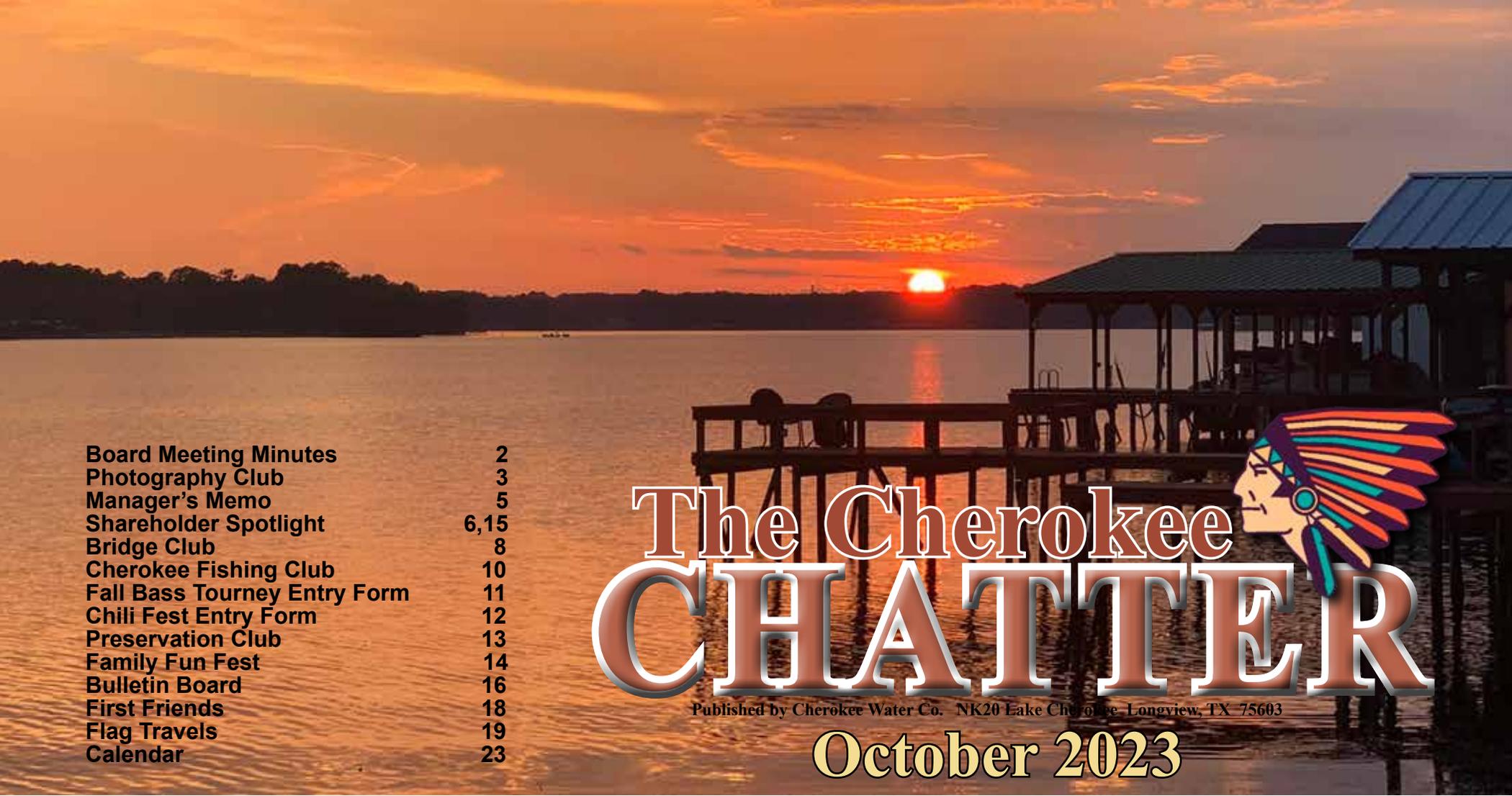


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# The Cherokee CHATTER

Published by Cherokee Water Co. NK20 Lake Cherokee, Longview, TX 75603

## October 2023

*Photo credit Douglas Speer*

Cherokee Water Co.  
NK20 Lake Cherokee  
Longview, TX 75603

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**MINUTES  
OF THE BOARD OF DIRECTORS  
CHEROKEE WATER COMPANY  
September 21, 2023**

A meeting of the Board of Directors of Cherokee Water Company was held at 6:00 pm on Thursday, September 21, 2023, at NK 20 Lake Cherokee, Longview Texas 75603 with the following Directors present:

**Christy Bussey, President  
Logan Lobue, Vice President  
Randy Graves, Treasurer  
Gary Mapes, Secretary  
Kristina Coolidge  
Rhonda Bullard  
Seleta Davis  
Cory Eason  
Doug Finn – absent  
Paul Oberthier  
Thomas Merritt**

President Christy Bussey called the meeting to order at 7:00 pm

Gary Mapes, Secretary, pronounced a quorum.

Minutes of the August 17, board meeting were discussed, reviewed and stand approved as distributed.

**President's Report:**

Christy communicated the board would ratify the decisions regarding the increase in dues and fees and temporary payment options for lease renewals.

1. A motion was made by Randy Graves and seconded by Seleta Davis to approve the dues and fees increase.  
Lease Dues increased to \$1475.  
Special Privilege cards increased to \$50. Decals to \$5.00  
Transfer fees increased to \$3500 (new) / \$1500 (current)  
Rundown fees (\$250)  
The motion passed unanimously.
2. A motion was made by Gary Mapes and seconded by Seleta Davis to approve the temporary payment options. Contact the office to discuss options.  
The motion passed unanimously.

**General Manager's Report**

Kevin, provided an operation report including stats on administrative, patrol and maintenance departments. Kevin shared that he met with area leaders and conducted an exercise on the emergency response action plan. The spillway repairs have been completed. He also shared that he has 2 additional patrolmen that will be taking courses to get their EMT certification. The road project will start back up soon due to the cooler weather. The completion should take 10-14 days from the restart of the project.

**Treasurers Report:**

**Randy Graves shared that the August expenses and revenue were in line with the operating budget.**

- **Randy Graves, Treasurer made a motion to certify the bills paid for the month ending August 2023. The second was made by Paul Oberthier. The motion passed unanimously.**
- **Randy Graves made a motion to approve the financials ending August 2023. The second was made by Paul Oberthier. The motion passed unanimously.**
- **Randy Graves made a motion to approve the 2023 -2024 Operating Budget. The second was made by Seleta Davis. The motion passed unanimously.**
- **Randy Graves made a motion to approve the 2023- 2024 Capital Budget. The second was made by Gary Mapes. The motion passed unanimously.**

**Committee Reports:**

**Community Relations Committee Report**

Kristina Coolidge, Committee Chairman shared The Community Relations Committee met this month to discuss matters of importance to shareholders and the community at large.

The Community Relations Committee is working with the office to expand communications with shareholders.

A presentation to report the results of the 2023 Shareholder Survey is currently being pulled together by the office. The General Manager will share the results at an upcoming meeting.

The Events Calendar is now pinned to the top of CWC's Lake Cherokee Facebook Page. Additionally, we explored ways to support the office in social media and email use, including graphics for enhanced continuity and efficacy.

Our Shareholder Spotlight initiative, featured in the Chatter, continues to celebrate the outstanding individuals within our community who volunteer their time and resources. We welcome your recommendations for future spotlights as we celebrate the contributions of our remarkable residents.

As we celebrate our 75<sup>th</sup> year of Lake Cherokee, the committee will be working

with Shareholders to develop a display to be available at the Annual Shareholders meeting. We have invited shareholders to let us know if they have any pieces of lake history to be displayed. There is a form in the upcoming Chatter to share their contributions.

National Night out is October 3, 2023, and we are searching for neighborhood hosts. Last year was a FANSTASTIC evening of block parties all around the lake. Let's keep it up, Lake Cherokee!

We have no specific action items to vote on at this time.

**Rules and Policies Committee:**

Rhonda Bullard, Committee Chair reported. **2<sup>nd</sup> reading:**

Construction Rules & Regulations, IV. Houses, Mobile Homes, and other Buildings, C. suggested rule change; wording submitted by Bruce Rucker, Johnson & Pace:

**Proposed Change:**

No permits will be issued on any lot that has not been surveyed by a Texas RPLS; the Survey must be tied to the CWC Control Network, property corners should be located or relocated, based on the lot corner coordinates on file at the CWC office from previously approved surveys.

**All surveys must be approved by the CWC office.**

For surveying procedures, see Section B (4): SURVEYS AND ESTABLISHMENT OF LOT LINES. Work must be commenced within ninety (90) days from the date on which the permit is issued. For a residential structure, all exterior construction must be completed within twelve (12) months. For all other non-residential structures, all work must be complete within six (6) months from issuance of the permit. Permit extensions may be issued at the discretion of the Lake Manager or his/her designee for verifiable delays. Failure to comply with the above timeline requirements will result in fines of one thousand dollars (\$1,000.00) per month. Any work which commences without the issuance of an appropriate permit may be immediately stopped by the Lake Manager or his/her designated representatives.

**Rhonda Bullard made a motion to approve. A second was made by Randy Graves. Motion passed unanimously.**

**1<sup>st</sup> reading**

Current Rule:

Construction Rules & Regs, IV. Houses, Mobile Homes, and other Buildings, C. Work must commence within ninety (90) days from the date on which the permit is issued. For a residential structure, all exterior construction must be completed within twelve (12) months. For all other non-residential structures, all work must be complete within six (6) months from issuance of the permit. Permit extensions may be issued at the discretion of the Lake Manager or his/her designee for verifiable delays. Failure to comply with the above timeline requirements will result in fines of one thousand dollars (\$1,000.00) per

month. Any work which commences without the issuance of an appropriate permit may be immediately stopped by the Lake Manager or his/her designated representatives.

**Proposed Rule Change: 1st Reading**

Work must commence within ninety (90) days from the date on which the permit is issued. For a residential structure, all exterior construction must be completed within twelve (12) months. For all other non-residential structures, all work must be complete within six (6) months from issuance of the permit. **Permit extensions may be issued at the discretion of the General Manager or his/her designee for verifiable delays. If a permit extension is granted, the work must be completed within 12 months of the extension date. Any future extensions that are granted will be for 6 months at a time.** Failure to comply with the above timeline requirements will result in fines of one thousand dollars (\$1,000.00) per month. Any work which commences without the issuance of an appropriate permit may be immediately stopped by the Lake Manager or his/her designated representatives.

Rationale: to place time limits on extended permits.

After the second reading and rule is in effect, Tammie will update the permit accordingly.

**Variance Requests**

The committee had 2 variance requests for consideration this month.

1. **NF – 55 A&B request to cross property line with new home construction; shareholder owns both lots. Current house will be demolished. Rhonda Bullard moved to approve the variance. A second was made by Logan Lobue. The motion passed unanimously.**
2. **NR 18 – request to demo existing bathroom and build new boat-house. Rhonda Bullard moved to approve the variance. A second was made by Paul Oberthier. Board members Christy Bussey, Logan Lobue, Randy Graves, Cory Eason, Gary Mapes, Paul Oberthier and Thomas Merritt voted to approve. Rhonda Bullard and Seleta Davis voted no. Kristina Coolidge abstained. The motion passed by majority.**

**Other Business**

**With no other business, President Christy Bussey adjourned the meeting at 7:30 pm.**

**ATTEST:**

\_\_\_\_\_  
**Gary Mapes, Secretary**

## LEASE RENEWAL REMINDER

The annual lease renewal is here. Payment of \$1475 is due on the first day of October and is considered late on the first day of November, and incurs a \$100 late fee. An additional \$100 will be charged for each month thereafter.

If the split payment option is chosen, the first half (\$750) is due on October 1st and will not be accepted after October 31st. After November 1st, the split payment option is no longer available. The second half of the split payment (\$750) is due on the first day of April, 2024 and is considered late on the first day of May.

Neither the lease application nor the annual lease payment can be accepted or processed by the staff until all of your fines, fees and penalties are satisfied. For late payment penalty purposes, the application or payment is not considered submitted until the day that the fines, fees and penalties are paid.

If you need assistance with paying the increased dues, contact the office to discuss temporary payments options approved by the board.



**\$1,475.00**

**Split Payment  
Option**

October 1st \$750.00

April 1st \$750.00



## 4th Annual Lake Cherokee Trick-or-Treat Saturday, October 28th, 2023

Trick-or-treating will start around 6:00 PM

Participants: Please email [Rachael.Hacker1972@yahoo.com](mailto:Rachael.Hacker1972@yahoo.com)

**\*Do not Facebook message or leave lot number in a thread. I missed participants last year.**

We will post a complete list of participating lots on the Lake Cherokee Shareholder Facebook page closer to October 28th.

## Lake Cherokee Photography Club

The September 12, 2023 meeting of the Lake Cherokee Photography Club was held at the lake office at 6 P.M.

We discussed our thoughts about the recent contest for the Preservation Club Calendar. There was consensus in the group and feedback from others that more people would have participated if printed entries had not been required.

We discussed getting back to our groups' objectives of learning more about photographic techniques and improving our photographs. In that area, we will have a discussion on composition lead by group member Ken Kirkland. He won first place by the calendar judges, and has won at the Texas Bank and Trust juried show as well. We look forward to his presentation.

We looked at some photographic prints for content and discussed briefly self printing, both printers and papers.

Other ideas included camera settings for those who use DSLR type, or discuss settings on phone cameras which can have manual settings. There are also on line photography sites where images can be posted to get feedback from photographers around the world. It is also a good way to learn from others.

We hope to have guest speakers occasionally, but this is a informal, self taught group.

We would love to see more of our lake photographers join us once a month. We usually finish between 7:30-8:00, so if you arrive after 6P.M. you will be welcomed and be able to join in.

If you have questions, you may contact Holly Treadway at [greytbiker@yahoo.com](mailto:greytbiker@yahoo.com). Please use "photo group" in the subject line. We send reminders to the Shareholder web page. Our next meeting is October 10, 2023.



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# MESSAGE

*from the Manager*

Hello Lake Cherokee, here are a few quick high points for this month's Chatter.

First, I want to start off with a huge thank you to Tommy and Marie Hooten for the many years of service to the Cherokee Water Company. They retired and are going to spend time traveling around the country. We wish them the best and safe travels while they head out on their new venture!

Here are some important dates pertaining to the CWC Board Elections. There will be a meet and greet at the CWC Office, NK 20, for the candidates who are running for the Board of Directors on October 12th at 5:30PM. On October 26th, the CWC will mail proxy ballots and board candidates bios/photo to shareholders. Fall cleanup is scheduled for October 20-22, 2023. The DO's and DON'T's are self-explanatory so please read carefully. No exceptions will be made.

The CWC will begin receiving offers on a share lot (SJ 03) beginning October 2, 2023. This will be a sealed bid. Please read the instructions carefully before you enter a bid.



Kevin Jones

General Manager, Lake Cherokee

## CWC FALL CLEANUP OCTOBER 20-22, 2023

The sites will be manned by CWC employees. Residents may bring up to two (2) pickups full (approximately 6 yards) of non-hazardous household waste to the container sites for free disposal. All waste must originate from leased property at Lake Cherokee.

**The times are as follows: Friday 10AM-5PM, Saturday 10AM-5PM, & Sunday 1PM-5PM.**

**We will not be accepting any of the following:**

- Hazardous materials of any kind
- Liquids of any kind (examples: paint, solvents, cooking oil, etc.)
- Items that contain PCB's (i.e., transformers)
- Yard waste such as trees, limbs, grass clippings, etc.
- Shingles and roofing materials
- Mattresses
- Tires
- Dishwashers
- Construction materials

The CWC has arranged for shareholders to obtain, from the CWC office, landfill vouchers to dispose of tree limbs and yard waste at the Pine Hill Landfill. These items are NOT accepted at the CWC dump sites. The vouchers are good for two (2) trips per year. Please call the office for details.

Through special arrangements, we will be able to accept some items that are not allowed at the landfill.

These include:

- Appliances including those that contain Freon such as air conditioners, refrigerators, and freezers
- Vehicle batteries will only be received at the north side disposal site

**IMPORTANT:** In order to participate in the cleanup, you must bring proof that you are a shareholder at Lake Cherokee to the disposal sites during the dates and times given above. Proof may be in the form of a Privilege Card showing you are a shareholder or shareholder's spouse. In addition, a valid DL or other photo ID IS REQUIRED. If the shareholder or shareholder's spouse will not be present (i.e., you have arranged for someone else to transport your material for disposal,) you will need to call the office and make arrangements prior to the clean updates.

**THIS CLEANUP IS FOR HOUSEHOLD WASTE ONLY FROM THE SHAREHOLDERS LAKE CHEROKEE LOT!**

**\*\* Immediately following the cleanup, authorized CWC staff will be inspecting every Lake Cherokee lot by roadside and by lakeside. You will be contacted if your lot is not in compliance with CWC Rules and Regulations. \*\***

Please take this opportunity to improve our environment, improve the quality of life for all of us on the lake and protect our community.



The Cherokee Water Company is now accepting sealed offers to purchase a share in the Cherokee Water Company associated

with share lot SJ 03. This is an unimproved non-buildable lot, but the lease of this lot affords the new shareholder access to CWC facilities. As with all other share lots at the CWC, the successful bidder will be required to pay the annual lease renewals, fees and comply with all Rules & Regulations of the Cherokee Water Company. A reserve amount of \$49,000 has been placed with this bid.

#### OFFER INSTRUCTIONS:

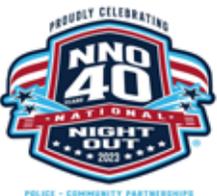
These lots are leased "as is" and without warranty, express or implied. The individual making the offer is responsible for due diligence pertaining to the property and lease terms prior to making the offer. Any offer that is accepted must be immediately memorialized

in a written sales contract signed by the individual with the winning bid and the CWC.

