



Cordova Club



GREETINGS! Cordova Club is a PUD (planned unit development) which consists of 600 single-family homes. The Club was developed in 1992 around an eighteen-hole golf course. During the 90's and early 2000's the golf course served as a gathering point for all Club residents regardless of their home's location. Today residents with homes around the golf course continue to enjoy beautiful lakes, trees, wildlife and birds; however, the golf course closed in the Spring of 2015. The owner of the former golf course property, Baptist Missions, continues mowing the property and maintaining the basic infrastructure. Cordova Club Owner's Association Board Members work to update Baptist Missions' representative so that he can keep the property maintained in such a way that does not adversely affect Cordova Club residents.

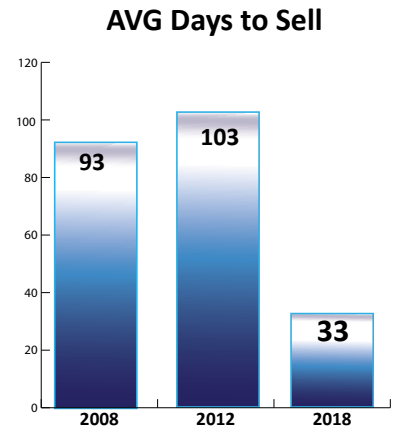
Each of us chose to live in Cordova Club, a residential area with Codes and Covenants designed to assist the Homeowners Association in its efforts to keep our area looking sharp and well maintained. The Association's efforts help to keep property values higher and provide residents a greater sense of community.

Maintaining interactive communication between the Association's Board Members and the homeowners is critical for a thriving community. --- A revival is underway to resurrect The Club's quarterly newsletter. The original newsletter, "The Caddie", needs a *name change* and a *face lift* to reflect Club Life today.

CLUB HOME SALES - GOOD TIMES!

Cordova Club home prices are at a *historical high* and the number of days houses are on the market is at a *record low*. Owners, who have recently sold a Club home, report multiple offers "above their asking price". Statistics* from all of our residential areas (gated and non-gated) paint a picture of a "thriving community".

	2008	2012	2018
\$ per Sq. Ft.	\$72.61	\$58.00	\$88.75
AVG Sales Price	\$200,291	\$173,434	\$222,627
# Homes Sold	24	32	46
AVG Days to Sell	93	103	33



* The statistical information above was taken from MAAR real estate data and only includes Cordova Club home sales. **NOTE: Traditional sales average HIGHER than shown here, due to including "foreclosed homes" in the averages above.**

WHAT'S NEW?



44 STREET SIGNS



21 ENTRANCE SIGNS



23 STONE FLOWER BED WALLS

CORDOVA RD - TRAFFIC PETITION

Hazardous speeding on Cordova Rd. between Appling and Germantown Rd. is well documented by City of Memphis Traffic Engineers and homeowners in our neighborhood. The most severe accidents historically occur around the intersection of Cordova Club Rd. Statistically, 14,000 vehicles travel along this route each day and 15% of the drivers are traveling at dangerous speeds. Drivers of speeding vehicles encounter the curve at the intersection of Cordova Club Dr. and often lose control. Their vehicles either hit the Club's stone entrance wall, enter the tree filled ravine or push other cars into the median and plow into utility poles and trees.

Speeding on Cordova Rd. is a *substantial* safety threat and the vehicular accidents cost Cordova Club residents HOA funds when we have to repair and replace damaged landscaping and infrastructure. July 25, 2018, members of the CCOA Board met with Steve Shular (Special Asst. to Mayor Strickland), MPD Appling Station Commander, and City Traffic Engineers to present [250 resident signatures](#) requesting additional traffic controls on Cordova Rd.

As a result, City of Memphis has installed new caution signs and flashing beacon lights on both sides of the intersection at Cordova Club Dr. and lowered the speed limit for that area to 35 mph. In addition, the Memphis Police Department has allocated additional police officer time to monitor Club traffic and subsequently issue tickets to drivers who speed through the area.

Next Steps: Cordova Club continues to document and forward accident information to the designated leaders of Traffic Control and the Mayor's office. Mayor Strickland and representative City of Memphis Staff are scheduled to attend The Club's Annual Member's Meeting (March 21, 2019) to review traffic control results and discuss community issues. --- *Please plan to attend Cordova Club's Annual Meeting with Memphis City Leaders and to support Cordova Club community goals.*

CLUB HOMES WITH "WOW" YARDS

These Club yards are wonderful examples of some of the exceptional curb appeal we see throughout Cordova Club. Trimmed shrubs and a mowed and edged lawn accentuate the contours of each of these homes and helps the house retain a new look.

SEND US A PICTURE OF YOUR FAVORITE YARD FOR OUR NEXT NEWSLETTER!



Does CCOA have your e-mail address? Over the next months, we will be starting to send out Club Alerts via e-mail. If you are not registered for Resident-Only communication, please do so today at:

WWW.CORDOVA CLUB.NET/RESIDENTS-REGISTER.HTM.

We need your help. --- We would like your suggestions for a newsletter name and relevant articles. Submit your ideas through the Club's website at:

WWW.CORDOVA CLUB.NET/CONTACT/NEWSLETTER