



The Cherokee CHATTER

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

NOVEMBER 2023

Board Meeting Minutes	2-4	Photography Club	9	Pickle Ball	21
Manager's Memo	5	BOD Candidate Bios	12	Bulletin Board	22
News From the 19th Hole	7	National Night Out	15	Calendar	23
First Friends	8	Cherokee Fishing Club	16		



Complimentary Lake Cherokee Preservation Calendars will be available this month.

Photo credit Craig Nichols

Cherokee Water Co.
NK20 Lake Cherokee
Longview, TX 75603

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**MINUTES
OF THE BOARD OF DIRECTORS
CHEROKEE WATER COMPANY
Executive Session
October 16, 2023**

An executive session meeting of the Board of Directors for Cherokee Water Company was held at 6:25 pm on Monday, October 16, 2023, at NK 20 Lake Cherokee, Longview Texas 75603 with the following Directors present:

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

President Christy Bussey called the meeting to order at 6:20 pm.

Vote on Directors' Absences

President Bussey provided a copy of and read the bylaws regarding attendance requirements for directors. Board members present who had 4 or more absences were given the opportunity to address the group regarding their absences.

A vote was taken by closed ballot regarding removal of any director who had been absent 4 times or more during the attendance year. The written votes were collected and counted independently by the General Manager and Office Manager who reported the outcome to the entire board. A 2/3 majority voted to remove Director Doug Finn.

With no other business, President Christy Bussey adjourned the meeting at 6:35 pm.

ATTEST:

Gary Mapes, Secretary



**MINUTES
OF THE BOARD OF DIRECTORS
CHEROKEE WATER COMPANY
October 19, 2023**

A meeting of the Board of Directors of Cherokee Water Company was held at 6:00 pm on Thursday, October 19, 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
Paul Oberthier
Thomas Merritt – absent**

President Christy Bussey called the meeting to order at 6:00 pm
Gary Mapes, Secretary, pronounced a quorum.

Minutes of the September 21st board meeting were discussed. Rhonda Bullard requested a change be made to indicate that the motion she made last month to approve variance for NR18 was actually made by Rules Committee vs herself as she opposed the motion. **A motion was made by Seleta Davis and seconded by Logan Lobue to approve the revised minutes. The motion was approved unanimously.** In the future, another committee member should make the motion when Chairman of the committee is in the minority of the overall committee recommendation.

A motion was made by Paul Oberthier and seconded by Randy Graves to approve the minutes of the Executive Session on Monday, October 16th. The motion was approved unanimously.

President's Report:

Christy Bussey's message to the board of directors:

Fellow Directors,
As most of you know I chose not to run for re-election for the board of directors at CWC because I am embarking on a new professional journey that will demand 100% of my time and focus. This is my last monthly board meeting with only the annual shareholder meeting remaining. I wanted to take a few minutes to address all of you as a group. For the next month I am still a director, but I hope to always be a resident of this wonderful community and

in that capacity, I want you to know how much I appreciate just a few of the things that you've accomplished over the last few years.

I appreciate you:

1. Voting to bring back the 2-rule reading.
2. Implementing shareholders surveys for feedback and your continued commitment to enhance and add technology that makes communication as effective and efficient as it can be.
3. Voting to add shareholders and staff members to board committees.
4. Adding an operational report presentation to board meetings where shareholders are present as guests of the board.
5. Creating and continuing to enhance a strategy for CWC.
6. Engaging experts and obtaining reports and studies for critical assets owned by CWC such as natural resources, the road system and the siltation and sedimentation situation so that fully informed decisions can be made for the future of CWC.
7. Engaging an independent 3rd party for the recruitment and hiring of a highly qualified and competent General Manager for Cherokee Water Company.
8. Making difficult decisions and upholding your fiduciary duties to CWC despite misinformation, hearsay and sometimes even personal attacks.

Next, I want to thank you for doing a volunteer position that has zero benefits except for the personal satisfaction of knowing that you are serving in a role which allows you to do what's best for CWC and as a result of that what's best for the community and ultimately the shareholders. Finally, to those existing board members who are running for the board again, I applaud you. The fact you are running again speaks directly to your commitment to give the time that is required to serve on this corporate board and to your love for the community you live in.

It has been a privilege and an honor to serve all of you even through the most difficult and controversial situations. Good luck as you move forward, and you and all future board members have my commitment to always remember the tough job you have.

General Manager's Report

Kevin provided an operation report including stats on administrative, patrol and maintenance departments. Kevin stated that the roadway project is completed. The crew did a great job with the repairs. Kevin shared that several approved capital

projects will begin. The repairs on the CWC office and Library roofs will begin in November and take about 5-6 weeks to complete. This includes an expansion to the outdoor patio to address the drainage issue. Also, repairs to the boat roads will begin once additional product is received that is needed to repair the pile driver. The marking of Silvey Bridge Lake Road will begin in the next 2-3 weeks depending on the contractor's schedule. Kevin reminded everyone that the Election Ballots will be dropped in the mail on Monday, October 23rd. The deadline for returning the ballots is November 7th. Any ballots not post-marked by November 7th will be turned over to the election committee for review. An email was sent out with additional information regarding usage of proxies. If you didn't receive email, check your spam or junk mail.

Treasurers Report:

Randy Graves shared that the September financials will be reviewed at the completion of the audit.

- **Randy Graves, Treasurer made a motion to certify the bills paid for the month ending September 2023. The second was made by Rhonda Bullard. The motion passed unanimously.**
- **Randy Graves made a motion to increase the 2023-2024 budget by \$105k due to an increase in insurance premiums. The second was made by Logan Lobue. The motion passed unanimously.**

Committee Reports:

Community Relations Committee Report

Kristina Coolidge, Committee Chairman shared The Community Relations Committee did not meet this month due to the Q&A session by the Board Candidates. She shared that the committee recognizes the increase in communications that are being sent to shareholders to keep them informed. The Community Relations Committee is working with the office to expand communications with shareholders. Rhonda Bullard shared an update regarding the 75th anniversary that will be celebrated at the Annual Shareholders meeting. **The committee has no specific action items to vote on at this time.**

Rules and Policies Committee:

Rhonda Bullard, Committee Chair reported.