- All offers must be in writing and signed by the individual making the offer.
- An offer letter will be available for pick up at the CWC office, NK 20, on or after October 2, 2023, or by emailing a request to: cathy@lkcherokee.com
- Offers shall be hand delivered in a sealed envelope, and clearly marked on the outside of the envelope "Offer for lot SJ 03" by the date specified above. It is the responsibility of the individual making the offer to ensure the offer is received before the deadline.
- The individual making the offer is responsible for all arrangements for financing.
- All offers must be received at the Cherokee Water Company office, NK 20 no later than 4:00 PM October 16, 2023.
- The CWC reserves the right to accept or reject any or all offers in its sole discretion.

Kevin Jones  
General Manager, Cherokee Water Company

## National Night Out (in Texas) Tuesday October 3rd



crime efforts; strengthens neighborhood spirit; police community relations; and lets "outsiders" know we

This is a community building event that promotes police (patrol)- community partnerships and neighborhood camaraderie to make our neighborhoods safer, better places to live. This generates support and participation in

are organized and fighting back. During the event, residents are asked to turn on their porch lights and spend the evening with their neighbors and patrol officers. Events such as cookouts or block parties occur simultaneously throughout the property, city and State of Texas.

If you are participating by hosting one of these events, please call the office and schedule the officers to stop by and meet you and your neighbors.

# SHAREHOLDER SPOTLIGHT CORNER

Lake Cherokee residents are well represented in Gregg County Emergency Services District #1 (ESD #1). An Emergency Services District (ESD) is a local government agency created by a vote of the public to provide fire protection and/or emergency medical services (EMS) in specific unincorporated areas of counties. There are more than 310 ESDs in Texas, ESD #1 serves both Gregg and Rusk County areas. The governing statute for an ESD is Chapter 775 of the Texas Health and Safety Code. ESD #1 contracts with Elderville Lakeport Volunteer Fire Department as their service provider.



ESDs play a crucial role in providing emergency services to their communities, including fire protection and medical response. Here are several facts about ESD #1 that serves Lake Cherokee Shareholders.

1. ESD #1 Structure: ESD #1 is composed of five Commissioners appointed by the Gregg County Commissioners Court. These Commissioners serve two-year cycles.
2. Elderville-Lakeport Volunteer Fire Department: This department was established in 1975 and serves areas in Rusk and Gregg Counties. It covers a geographically diverse region, including portions of Longview, Tatum, Kilgore, and Henderson.
3. Commissioners' Responsibilities: The Commissioners appointed to ESD #1 are responsible for overseeing the district's finances. This includes setting and approving budgets and establishing the annual ad valorem tax rate. They also hold regular meetings, typically at least monthly, and may convene special meetings as needed to address specific issues.

Through the partnership with the district and leadership of the Commissioners, the Elderville Lakeport Volunteer Fire Department has grown from parking donated antique fire trucks at the fire chiefs barn to operating four fire stations, modern fire engines properly equipped with quality firefighting tools and equipment, and lifesaving medical equipment such as the LUCAS devices to assist with CPR during cardiac arrests.

The fire department responds to a variety of emergencies including medical emergencies such as stroke, heart attacks, falls, and other injuries. They also respond to fires including house fires, wildland fires, vehicle fires and any other type of fire. Rescues such as victims trapped in a vehicle, farm equipment and more are also their responsibility. The fire department has run an average of just over 400 calls per year in the past four years; 2023 stats have already met that number of calls with a quarter of the year remaining.

## Gregg County Emergency Services District #1



Other duties of the fire department include annual fire hydrant maintenance, commercial business inspections, fire hose testing, vehicle fleet maintenance, and maintenance of the fire stations. All of which contribute to the department's ISO rating which can affect insurance rates.

Having a dedicated group of volunteers and Commissioners to manage and support the Elderville-Lakeport Volunteer Fire Department is crucial for ensuring the safety and well-being of the residents in the area. Thank these Commissioners and fire volunteers as you see them out and about for their dedicated service.

## LAKE CHEROKEE SECURITY REPORT AUGUST 2023

<b>FACILITY CHECK:</b> 1845	<b>CLEAR ROADWAY OF TREES/DEBRIS:</b> 8
<b>EXTRA PATROL:</b> 94	<b>DISTURBANCE:</b> 1
<b>OPEN DOOR:</b> 3	<b>BURGLARY/THEFT:</b> 1
<b>SUSPICIOUS VEHICLE/PERSON:</b> 8	<b>ALARMS:</b> 7
<b>ISSUE PERMIT:</b> 11	<b>VEHICLE/BOAT ACCIDENT:</b> 1
<b>SET OUT/PICK UP TRAP:</b> 2	<b>CODE VIOLATIONS:</b> 1
<b>REMOVE ANIMAL FROM TRAP/LOT:</b> 5	<b>ASSIST AGENCY:</b> 4
	<b>EMR MEDICAL ASSIST:</b> 3

Welcome to  
Lake Cherokee

August 2023 Transfers - 5

If you have any questions regarding a property or stock transfer, please feel free to contact  
Misty Conway at  
(903) 643-3933  
or misty@lkcherokee.com.



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## VARIANCE DEADLINES

10/2 - 10/19 Board Meeting  
10/30 - 11/16 Board Meeting

In case of  
**EMERGENCY,**  
please call 9-1-1 and then  
Lake Patrol at  
**(903) 643-7321**

# GO VOTE - YES!

LAKE CHEROKEE SHAREHOLDERS;

The Board of Commissioners for the Gregg County Emergency Service District #1 {GCESD#} which services Lake Cherokee and the surrounding area providing fire and emergency services, is proposing a Sales and Use Tax Proposition to be on the Election Ballot for Tuesday, November 7, 2023.

All of the Cherokee Water Company lots and properties (Gregg and Rusk County) are serviced by this GCESD#. The purpose of an Emergency Service District is to provide funds and support for the fire fighters and emergency medical services personnel located in the District, which is the Elderville Volunteer Fire Department {EVFD}

The GCESD# receives funding from the tax revenue on properties located within the District and uses the taxes collected to fund the EVFD operating expenses.

