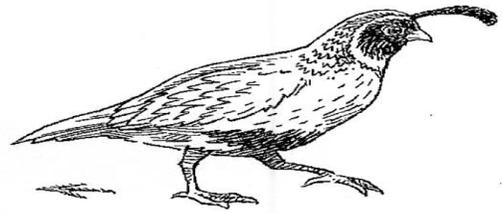


Quail Trail



Newsletter of the Cliff Rose Homeowners Association

May 2019 – August 2019

Cliffrosehoa@gmail.com

Cliffrosehoa.org

The President's Corner by Robert Sledge

The Board, the RV Park, the Management Company, and You.

The Cliff Rose HOA board has been very busy so far this year. Our goals are the same: serve and maintain the community of Cliff Rose. The first raise in annual dues (assessments) for as long as any of us can remember came this year. Costs of maintenance and management have continued to rise with the inflation rate, as well as the extra cost of performing deferred maintenance.

The RV Park received some much needed upgrading last year and the new road held up extremely well considering the massive rainstorms we had. