

July 2023

# Flying Around

EAGLE BLUFF

PLEASE SAVE  
THE DATE

EAGLE BLUFF  
ANNUAL  
CHRISTMAS  
PARTY



**Date: Saturday,  
December 9**

**Location: The  
Walden Club**

**More info to follow  
in the October  
newsletter**

## *President's Message*

Hello Eagle Bluff Neighbors,

The Board would like to give a big round of applause to homeowners Darlene and Jim McCord for hosting our summer party in their beautifully-landscaped backyard. It was a wonderful event. We appreciate your generosity to our neighborhood.

Our Christmas Party is scheduled for Saturday, December 9<sup>th</sup> at the Walden Club. Please save the date for this spectacular event. It will be a formal affair.

Our neighborhood is growing with 5 new homes in the building process. Please help us make our new neighbors welcome.

We are gathering information for vendors you have used and would recommend for any type of home renovation. Please send this detailed information to Everett Whitaker.

Cool blessings to you during this hot summer and safe travels if you are vacationing.

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





Hope all of you are enjoying a wonderful summer. As always, we encourage you to watch out for your neighbors. If you are going on vacation, please let a friend know.

## HOA DUES

It is imperative that residents pay their dues faithfully to keep Eagle Bluff running smoothly and beautifully. Thank you to those of you who do. Below are the addresses of those who have not paid as of this newsletter:

6941 River Run Dr.	5827 Rainbow Springs Dr.
5701 Topsail Greens Dr.	5716 Topsail Green Dr.
5940 Rainbow Springs Dr.	5948 Rainbow Springs Dr.
6901 River Run Dr.	

## SYMPATHY



Betty Ramey Knight Martin  
03/29/1931 – 03/27/2023

Our sincere sympathy to the family and friends of Betty Martin. Ms. Betty lived in Eagle Bluff for 26 years on Doral Lane. Several of her neighbors celebrated her 92<sup>nd</sup> birthday with her just a few days before she passed. She was loved and will be missed. She was preceded in death by her husband, Bill.

## COMING SOON

Dottie Ulmer, HOA Secretary, has graciously offered to provide notary services to Eagle Bluff residents and is in the process of obtaining that designation. We will let you know when her services are available. Thanks, Dottie!!

## ACTIVITIES CORNER

We will keep you updated via our website:  
[EagleBluffChattanooga.org](http://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, July 27 - 10-12 noon – 7009 Doral Lane  
Thurs, Aug 10 - 10-12 noon – Location TBA  
Thurs, Aug 24 - 10-12 noon - location TBA  
Thurs, Sept 14 - 10-12 noon - location TBA  
Thurs, Sept 28 - 10-12 noon - location TBA  
Thurs, Oct 12 - 10-12 noon – location TBA

### HOA Board Meetings

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

After a summer hiatus, the Book Club will resume meeting monthly in September. We meet 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. Check our website for updates.

Tues, Sept 12 - *The Bell Jar* by Sylvia Plath  
Tues, Oct 10 - *Lessons in Chemistry* by Bonnie Garmus

## 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](mailto:wjndist@yahoo.com).



## 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 is again for sale.
- 5948 Rainbow Springs: Driveway concrete partially poured. House nearing completion.
- 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.
- 5827 Players Court: Drywall, pool, spa have been installed.
- 5843 Players Court: Drywall installed. Brick veneer being laid.

### Renovations and Improvements (Marty Walker, ARC Lead)

- 5955 Rainbow Springs: Generator.
- 5919 Rainbow Springs: Awning replacement and pergola.
- 5993 Rainbow Springs: Deck expansion.
- 5988 Rainbow Springs: Fencing.
- 7007 Doral Lane: Exterior facade upgrades. (Pending)

### Welcome to Eagle Bluff New Neighbors

Yuzuru and Sheri Yoshida, 5800 Rainbow Springs  
Martha and Thomas Hufstetler, 5961 Rainbow Springs  
John and Lynn Ballen, 5988 Rainbow Springs  
Jake and Sarah McKay, 7007 Doral Lane  
Janet Jorges and Alex Buttram, 7009 Doral Lane

A warm welcome to our new 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. Again, welcome!!

# Eagle Bluff Homeowners Association Board of Directors



**Lynne Buxton**  
President/  
Decorations/Socials



**Valerie Rutledge**  
Vice President/  
Treasurer



**Dottie Ulmer**  
Secretary



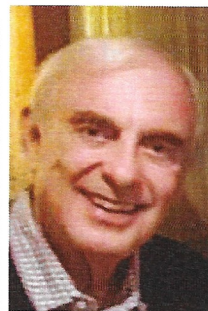
**Terrie Rhodes**  
Newsletter/Website



**Janet Jorges**  
Special Projects/  
New Neighbors



**Bill Navel**  
Database



**Courtney Sisk**  
Common Areas



**Everett Whitaker**  
ARC New Builds



**Marty Walker**  
ARC Renovations

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President/Decorations/Socials: 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>
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ARC/New Builds: Everett Whitaker	(423) 551-1402	<a href="mailto:whitakev@gmail.com">whitakev@gmail.com</a>
ARC/Renovations: Marty Walker	(678) 232-8232	<a href="mailto:mस्कw@msn.com">mskcw@msn.com</a>
Common Areas: Courtney Sisk	(423) 503-7038	<a href="mailto:siskHOA@epbfi.com">siskHOA@epbfi.com</a>
Database: Bill Navel	(423) 240-5514	<a href="mailto:wjndist@yahoo.com">wjndist@yahoo.com</a>
Newsletter/Website: Terrie Rhodes	(913) 200-8739	<a href="mailto:terrierhodes@epbfi.com">terrierhodes@epbfi.com</a>
Special Projects/New Neighbors: Janet Jorges	(423) 718-7449	<a href="mailto:janetjorges@att.net">janetjorges@att.net</a>

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