The EVFD has five paid employees and a Fire Chief. The volunteers are paid when they are on duty. The EVFD has to be competitive in their compensation in order to maintain a staff, properly trained and certified. The EVFD has four Fire Stations which all must be properly staffed and equipped. The operating costs have increased substantially over the past years due to the cost of fuel, supplies, labor, insurance, equipment and other necessary items needed to properly operate.

The EVFD for the year 2022, made 126 fire related calls and 276 rescue and emergency medical calls, which is an indication of the need to be able to continue funding their operations. The call volume

for fire and medical services tend to increase each year.

The State of Texas charges 6.25% sales tax on the purchase of goods and services. Incorporated cities can charge another 2%, bringing the sales tax total to 8.25%. The residents of Lake Cherokee should be paying 6.25% for goods and services delivered and performed at their homes.

Many of our residents do not realize that they may be paying more than the 6.25% on purchases that are delivered to their homes from online merchants. If you are charged more than 6.25%, the State gets 6.25% and any taxes collected over that goes into the state's rainy day fund and never gets funded to our community.

If the proposed Sale and Use Tax Proposition is approved by the voters, it would authorize up to 2% to be captured by the District in all areas not yet at the State maximum of 8.25%, and would not be lost in the rainy day fund. These additional funds would be used to address the needs in the District.

Three are (3) goals outlined in the EVFD long-range plan:

1. Recruitment and retention programs for qualified and certified fire department personnel.
2. Increase fire station staffing to address response time and call volume;
3. Offer ongoing and continuing education opportunities for personnel, including advance life support services, which would allow them to perform more advanced life support services when responding to emergency calls.

I was on the GCESD# Board for 15 years and I am very familiar with this proposition and what it could provide to our District. One of the primary goals when I was on the Board was to send highly trained first responders with the best equipment in the least amount of time when a 911 call was received.

The GCESD# has four (4) fire stations in the District, and the long-range plan is to properly staff each station and have two (2) First Responders at each station.

If this Sales Tax Proposition is passed, it is estimated to bring in approximately \$400,000 or more in revenue to the GCESD#. This additional revenue stream would substantially help in maintaining and improving the vital services provided by the EVFD.

**YOU DO NOT KNOW THE VALUE OF THESE SERVICES UNTIL THEY ARE NOT AVAILABLE!!!**

The GCESD# and the EVFD are a very valuable asset to Lake Cherokee and we need to do our part to support the team.

Thanks, Mike Lee  
NO23 Lake Cherokee Longview, TX 75603

VISIT THE GCESD# WEBSITE FOR ADDITIONAL INFORMATION.

**GO VOTE--YES!**

**ELECTION DAY IS NOVEMBER 7, 2023.**

**EARLY VOTING STARTS OCTOBER 23, 2023, AT THE FOLLOWING LOCATIONS:**

**GREGG COUNTY:**  
**LAKEPORT CITY MUNICIPAL BLDG. HWY.149**  
**LAKEPORT, TX 75603**

**RUSK COUNTY:**  
**STEWART VOTING BOX 13606 FM782N**  
**HENDERSON, TX 75652**



# BRIDGE CLUB

By Jeanne Collins

Bridge is a card game that dates back to the early 16th century and is derived from an English game called Whist. One famous Bridge player is actor Sean Connery, aka Agent 007. In the James Bond movie "Moonraker," 007 engages in a game of bridge with the notorious multi-millionaire Sir Hugo Drax. The tale unfolds when "M" asks Bond to look into Sir Hugo's numerous triumphs at M's cherished bridge club. Bond uncovers Drax's deceitful tactics: he cunningly gazes at the mirrored surface of his glossy cigarette case while dealing the cards, thus gaining an unfair advantage!

Since no smoking is allowed at our Bridge Club, please be assured that no cigarette cases will be on the tables. We play for fun, but we all enjoy the spirit of competition. The person with the high score for the room each Wednesday gets to put his or her name "On the Wall". We play every Wednesday at the CWC Library, next door to the CWC Office. We start at 11:30 am, and usually play four rounds, finishing around 2:30 pm.

Our group is very informal. Men and women of all skill levels are welcome. If you do not know how to play, we will teach you. If you would like to join in, please do not hesitate to just show up on any Wednesday. We look forward to meeting you!



L - R standing - Wanda Wallace, Janet Martin;  
seated Fredna Harris, Debbie Hobson



L - R standing - Joy Tate, Joyce Martin;  
seated Danny Coats, Del Knox



L- R standing - NorVella Skarda, Jeanne Collins;  
seated Carol Ehl

## Current Star Providers

### Realtors

Abby Adkisson	903-431-5636	Bud Summers	903-240-0095
Clair Balliett	903-918-4605	Dianne Swank	903-452-3504
Kristin Bates	903-808-2182	Martha Weant	903-720-0936
Alice Berryhill	903-738-4907	Jessica Swank Waldron	903-452-2125
Alisha Bixby	903-445-9118		
Kristina Coolidge	903-720-4838		
Marian Freeman	903-331-7170		
Lynne Hall	903-738-6080		
Linda Howlett	903-746-0688		
Michael Kalmus	469-964-1621		
Melinda Leslie	903-576-7667		
Lisa Lobue	903-736-5790		
Beth Matlock	903-643-2828		
Paula Parker	903-315-6913		
Harriett Prine	903-238-3999		
Stacie Rogers	903-985-2468		
Brandi Russel	903-452-7524		
Alan Scarborough	903-263-8443		
Stephen Skinner	903-240-0168		
Renee Wingo	903-424-4987		



### Contractors

AGLYN Number Four LLC	903-759-3985
Alliance Electric	903-643-7319
Clearlake Solutions	903-746-8181
Expert Irrigation	903-407-0980
ETX Precision Detail	903-720-8649
Girls Next Door Restoration	903-720-4874
JOTS Rental	903-236-4019
Ricks Boat Maintenance	903-808-6399



## Star Provider



Have you ever wanted to know more about the Lake Cherokee community to better serve your clients and expand your market? Lake Cherokee (Cherokee Water Company) is, for the first time ever, offering a course covering the rules, regulations and policies of Lake Cherokee.