2nd 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.

2nd Reading:

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 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.

A motion was made by Rhonda Bullard and seconded by Seleta Davis. The motion passed unanimously.

1st Reading

Addition to current rule:

New Rule Addition, Proposed by Cherokee Fishing Club to Rules & Policies Committee:

VII. Fishing A. 2. The General Manager will determine what fish species should be raised in the brood ponds, based on recommendations from the Biologist Consultant and recommendations from a specified member of the Cherokee Fishing Club. Any activity related to fish in brood ponds will be overseen and approved by the General Manager. Current #2 and #3 will be renumbered #3 and #4.

Variance Requests

Five variance requests submitted, four being proposed:

1. **NJ 08 & 09**-Shareholder leases both lots. Request is to cross property line to connect the existing home to a new addition, to be closer than 75' to the water and 50' to the lake road. Second submission; new request includes septic plan and survey of NJ 09 w/improvements as requested by Committee. **Motion to approve was made by Rhonda Bullard and Seconded by Randy Graves. The motion passed unanimously.**
2. **NE 26:** Request to build a deck behind the house. The deck will be 45 ft from the lake. **Motion to approve was made by Rhonda Bullard and seconded by Logan Lobue. The motion passed unanimously.**
3. **ST 04:** New carport to be located 2.6 feet off adjacent property line of ST 03. **Motion to approve was made by Rhonda Bullard and seconded by Paul Oberthier. The motion passed unanimously.**
4. **ST 83:** Reconstruction of back porch. One corner will be 73 feet from the lake. **Motion to approve was made by Rhonda Bullard and seconded by Kristina Coolidge. The motion passed unanimously.**

Bylaw Revisions Proposed by RMWBH Law Firm and CWC Rules & Policies Committee

General Changes:

1. Lake Manager changed to General Manager throughout document.
2. Numerous capitalization, spelling and grammar corrections through document.

Article III, Meetings of Shareholders, Sec 6:

A quorum for the transaction of business at any meeting of shareholders shall be a number of shareholders representing not less than one-third of the shares entitled to

vote that are represented at the meeting in person or by proxy. **A quorum is required to transact CWC business.** Shareholders present at any meeting in person or by proxy, though less than a quorum, may adjourn the meeting to a future time.

Article V, Directors, Sec 2:

The number of directors shall be twelve (12). Each director shall be a shareholder or spouse of a shareholder. Each director shall be chosen in a manner specified in Article IV or Article V, Section 9 of these bylaws. The term of each director shall be three (3) years. **A director's term shall begin when election results are presented at the Annual Shareholder Meeting and expire at the conclusion of the Annual Shareholder Meeting three years later.** The terms shall be staggered so that four terms expire each year, and four directors are elected each year. A greater number may be elected in the event of a vacancy.

Article V. Directors, Sec 16:

The board of directors may from time to time adopt or amend such rules and regulations and internal operating policies and procedures as it deems reasonable and necessary for the orderly operation, improvement, enhancement of value, maintenance and safety of the Cherokee Water Company, Lake Cherokee and its shareholders, waters, surrounding acreage and residential lots. **Further, the board of directors, upon an affirmative vote of at least 2/3 of the board of directors, shall be responsible for any action taken on the employment of the General Manager position.**

Article VI., Officers, Sec 1: The officers of this Corporation shall be a president, a vicepresident, secretary, and treasurer who shall be elected for the term of one (1) year and shall hold office until their successors are duly elected and qualified. No one shall be eligible to the office of the president, vicepresident, secretary or treasurer who is not a director of the Corporation and any such officer who ceases to be a director shall cease to be an officer. **The president, vice-president, secretary, and treasurer shall, collectively, form the Executive Committee.**

Article VII, Committees of the Board, Sections 1, 2, 3

Sec 1: The president may designate non-standing and ad hoc committees.

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

Sec. 2. **The board of directors shall have the following standing committees: (i) the Executive Committee; (ii) the Ethics Committees; (iii) the Finance Committee; (iv) the Strategic Planning Committee; and (v) the Rules & Policies Committees.** Standing committees shall include directors and may also include other ex officio non-voting members as elected by a majority of the committee. Each committee shall consist of at least one or more directors appointed by the President. The number of committee members may be increased or decreased from time to time at the discretion of the Executive Committee.

The directors serving on committees shall serve one (1) year or until new members are appointed. Each committee member shall serve as such until the earliest of (i) the expiration of the one (1) year appointment; (ii) resignation as a director; or (iii) removal as a committee member or as a director.

Sec 3. The president shall have the power at any time to fill vacancies in, to change the membership of, to remove members and to discharge any non-standing committee.

A motion to approve the bylaw changes was made by Rhonda Bullard and seconded by Logan Lobue. The motion passed unanimously.

1st reading:

General Rules and Regulations

General Changes:

Change Lake Manager to General Manager; changed Lake Attorney to legal counsel.

Corrected capitalization, punctuation and grammar throughout document.

I. General Provisions:

I. GENERAL PROVISIONS

DEFINITIONS - As used in these Rules

Minutes continued on page 4



Minutes continued from page 3

and Regulations, the following words mean and are defined as indicated:

Board of Directors - Persons duly elected to serve as directors of Cherokee Water Company Corporation.

CWC - Cherokee Water Company Corporation – Cherokee Water Company Corporation

Lake Cherokee – the body of water within the physical area owned by CWC. (changed from Any property owned by Cherokee Water Company.)

Lot - One of the lots shown by maps of Cherokee Water Company property. Exact determination of the location of lot lines and lot corners and the exact distance of lot lines between the corners cannot be determined by reference to these maps; therefore, the final determination of the location of each lot is the authority of the Board of Directors. "Share lot" is an unimproved CWC lot which is held for the purpose of allowing Shareholders access to CWC facilities and Lake Cherokee.

Personal Watercraft - A motor powered vessel which is designed to be operated by a person or persons sitting, standing, or kneeling on the vessel rather than in the conventional manner of sitting or standing inside the vessel.

Privilege Card - A card or document authorizing the bearer to certain privileges on CWC property and Lake Cherokee.

Shareholder - A person whose name appears on at least one share of stock of the Cherokee Water Company

Wake Boat - An inboard boat designed for wakeboarding or wake surfing by creating large wakes. The Wake Boat accomplishes increased wake size by maximizing weight distribution at the back of the boat with rear engine placement, factory ballast systems or ballast bags.

Added the following definitions:

Bikini Island – the recreational island located on Lake Cherokee

CWC Park Lot– CWC land deemed unfit for development.

CWC Stock Certificate – the original stock certificate evidencing each Shareholder's share of CWC stock and certifying their lease of a parcel of land owned by CWC.

Firecracker Park – the peninsula, located on Lake Cherokee, accessible by water or land which serves as a recreational amenity for CWC Shareholders and guests.

General Manager – the individual selected and appointed by the Board of Directors to serve as General Manager of the Corporation

General Provisions

A. Fines & Penalties, 4:

If a Shareholder does not pay the annual lease rental within thirty (30) days of its due date, or a Shareholder becomes thirty (30) days delinquent in payment of any other indebtedness as may be determined by the Board of Directors of the Corporation, the matter shall be subject to further Board action which may result in the imposition of an additional fine and /or the suspension of their right to go upon CWC property or Lake Cherokee for such period as the Board of Directors may direct.

B. Transfer of Stock Certificate and Application for Lease

1. Death of Shareholder

b. CWC legal counsel shall be furnished with all legal instruments pertinent to ownership prior to transfer of stock certificate and lease agreement, in accordance with stock transfer as outlined in Bylaws.

3. Sale of Property:

The shareholder, or his/her duly authorized legal counterpart shall obtain a permit from CWC office to sell, offer for sale, or advertise for sale the share of stock and leasehold improvements, if any, before contracting to sell the same.

Other Business

With no other business, President Christy Bussey adjourned the meeting at 6:36 pm.

ATTEST:

Gary Mapes, Secretary



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MESSAGE

from the Manager

CHEROKEE
WATER CO.

Hello Lake Cherokee: Fall is here and with that comes much cooler weather, hopefully lots of rain, football and last but not least, board elections. I want to give some important upcoming dates in reference to this.

The election ballots were mailed out on October 23rd and hopefully you've received yours by now. If not, keep looking for them in your mailbox. Shareholders may mail in their ballots (**MUST** be post marked by Nov. 7th) to NK 20 Lake Cherokee, Longview, TX 75603, or you can come by the office and place them in the locked election box **NO LATER** than 5:00PM on November 7th.

On November 9th, the Election Commission will meet to examine the ballots and verify with CWC records. If you did not meet the November 7th deadline, the Election Commission members will be at the main office, NK 20, on November 16th @ 5:00PM to receive walk-in ballots. They will count ballots and declare the winning candidates at that time.

Please call the office if you have any questions.

Respectfully,
Kevin Jones



Kevin Jones
General Manager, Lake Cherokee

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

GO VOTE & VOTE YES!

Remember: If the Proposed Sales 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. If this Sales tax Proposition is passed, it is estimated to bring in approximately \$400,000 or more in revenue to the GCESD#1. This additional revenue stream would substantially help in maintaining and improving the vital services provided by the EVFD.

SATURDAY, NOVEMBER 18

THE CHURCH AT LAKE CHEROKEE

A Very Merry

MARKET

**Holiday Shopping
10 am - 4 pm**



Local Artisans & Boutiques • Bake Sale • Raffles
Lunch at the Church Lady Cafe
averymerrymarket1@yahoo.com

Located South of Lake Cherokee at the intersection of FM 2011 and FM 1716
11968 FM 2011, HENDERSON TX
www.thechurchatlakecherokee.com

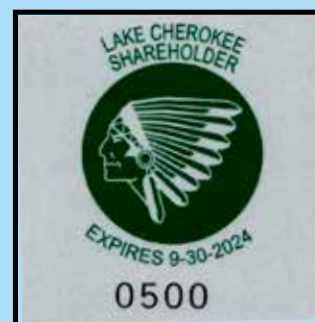
LEASE RENEWAL REMINDER

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







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SK 29 - \$795,000

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NL 6 - \$775,000

NORTHSIDE BUILDING LOT!



NF 25 - \$325,000

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The Pro Shop hours for November are 7:30 am to 5:00 pm weather permitting. The course is closed when temperatures fall below 40 degrees. Also, closed on Mondays for course maintenance.

The October tournament was a shamble tournament where each team played 18 holes in three different formats. Congratulations to first place winners: Steve Roberts, Mike Erwin, Phillips Works, and James Patterson. Thanks to all who participated!

The next tournament is a Turkey Trot Scramble held on November 11th. Tee time is 9:00 am. The sign up sheet is in the Pro Shop.

The Pro Shop will close Nov 22nd at 2:00 pm. The Pro Shop will also be closed Thanksgiving Day. It will reopen per usual on Friday, November 24th.

The monthly board meeting is held the 2nd Thursday of every month starting at 6:00 pm. All are welcomed to attend and ask questions.

The WOMEN's group plays every Tuesday morning usually at 9:00 am or 10:00 am depending on the weather. Hours may vary so please call the Pro Shop for tee time.

SATURDAY FUN BUNCH: every Saturday except for tournament days. Tee time is 9:00 am. It's a choose up style scramble that is a lot of fun!! Come check it out!!

