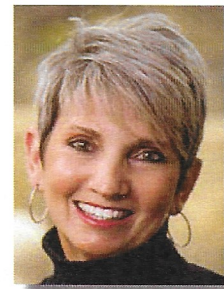
**Lynne Buxton**  
President  
New Neighbors &  
Social Events



**Valerie Rutledge**  
Vice President &  
Treasurer



**Dottie Ulmer**  
Secretary



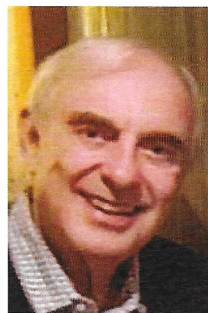
**Terrie Rhodes**  
Newsletter/Website



**Janet Jorges**  
Special Projects



**Bill Navel**  
Database



**Courtney Sisk**  
Common Areas



**Everett Whitaker**  
ARC New Builds



**Marty Walker**  
ARC Renovations

President: Lynne Buxton	(404) 695-1759	<a href="mailto:buxtonHOA@epbfi.com">buxtonHOA@epbfi.com</a>
Vice President /Treasurer: Valerie Rutledge	(423) 344-0503	<a href="mailto:vrutledg@gmail.com">vrutledg@gmail.com</a>
Secretary: Dottie Ulmer	(714) 473-5641	<a href="mailto:dulmer46@epbfi.com">dulmer46@epbfi.com</a>
ARC/Renovations: Marty Walker	(678) 232-8232	<a href="mailto:mskcw@msn.com">mskcw@msn.com</a>
Commons Area: Courtney Sisk	(423) 503-7038	<a href="mailto:sisk-HOA@epbfi.com">sisk-HOA@epbfi.com</a>
ARC/New Builds: Everett Whitaker	(423) 551-1402	<a href="mailto:whitakev@gmail.com">whitakev@gmail.com</a>
Database: Bill Navel	(423) 240-5514	<a href="mailto:wjndist@yahoo.com">wjndist@yahoo.com</a>
New Neighbors/Socials: Lynne Buxton	(404) 695-1759	<a href="mailto:buxtonHOA@epbfi.com">buxtonHOA@epbfi.com</a>
Newsletter / Website: Terrie Rhodes	(913) 200-8739	<a href="mailto:terrierhodes@epbfi.com">terrierhodes@epbfi.com</a>
Special Projects: Janet Jorges	(423) 718-7449	<a href="mailto:janetjorges@att.net">janetjorges@att.net</a>

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/Flying Around Eagle Bluff>

We encourage everyone to watch out for their neighbors. If you are going on vacation, please let a friend know. If you see anything suspicious call our Sheriff's Department @ 423-622-0022.

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](http://EagleBluffChattanooga.org) and click on the golf course page.