Course curriculum is designed to provide professional service providers a better understanding and knowledge of the unique rules, regulations and policies that help make Lake Cherokee such a special community! After successful completion of the test, you will be recognized as a "Star Provider" for Lake Cherokee Shareholders.

A list of Star Providers will be published and available to shareholders on the CWC website, Cherokee Chatter and various media platforms.

The "Star Provider" status and logo can be used in your individual marketing to let prospective clients know that you have an in-depth knowledge of the Lake Cherokee community.

The test will be offered online.

To register, come by the Cherokee Water Company offices at NK 20 Lake Cherokee between the hours of 8:00 am & 4:00 pm Monday-Friday.

Fee for the course is \$250.00 - due at time of registration. For more information, call the office at (903) 643-3933

#### Fee covers:

- The instructional course and course prep materials
- 1 year of advertising in the Star Provider Directory on CWC website, Cherokee Chatter and various media platforms used by CWC
- Email notifications throughout the year to keep Star Providers updated on any rule or policy changes that could impact service providers and shareholders.



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# Happy 75th Birthday LAKE CHEROKEE

Seventy-five years ago, on January 2, 1948, twelve men signed the Articles of Incorporation that created Cherokee Water Company. A celebration will be held at the Annual Shareholder meeting November 16, 2023. The Board of Directors, Staff and Shareholder volunteers are developing a display that will tell the history and progress of CWC over the last 75 years. Nancy Ruff is compiling story boards for each decade. In addition, we want to display pictures, documents, fun facts, and stories that you or your family may have collected over the years. If you have items of interest that you would allow to be displayed at the CWC office November – January, please complete the form provided. You may email the form to [rbullard@lkcherokee.com](mailto:rbullard@lkcherokee.com) or drop it by the office. Someone on the Committee will be in contact with you. Let's show Lake Cherokee pride and put our history on display.



## 75<sup>th</sup> Birthday Display Submission Form

Shareholder Name: \_\_\_\_\_

Lot #: \_\_\_\_\_

Email: \_\_\_\_\_

Phone #: \_\_\_\_\_

Memorabilia Description: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Internal Use

Action Taken: \_\_\_\_\_

Date of Delivery: \_\_\_\_\_ Date of Pickup: \_\_\_\_\_

Committee Member Signature: \_\_\_\_\_



# Cherokee Fishing Club News

By: Genia Holland

We had 55 members and guests at our September 11, 2023 meeting. We had 1 new member, Jason Pratt.

Our cookie people this month were Larry Willis, Rod Diehl, Anna O'Brien, Steve Snider, Bonnie Haynes, Roxanne Brink, Pete and Carol Stati, and Genia Holland. Pete and Carol made chicken wings this month and they were a big hit. Pete will have to do them again. Thanks to all that brought food.

Our Fall Bass Tournament is on October 14, 2023. Entry forms will be in the October Chatter this month. You can mail your form to me or drop it off at the lake office by Thursday before the tournament. All money from tournament entries will be used to pay the winners.

Anna O'Brien talked about a fishing seminar to be held at the Moberly Baptist Church on October 8, 2023 from 3 pm. Until 6 pm on that day. There

will be food, vendors, and several pro fishermen there to answer your questions. Tyler Anderson and Alton Jones, Jr., will be on hand to give you pointers about bass fishing. This will be at Williams Lake behind the church on Tryon Road.

The redear bream have been released into the lake. The catfish will be released at a later date. George Steele is still pitting our brush tops so if you see a post from George about this give him a call. They could use all the help they can get.

Our speaker this month was Matt Ward who is the lake biologist for Lake Cherokee and has been for the last 17 years. Matt said that because our lake is private, we can make decision on bag limits and sizes on a quick decision, if we were a state-run lake it would take months and months for decisions to be made on any issues. In the September issue of

the Chatter was a list of new bag limits and sizes for all fish in Lake Cherokee. Matt said we had excess water primrose in Mud Creek area. Water quality, vegetation in coves and the amount of forage for fish and predator fish are always changing. Lots of hydrilla along south side going into Lee Creek was noticed. With the lake being low, seeds will germinate when the lake fills back up. Matt stressed more fish habitats cover like brush piles need to be put in the lake. Warmouth sunfish need to be removed from the lake if you catch any. We have both red ear and blue gill bream, and black and white crappie in our lake. He also talked about predators around the lake. These are birds and otters. If you see otters the lake office has traps that can be put out to trap them and remove them from the lake. We had lots of questions and I hope all your questions to Matt were answered.

Our Raffle winners this month were: Solid Pawn Bait Bags: Steve Snider, Jerry Martin, Mitch Fortner. A 5-gallon gas can was won by David Nixon. #13 Bass Rods were won by Wiley Thomas, Bryce Tawney, and Tom Kelly.

Our next month meeting will be on October 9, 2023. Our speaker will be Garrett Stampert. Our November 13, 2023 meeting our program will be Joe Nolley with Hi Yaa Bait Company.

See y'all next month.

## LAKE CHEROKEE FISH, SIZE, AND DAILY BAG LIMITS SEPTEMBER 2023

SPECIES	SIZE LIMIT	DAILY BAG LIMIT
CRAPPIE	No size limit	45
CATFISH	12 in minimum	25
BASS	slot 10-14 inches	20 (preferably Kentucky Bass)
SUNFISH	Remove all over 8 inches	
PICKEREL BOWFIN GAR GREEN BREAM WARMOUTH	Remove All	

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# Cherokee Fishing Club

## Fall Bass Tournament Entry Form

October 14, 2023

### Bass

#### Event Start Time

Bass 6:30 A.M.

#### Event Weigh-in Time

**Must be in weigh-in line by;**

Bass 3:00 P.M.

#### Team Members

Name: \_\_\_\_\_ Name: \_\_\_\_\_

I have read and understand the tournament rules and also agree, I am responsible for my team and actions of the team. In the event of injury, death or property damage, I the undersigned do fully release and discharge the Cherokee Fishing Club, its officers, members and the Cherokee Water Company, its board of Directors and employees from any and all claims, demands, and/or causes of actions, including court cost and attorney fees.