GOLF LESSONS: Jake Mobbs is offering golf lessons for \$60 and hour. He is a past Assistant Pro at Hackberry Creek in Irving, Texas, and a graduate of the Golf Academy of Farmers Branch, Texas. Call

NEWS FROM THE 19TH HOLE

by Rebekah Taylor

the Pro Shop for more information!!
Donations for CELIA TAYLOR
MEMORIAL can be made in the Pro Shop.
Pro Shop telephone number: 903-643-3571



October Tournament 1st Place Winners
Steve Roberts, Mike Erwin, Phillips Works, and James Patterson

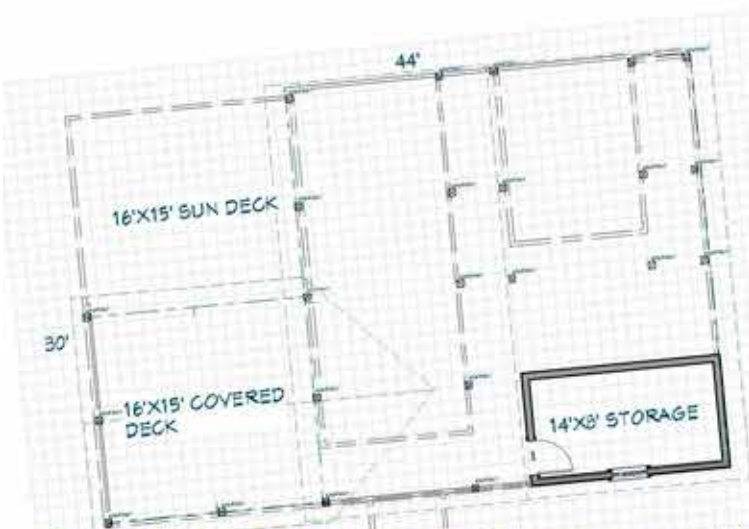
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- composite decking with 25 year warranty
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- 6x6 routed posts



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First Friends

by Gail Fowler



The Lake Cherokee First Friends ladies group met in Judi Morgan's back yard on October 19, 2023 for our annual HOB0 stew. 18 ladies brought a canned vegetable to add to the stew and a side of something fun! (we had bread, crackers, cake, pie, cookies and more - OH MY! We enjoyed stew and visiting and it just had to be the absolute most perfect fall weather day ever!



Standing: Carol Ehl, Joan Strong, Marilyn Moulds, Rose Walton, Delores Toon, Mary Graham, Jeannie Collins, Beth Scheiberr, Susan Deeds, Carolyn Matter, Barbara Robar, Debbie Hobson, Seated: Betty Heim, Penny Dant, Judi Morgan, Karen Franklin, & Tullie Fleener, Photo by Gail Fowler

DOOR PRIZE WINNERS
Tullie Fleener and Mary Graham

also pictured Judy Morgan and Gail Fowler



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9/30/23 @ The Island



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Lake Cherokee Photography Club

The October meeting of the Lake Cherokee Photography Club met Tuesday, October 10, 2023 at the Lake Cherokee office.

We discussed several ideas about showing our photography as a group. Holly Treadway, who has participated in several group as well as individual shows, shared her experiences. She recommended writing an artist statement as a way to express your vision of your work. It is not the easiest assignment, but she found it helpful years ago, and it is still relevant today.

The group would decide on a general theme which is necessary for cohesiveness. Decisions about print size, color of matting, and framing would need to be addressed. Generally black frames are used. She had photographs of the group shows which demonstrated how many photographers can be cohesive. Members were asked to think about this idea and we could discuss at the next meeting.

It would be nice if some of our other Lake Cherokee photographers would join our group. I know you are out there!

We presented Pat O'Bryan with his second and third place ribbons and prize money at the meeting. The judges for the Preservation Club Calendar also gave him some honorable mentions as well. He explained how he was able to capture the images using his Nikon and a long lens. He does very little post processing, maybe some cropping.



Next month, Ken Kirkland will discuss composition and bring examples. Landscape, people, insects, and moving targets could be subgroups of composition.

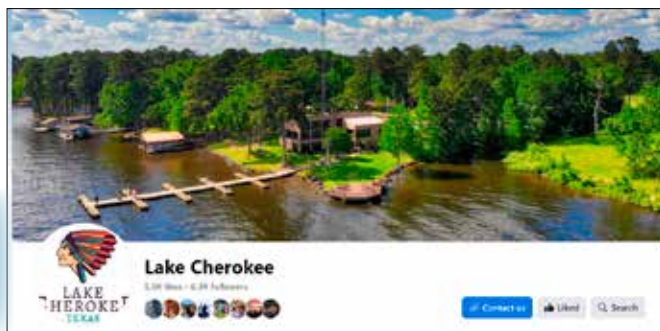
We want to invite all Lake Cherokee photographers to join our informal group. We share information and techniques with each other as well as share images. We have phone photographers as well as DSLR users. We have beginners and advanced members. It is a way to improve your skills and get supportive feedback. We view prints, images on phones, and have an art projector that can project images on a screen, if you bring your images on SD card or thumb drive.

If you have questions, you can contact Holly Treadway at greytbiker@yahoo.com Please include "photography" in the subject line.

Our next meeting is November 14, 2023 at 6 P.M. downstairs in the Lake Cherokee Office (NK20)

Find us
on 

Stay up-to date
with current
Lake events and
notices!



Welcome to Lake Cherokee

September 2023 Transfers - 10



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.

CWC OFFICE HOURS

Monday-Friday
8:00 am - 4:00 pm

Extended hours:
3rd Thursday of the month
(Board Meeting night)
8:00 am - 6:00 pm

If you are unable to make it to the
office during business hours, give
us a call. We can help!

(903) 643-3933
barbara@lkcherokee.com



Lake Cherokee Chili Fest

SPONSORED BY THE PRESERVATION CLUB

NOVEMBER 11TH 11 AM TO 3 PM

LAKESIDE AT NK20 CHEROKEE WATER COMPANY

ADMISSION \$5.00 INCLUDES CHILI TASTING.

PORTION OF THE PROCEEDS WILL GO TOWARD THE 2024 FIREWORKS

**USUAL SUSPECTS BAND WILL BE PLAYING
SO BRING YOUR CHAIRS AND BLANKETS.**

SOFT DRINKS & WATER WILL BE AVAILABLE

**IF YOU THINK YOUR CHILI IS
THE BEST ON THE LAKE,
PLEASE ENTER!**

FOR SHAREHOLDERS AND GUESTS

FOR QUESTIONS
CONTACT: DEANNA
KALMUS 469-964-1765



CHEROKEE COUNTRY GOLF



NI-33 Lake Cherokee 903-643-3571

**Driving
Range**

**First Responders, Veterans,
Seniors (ask for discounts)**

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**Closed Mondays
For Maintenance**

**Non-Members
Welcome**

**Saturday
Scrambles**

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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.

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



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CWC Board of Directors CANDIDATE BIOS 2023-2024



Zach Tippit

I have been a resident of Lake Cherokee for almost 31 years and have enjoyed all the lake has to offer. Fortunately, my wife and I have the privilege to raise our family on Lake Cherokee and reap the benefits I grew up enjoying. I graduated from Tatum in 2011 and continued my education at UT Tyler. In May of 2015, I graduated with my Bachelor of Science in Electrical Engineering. I then started my career working for Rusk County Electric Cooperative as a System Engineer. Through my years working at the cooperative, I have gained experience in project management, member service, system hardening, strategic planning, and department management. Our mission at Rusk County Electric is to provide safe, reliable, and affordable service to our members that enhances their quality of life. This should be the same mindset among the board. Within the past year, I have noticed many changes taking place on the lake, and I look forward to getting to know more about Lake Cherokee. Thank you for considering electing me for the board.

"Be the change you wish to see in the world." - Mahatma Gandhi



Dee Rea

I attended college at Texas A&M University receiving a Bachelor of Science degree in 1974. I graduated Magna Cum Laude. I remained at Texas A&M University doing graduate studies in Physiology. After 2 years, I began my dental education @Baylor College of Dentistry in 1976. I received my Doctor of Dental Surgery in 1979.

I am married and have 3 boys from a blended family. My son, Blake, spent his childhood on this lake. I have had a house on the lake since 1988. I have watched as this lake gets busier and more traffic. It is imperative to maintain safety on the lake. Professionally I have worked as a dentist for 40 yrs. I am active in the Texas Dental Association and served on their Board of Directors. I am presently on the Dental Association's Den-Pac Board, the association legislative PAC. This experience will equip me to better manage a multimillion-dollar company.

I love Lake Cherokee. This is a little spot of Heaven on earth. I want to keep it that way. We do that by properly funding, maintenance of the dam and the water itself. We use sound biologic principles to maintain the aquatic vegetation and fish populations in the water. The boat roads must be maintained and navigation lights working at all time. Safety on the lake is a top priority. As a person with an attention to detail, I will work with other board members to ensure we keep Lake Cherokee as the place we all love.



Gary Mapes

My name is Gary Mapes, and I am running for re-election to the CWC Board of Directors. I have been a CWC shareholder since 1995. I established a General Dentistry practice in Longview in February 1984. I sold the business in 2021 and am currently working for the new owner. My previous CWC board experience includes 2 years as Treasure, 2 years as President and 1 year as Vice- President. I have always had the philosophy that the CWC is a business and should be conducted as such. I support a GOVERNING BOARD, that sets policy, goals and strategy for the company, while the CWC management teams implements those directions in the day-to-day management of operations. I would appreciate your votes and support. Thank you for your consideration.



Michele Godwin

Hello neighbors and fellow Cherokee Water Company Shareholders. Our family moved here in July of this year. My husband, Jeffrey and I have 2 beautiful kids, Tuesday -15 and Christian - 11. We also have 4 spoiled fur babies. We moved from the Fort Worth/Haslet area where we watched the sprawl take over and knew it was time for our next season. As we explored where we wanted to live, one thing was definite – we wanted to be in a community where neighbors became friends and homeowners love where they live. Chatting with neighbors, it is obvious that Lake Cherokee is a special place for them too. Throughout my career I have always believed that it is important to give back and have volunteered for various not-for-profit and for-profit organizations that I support. I am not afraid to roll up my sleeves to get the job done and understand the importance of working with fellow board members to accomplish the goals of the organization, not personal agendas. I think with my extensive knowledge as a profitable small business owner, serving on various committees and board member along with my skills as a Certified Meeting Planner managing every aspect of successful trade shows including budgeting, contract negotiations, permitting, managing volunteer staff and ensuring attendees and exhibitors saw ROI for future years. I hope you vote for me to serve our community as a board member.



Gregory Washburn

My name is Gregory Washburn. I am currently employed with Thieman & Associates as a Certified Residential Appraiser. I have 10 years experience appraising Lake Cherokee properties under the mentorship of Ed Thieman. Thieman & Associates appraises approximately 90% of the sales, refinances, HELOC, new construction, and personal appraisals at Lake Cherokee.

I served in the U.S. Air Force for 25 years. 14 years active duty, and 11 years in the reserves. I retired from the U.S. Air Force in 2011. I have a close, former military, retired friend that introduced us to Lake Cherokee over the years. We spent every other major holiday here on Lake Cherokee and enjoyed the atmosphere and camaraderie, and when the opportunity presented itself, we purchased a lot, and built our forever home.

I fish and utilize the lake for recreational purposes as often as possible. I believe it is important to give back to those entities that you enjoy, and that is why I feel it is important that I hopefully can be elected to the board.

My unique insight at Lake Cherokee as an appraiser has given me access to numerous properties that most individuals would not be able to ever view or enjoy. I feel that my experience and hands-on experience with Lake Cherokee properties would make me a valuable asset to the board. As an appraiser, and an individual, I believe I could be fair, objective, and impartial in all matters related to Lake Cherokee. Thank you for your consideration.



Cody Edmonson

My name is Cody Edmonson. I am a 41-year-old native of Rusk County, Texas. I am a dedicated salesman, a passionate outdoorsman and a loving family man.

I graduated from Kilgore High School in 2001 and began my career in sales. I have worked w20 years as a salesman for various companies in the Rusk County area. I currently work as a salesman for Hydessco in Kilgore in charge of business development and maintaining customer relations, all while actively seeking new customers. My extensive sales experience within Rusk County have made me a familiar face with many local businesses.

In 2003, at the age of 20 I bought my Lake Cherokee property at NQ14. I wanted to make Lake Cherokee my forever home. In 2017, I completed construction of my new home fulfilling a 20 year dream of living permanently on Lake Cherokee.

My heart truly lies in my love for the outdoors and Lake Cherokee. My girlfriend Sara and I passionately enjoy various water sports on the lake along with fishing and duck hunting. Together, with our blended family of five children – Tyler(14), Ryder (12), Emma (10), Bryson (6) and our newest addition, Maylee Grace (3 months) – we believe there is truly no better place than Lake Cherokee for raising children.

CWC Board of Directors CANDIDATE BIOS 2023-2024



Barrett Newsome

Hi, my name is Barrett Newsome, and I have been a proud member of the Lake Cherokee family for the last seven years but started coming out here in 2005 when my parents retired. I live here full time with my wife Lindsay, our four dogs, two cats and soon-to-be-born son Rogan. I am Lieutenant Colonel in the US Army, currently working for the US Army Corps of Engineers, full time, as the Deputy Chief of Military Mobilization. I have over 18 years of military experience, with 15 plus years serving on active duty. During my 18 years, I

have four combat deployments, the Iraq surge, the transition to Operation New Dawn to the current fight Operation Inherent Resolve. I have also supported Operation Allies Welcome during the withdraw from Afghanistan. I say all of this because throughout my 18 years of military experience, I have grown as a person and leader. I want to utilize my experience to continue to make the Lake Cherokee community the premier place to live. I want to be able to do my part to support this lake so that my family, like many others out there, can enjoy and love this lake year-round. As I have in the military, I will dedicate myself to the board and Lake Cherokee community to ensure we are successful and that we set the conditions for our lake in the years to come. Thank you!



Rhonda Bullard

A full-time resident at ST 104, I have an interest in the long-term success and growth of our lake. I have enjoyed Lake Cherokee for over 40 years. I want to give back through service. The past three years on the CWC Board have taught me a great deal, and the progress has been exciting, most of the time. The past year staff, board and shareholders have experienced difficult circumstances but persevered to bring CWC through much stronger. In my professional career I have managed multimillion-dollar budgets, written and implemented strategic plans, worked with teams to accomplish goals

and objectives, managed teams through crisis. As Board President, I led the Great Texas Balloon Race through COVID to maintain and grow the 40-year-old event. Managing a multimillion-dollar capital campaign, I worked to bring the Longview World of Wonders to fruition that thousands of families enjoy downtown Longview. Working on City task forces and boards, I have been a part of molding the growth in Longview's cultural arts, parks & recreation and in south Longview/ I20 corridor development. An effective Board member should build consensus, provide financial oversight, support strategic planning, listen effectively and be engaged in Lake Cherokee. My family participates in Family Fun Fest, Boat Rally, July 4th activities, Easter Egg Hunt and more. I want the opportunity to cultivate the seeds planted the past three years and continue the forward progress. I want to serve CWC as a Board Director. I would appreciate your vote.



Alan Koelemay

Brenda and I have been shareholders since 2007. In November 2021 we moved to LC fulltime and have become active participants in many lake activities plus attending most CWC Board Meetings. Member of The Church at Lake Cherokee. Oil & gas marketing career for 49 years where I negotiated sales contracts generating millions of dollars in revenue. I'm currently working as a senior marketing consultant with a prior employer and will fully retire in December. I served 10 years as president on an HOA with 810 homes and was then elected to two four-year terms as a City Councilman for Taylor

Lake Village, TX., a municipality of approximately 3,700 residents near Houston. As a councilman, I was governed by the Texas Open Meetings Act. I reviewed contracts for City services and was involved with generating common sense building codes. My involvement in both of these entities is where I learned the many benefits of listening and communication. My goals are 1) Achieve more open communication with shareholders to the extent possible acknowledging the constraints of a business; 2) Use Board meetings to better inform shareholders; 3) Restore recording shareholder comments as part of Board meetings and 4) Try to make use of the wealth of knowledge around our Lake. I also hope to reduce the polarization that has surfaced in our community and all work towards keeping this the best place to live in East Texas. I would be honored to have your support.



David McDaniel

I am a retired chemical engineer living on Lake Cherokee for the last 11 years. I purchased my current lot in 1990 as a weekender. Between my parents and grandparents, I have been on this lake for my entire 70 years. It's a wonderful place to live and raise a family. I've seen floods, droughts, summers with aquatic plant infestations and more than one due's increase. I can remember giving directions on the lake based on the shape and size of the tree/stump that was standing out of the water. I am asking for your support to help me become a CWC board member to make some changes in the direction we are heading.

Here's my concerns:

- Let's have more transparency concerning what is going on with our lake. We are all shareholders.
- There are too many rules; especially concerning our homes. It's my home, not just CWC leased property.
- If taxes increase, then let stockholders know. Maybe the value of the water we sell needs to increase accordingly.
- I enjoy the diversity of lots, cabins, houses, and boat houses on the lake. We do not need to have rules and/or a committee telling people how their lot needs to be improved.
- CWC has had a couple of programs in the recent past that started with mistakes. Good communication, transparency, shareholder input and proper project implementation could have improved or cancelled these programs. I hope to contribute to Lake Cherokee as we celebrate our 75th anniversary.