#### Shareholder/Privilege Cardholder Information

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Lake Lot #: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Total Fee: Bass - \$50.00 boat/ 2-member team or single fisherman fishing alone

Donation to Hatchery: \_\_\_\_\_ Entry Fee: \_\_\_\_\_

Total Amount Paid: \_\_\_\_\_

**Mail entry forms to Cherokee Fishing Club, SD 14 Lake Cherokee, Henderson, TX 75652 and they must be received by Thursday, before tournament. Entry forms may also be dropped off at the CWC, no later than 3:00 p.m. on the Thursday before tournament.**

Any questions prior to tournament; Call Genia Holland 903-738-2444.

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**SL 58 - \$475,000**      **NF 25 - \$325,000**

**Lake Cherokee Chili Fest**  
 Sponsored by the Preservation Club  
 November 11, 2023

Team Name \_\_\_\_\_  
 Team Captain \_\_\_\_\_  
 Cell # \_\_\_\_\_ Cell # \_\_\_\_\_  
 Lot # \_\_\_\_\_ Email \_\_\_\_\_

**Team Members**

2. \_\_\_\_\_ 3. \_\_\_\_\_  
 4. \_\_\_\_\_ 5. \_\_\_\_\_  
 6. \_\_\_\_\_

**Return Entry by October 1, 2023**

Turn in entries to Lake office or Email: [Dkalmus@lisd.org](mailto:Dkalmus@lisd.org)  
 If you have questions please call:  
 Deanna Kalmus @ 469-964-1765

- Recipe can be of team choosing but 15 lbs of meat required for each batch of chili
- Free entry for maximum 6 team members
- Trophies for:
  - People's Choice (overall)
  - Judge's Choice (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> place) – traditional contains meat (red, venison, etc)
  - Judge's Choice – non- traditional contains no meat
  - Best in Show – costume and décor
  - Realtor's Gold award



# Cherokee Bulletin Board

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 Oil changes, batteries and general up-keep. David Wilson, NP 35 (903) 235-6458

## CLEANING

### OLGA AT YOUR SERVICE

House cleaning, short or long term property management. Lake references available. 903-297-1766 home 903-746-5179 cell.

## HANDYMAN SERVICES

### KK'S HANDYMAN

Lake Cherokee Resident. Installation, Maintenance, Repairs, Plumbing, Electrical, Painting, Carpentry, Chimney Sweep, Pressure Washing, Brush Hogging, Excavating, Stump Grinding and more. Kevin, 903-261-4220

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## MISC

### NEED A HAND?

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## SPRINKLERS

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Do you remember the 21st of September? Well that's when the Preservation Club met!

We had another successful Family Fun Fest this year! A great synopsis of the event is provided by the event chairperson, Beth Swindell, in a separate article. Thank you to all who came out to enjoy the fun!

Our main topic of discussion was the upcoming Chili Fest which will be held at the CWC Offices on Saturday, November 11th from 11:00-3:00. We are looking for participants so if you feel you make the best chili around the lake here is your chance to prove it. An entry form is provided in The Chatter. Get your group together, think of a great theme and get to cookin'! By November we'll be ready for some (light) sweater weather, yummy chili, boisterous conversation and lively music provided by our Usual Suspects.

Our next meeting will be Thursday, October 19th, directly following the CWC Board Meeting. Hope to see you there!

## Lake Cherokee Chili Fest

SPONSORED BY THE PRESERVATION CLUB



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# Family Fun Fest

Recap!

The Lake Cherokee Family Fun Fest was held on Saturday, September 2. For those of you that are new to Lake Cherokee - this annual event is held every year the Saturday before Labor Day, is funded by the Lake Cherokee Preservation Club and is free to Shareholders and their accompanying guests. The Preservation Club uses the proceeds from Wet n Wild Boat Rally and the Preservation Club Chili Cook-Off (November 11th!) to provide improvements to Lake Cherokee amenities and also to underwrite year-round entertainment for Shareholders.



Many thanks to Jamie Maddox (King of Set-Up), Matthew Jernigan (Lake Cherokee's Most Eligible Bachelor), Melanie Mathews (Queen of the Art Tent), Sharon and Randy Graves (Hottest Hot Doggers there ever were), Kevin & Kim Bowlin (Fun Fest Express Chauffeurs), Titus & Solomon Camp (Junior Chauffeurs) and Brittany and Clay Powell (#cleanupcrew)!

The Preservation Club meets the third Thursday of every month, after the regularly scheduled Board Meeting. We would love to have you join us! Mark your calendar for August 31, 2024 for next year's Family Fun Fest.



# SHAREHOLDER SPOTLIGHT CORNER

## GODLINK

Lake Cherokee shareholders Debbie Maxey and Beth Thacker are passionate about sharing their time, talents, and resources internationally through GODLINK, a non-profit organization dedicated to building a better future for Zambian children. Their work is concentrated in Petauke community schools.

Ronny Maxey traveled to Zambia 8 years before wife Debbie retired from Tatum ISD. After joining him on one visit she instantly shared her husband's love for the country of Zambia and the people of Petauke. Debbie's love of teaching and love of children was transferred to the underserved children of Zambia. On the second trip to Zambia, DeeJay Whiting, a former Tatum ISD student of Debbie's, and wife Bre'Ana joined the Maxeys. That trip spiraled the two couples into a strong bond, a passion, and a purpose to show the love of Jesus through actions "by giving a hand up not a hand-out."

In 2021 Beth Thacker joined DeeJay and Debbie on a trip to Petauke and, with Beth's added enthusiasm, Godlink was formed, creating a nonprofit. The contributions to Godlink have provided

for school children to be fed, a roof, doors and windows put on a school, and a completely new 3 room school built across the river. The last five trips have allowed Godlink to support over six hundred students in 3 different communities, providing student desks, supplies and teacher access to the national curriculum.