George Steele

Born: January 30, 1950 in Ft Worth, TX

Attended Tremble Tech High in Ft Worth, Kilgore Collage in Kilgore (Mechanical Drawing). Several additional collage courses relating to my business skills throughout my career.

Married Linda Steele 1967 ;
3 Children, 14 grandchildren.

Nearing retirement, my wife and I moved to the lake in 2012 where we consider ourselves privileged. I'm very involved in the fishing club and I'm on the water almost everyday fishing or simply enjoying the lake. We attend and support the Church at Lake Cherokee.

I'm running as a board member simply to do my part in keeping this community a great place for all to live and to do my part to keep Cherokee the part of heaven it is for the future of the next generation.

Thank you for your consideration.

VISITOR SPOTLIGHT CORNER

A Visitor's Perspective of Lake Cherokee Our nephew and his family visited last week. His wife Sammy Baker wrote this text to us on their drive back to Georgia.
-Darrell Wolven

Jane and Darrell,

With a deep, cleansing breath, I evite the lake air deep into my lungs, a gentle breeze teasing the surface of the lake, causing playful ripples that mirror the setting sun's majestic descent. In a world racing to keep pace with itself, Lake Cherokee emerges as a serene sanctuary, encouraging both my body and soul to rediscover their natural cadence with a touch of comfort and modern convenience.

I'm blessed to have my visit coincide with the hummingbird migration, their wings creating a whimsical tune mingling with their tiny chirps, while the hum of a passing boat adds its unique rhythm to nature's lively orchestra.

Lake Cherokee stands as a testament to what unfolds when humans not only coexist with nature but embrace themselves as an integral part of it, bearing the responsibility of its care and protection, all with a touch of charm and elegance. You can almost hear the chuckles as nearly every lakeside home extends an invitation to the native animals or the visiting weekender.

Here, the desire to harmonize with the surroundings is infectious, a longing to dwell in both luxury and coziness, all while wrapped in the enchanting tapestry of the natural world, sprinkled with an abundance of joy.

What truly distinguishes the Lake Cherokee community is the delightful diversity of its homes. Each one

possesses a personality, as diverse as the souls who reside within. Standing next to a modern and simplistic glass house, you may find a Tudor or an enchanted castle or a fishing shack. It is a celebration of human nature, to be diverse, to forge our own path and express ourselves to those around us. It is just as natural as the birds flashing brightly painted wings or the bloom of a rose.

Within this community, bonds are woven that transcend mere neighborly connections. I've witnessed neighbors evolve into cherished friends, friends become neighbors, and collectively, they become a warm extended family. A family united by genuine care, celebrating one another's achievements and offering support during life's twists and turns. They live in a realm suffused with divine love, savoring life's enchantment and basking in the radiant glow of God's joy. Above all, this has been my profound revelation during my stay in this hidden gem on God's wondrous Earth—a delightful tapestry of humanity, joy, and love, nestled in the loving arms of God's creation.

They cherish the gift of life with a touch of whimsy, express gratitude for God's bountiful blessings, and consistently give back to the Earth and humanity with kindness and generosity. It flows merrily from their hearts, and directed to where it can bring the most good to the world. Lake Cherokee, born of human dreams, has now become an essential character in God story of His children reveling in the joy of life enveloped in God's love and abundance.



thank·ful: {thangk fəl}
adj. Grateful; impressed with a sense of kindness received, and ready to acknowledge it.

LAKE CHEROKEE SECURITY REPORT SEPTEMBER 2023

FACILITY CHECK: 1533	EXTRA PATROL: 57
OPEN DOOR: 2	DISTURBANCE: 1
SUSPICIOUS VEHICLE/ PERSON: 12	ALARMS: 4
ISSUE PERMIT: 43	WATER RESPONSE: 1
REMOVE ANIMAL FROM TRAP/LOT: 2	CODE VIOLATIONS: 0
CLEAR ROADWAY OF TREES/DEBRIS: 5	ASSIST AGENCY: 4



Please send any correspondence related to *The Cherokee Chatter* directly to its dedicated e-mail,

chatter@lkcherokee.com

This includes articles for clubs, submitted travel photos, submitted fishing photos, Shopper's Corner, Bulletin Board, and regular ads, and any other *Chatter* related questions or needs.

All Shareholders are urged to contribute articles, event news, photos, inquires and information of interest to residents of Lake Cherokee for publication in *The Chatter*.

Advertising rates can be obtained by calling the Cherokee Water Company at 903-643-3933; fax 903-643-2717; email to chatter@lkcherokee.com.

Ads, submitted photos and graphics should be 300 dpi at actual print size for best reproduction.

The Cherokee Chatter is published by the Cherokee Water Company and is printed by M. Roberts Media/TCM Printing.

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November 15**



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POLICE • COMMUNITY PARTNERSHIPS

Approximately 250 shareholders participated in National Night out on either Monday October 2nd or Tuesday, October 3rd. Patrol and the Elderville Fire Department stopped by many of the locations. This is a great opportunity to get to know your neighbors and to establish a recurring event.

Thank you to our hosts:
 Tommy and Jan Pelton
 Cathy Hite
 Lane and Gaylon Butler
 Lisa and Logan Lobue
 Janet and Timothy Ford
 Booby and Gail Fowler
 Rod and Rhonda Bullard
 Alan and Renee McJunkins
 Lanae and Dave Self

It takes a village to pull off these events and I am sure there were many others that also supported our hosts. Thank you to everyone that contributed at each location.





Cherokee Fishing Club News

By: Genia Holland

We had 35 members and guest at our October meeting. We had one new member and that was Travis Smith.

Our cookie people this month were: Gerry Schillings, Charles Stone, Steve Snider, Larry Willis, Pete and Carol Stati, and Genia Holland, Pete and Carol cooked baked pork chops and a wonderful rice dish. Thanks to all the brought food this month.

The catfish and bream ponds have been drained. Thanks to all the guys that helped with the draining of the ponds. We appreciate the hard work y'all do in keeping the ponds for everyone at Lake Cherokee.

Our Fall Bass Tournament was on October 14, 2023. We had 18 teams enter even with the lake being so low. The Big Bass was caught by Dana Deason with 5 lbs. 4 oz., the second big bass was caught by Travis Smith at 5 lbs. 4 oz., the third big bass was caught by James Elliott with 5 lbs. 2 oz. The big stringers were caught by Travis Smith and Brad Langford with 23 lbs. The second big stringer was by Dana Deason and Aaron Fite with 20 lbs. 4 oz. The third big stringer was Jeb Underhill and Michale Rich with 19 lbs. 2 oz. The fourth big stringer was by James Elliott and Justin Broomhall with 18 lbs. 4 oz. The total weight of 213 pounds were caught by the 14 teams that weighed in.

Remember in November and December we will be collecting canned goods and non-perishable foods for the Samaritan House in Tatum. I will have boxes at the next fishing club meeting, at the golf course and at the Cherokee Lake office. In December we will be collecting toys for boys and girls under the age of 16.

The Chili Cook off will be on November 11, 2023. Pete and Carol will be entering this year. It's a lot of fun and everyone needs to attend and vote for your favorite chili.

Our program this month was Garrett Stampport with Pristine Pond Solutions. Garrett has been on the lake several times in the last 10 months. He had done fish shocking and grass management surveys for the lake.



Garrett Stampport, guest speaker with Pristine Pond Solutions.

The water plants that he recommends to be removed are American Lotus, Water Primrose, Water Pennywort, Cattails, and Water Lillies. These need to be removed when you find them. These plants usually grow around the shore line of our lake. Water is a prolific plant and needs to be removed also. Submerged plants like Hydrilla, Naiad, and Milfoil need to be removed. Grass Carp eat the plants they like the most at first. They don't like coontail and Hyacinth, milfoil. Cooper Sulphate should not be used in the lake. You can use Chelated Cooper Sulphate. Crappie spawn before bass and the eat the smaller bass. For our lake to grow larger bass we need to remove lots of smaller bass. Redear Bream are good to add to our lake. They eat grubs but only spawn one time a year. The blue gill bream spawn four or more times during the summer months. We need to remove all carp, bowfin, and gar you catch.

We need to monitor our lake for grass and fish growth.

Raffle winners:

Solid Pawn Gift bags were: Steve Brown, Don Anderson, and Anna O'Brien. A fire extinguisher and First Aid Kit by Eddie Anderson. #13 Rods by Steve Morris, and Alan Frankin.





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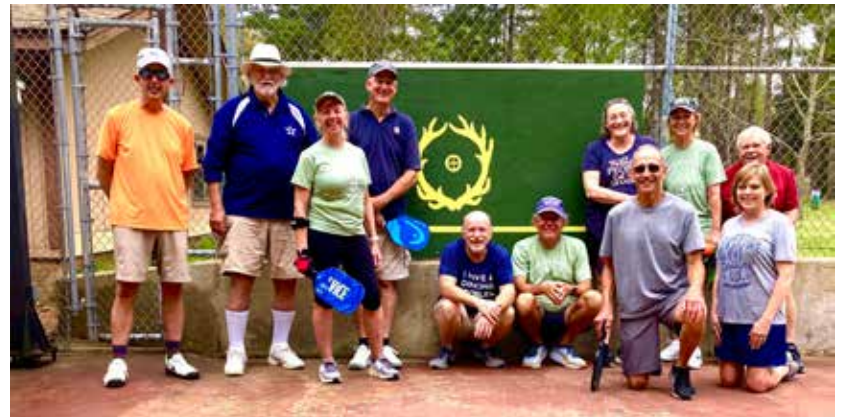
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Pickle Ball at NH10.

Last year we changed our tennis court to a Pickle Ball court, soon that did not work and we changed to two courts to accommodate more being able to play. We now have a great group playing three times a week. They all have found that the game is addictive, competitive, challenging, fun and a lot of exercise. Last Saturday we had a group show up to learn the game. They all did good and had a good time. Sometime in the near future we are planning to another beginners learning session.

--The Morgans





Cherokee Bulletin Board

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ACTIVE SG-17 \$279,000



STEPHEN SKINNER 903-240-0168

ACTIVE SA-7 \$495,000



JESSICA RADABAUGH 903-812-1577
STEPHEN SKINNER 903-240-0168

ACTIVE SB 46-47 \$525,000



RANDY RENSHAW 903-983-9314

ACTIVE SG-31 \$699,500



ETHEL BRANCH 903-235-1066

ACTIVE SS-20 \$1,100,000



MARIAN FREEMAN 903-331-7170

ACTIVE SK-15 \$595,000



STEPHEN SKINNER 903-240-0168


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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 Election Day	8 Bridge Club	9 Golf Course Board Meeting 6pm	10	11 Chili Fest 11am-3pm Veteran's Day
12	13 Fishing Club 7pm	14 Photography Club	15 Chatter Deadline Bridge Club	16 Annual Shareholders Meeting First Friends	17	18
19	20	21	22 Bridge Club	23  CWC Office Closed Thanksgiving Day	24 CWC Office Closed	25
26	27	28	29 Bridge Club	30		

DECEMBER 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 Community Gardeners	6 Bridge Club Luncheon	7 Golf Course Board Meeting Pearl Harbor Remembrance Day	8	9
10	11 Deadline to Submit Variances Fishing Club	12 Photography Club	13 Bridge Club	14	15	16
17	18	19	20 Chatter Deadline Bridge Club	21 First Friends CWC Board Meeting (tentative) 1st Day of Winter	22 CWC Office Closed	23
24 Christmas Eve	25  CWC Office Closed Christmas	26	27 Bridge Club	28	29 CWC Office Closed	30
31 New Year's Eve						

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