The next trip (November 10-18) will be to see villagers plow with oxen and plant next year's crop; see the progress of the sewing instruction to older students and the visits to see teachers/students at all 3 schools. God goes first and He is moving swiftly in these villages. Godlink is working hard to keep up. Debbie and Beth are very thankful for the friends from their own "village" at Lake Cherokee, who support Godlink, including but not limited to Nancy West, Lori Hendrick, Vicki Anthony, Florinda Williams, Marsha Warren and others.

Godlink is a 501(c). Every penny donated goes to the 3 Zambian villages.

For more information visit [www.Godlink.org](http://www.Godlink.org) or reach out to Debbie or Beth if you are interested in traveling with the team. If you see these two shareholders, thank them for their service to these underserved populations.



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Please circle: **MasterCard** **Visa**

Card #: \_\_\_\_\_ Expiration: \_\_\_\_\_

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Phone number: \_\_\_\_\_

Name to be recognized: \_\_\_\_\_

Send Acknowledgment to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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First Friends gathered for our September meeting on September 21st and had a delicious meal at Venecias's in Kilgore then toured the Kilgore Rangerette Museum. Oh my goodness- this is an East Texas gem right here in our own back yard. History that has recognized the Rangerettes for 84 years. They have traveled the world representing East Texas with precision dancing! They are ambassadors for athletes and for our little piece of Texas. Go visit the museum if and when you can. You'll walk away - PROUD! Stay tuned for details about our October meeting.



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River Aria in Budapest

*Karen and Allan Franklin and Jim and Holly Treadway spent 16 days traveling to Vienna, Austria and sailing the Eastern Danube River from near Budapest to the Black Sea. We visited towns in Hungary, Croatia, Serbia, Bulgaria, and Romania. We learned about the Croatia-Serbia conflict as well as the Romanian Revolution. We visited palaces, local restaurants, music venues and had a home hosted lunch in Croatia. There were prepared walking tours and ample time for self exploration.*



Aboard River Aria in Ruse, Bulgaria



Group lunch at local restaurant in Novi Sad, Serbia



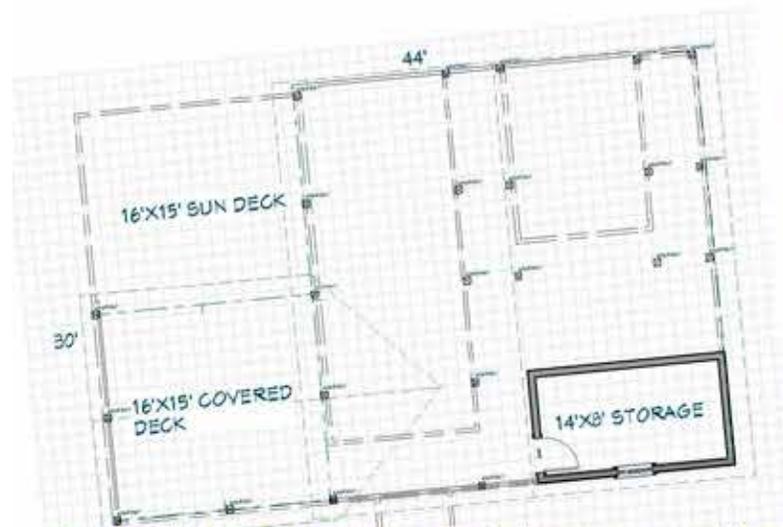
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# OCTOBER 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 2023-2024 Annual Lease Renewal Due	2 Deadline to Submit Variances	3 National Night Out (TX) Community Gardeners	4 Bridge Club Luncheon	5	6	7
8	9 Fishing Club 7pm <b>Columbus Day</b>	10 Photography Club 6pm	11 Bridge Club	12 Golf Course Board Meeting 6pm	13	14 <b>FALL BASS TOURNAMENT</b>
15	16	17	18 Chatter Deadline Bridge Club	19 First Friends @ Noon CWC Board Meeting 6pm Preservation Club	20 <b>FALL CLEAN UP 10AM-5PM</b>	21 <b>FALL CLEAN UP 10AM-5PM</b>
22 <b>FALL CLEAN UP 1PM-5PM</b>	23	24	25 Bridge Club	26	27	28 <b>LAKE CHEROKEE TRICK OR TREAT</b>
29	30 Deadline to Submit Variances	31  <b>Halloween</b>				

# NOVEMBER 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Bridge Club Luncheon	2	3	4
5 Daylight Savings Time Ends	6	7 Election Closing Time 5:00 pm Community Gardeners <b>Election Day</b>	8 Bridge Club	9 Golf Course Board Meeting 6pm	10	11 <b>CHILI FEST NOON - 4PM</b> <b>Veteran's Day</b>
12	13 Fishing Club 7pm	14 Photography Club	15 Bridge Club	16 Annual Shareholders Meeting Chatter Deadline First Friends	17	18
19	20	21	22 Bridge Club	23  CWC Office Closed <b>Thanksgiving Day</b>	24 CWC Office Closed	25
26	27	28	29 Bridge Club	30		

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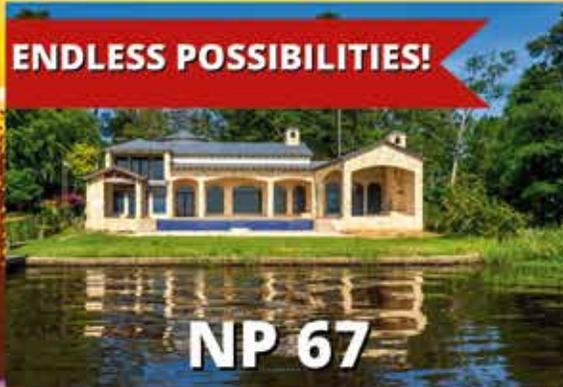
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**SG 37B**

**ENDLESS POSSIBILITIES!**



**NP 67**

**LARGE LAKE VIEWS!**



**SB 61**

**SOLD!**



**NS 45**

**SOLD!**



**NI 25**

**MUST SEE!**



**SG 45**

**LAKE LUXURY!**



**SQ 12-13**

**SOLD!**



**NT 15**

**RARE FIND!**



**SM 19**

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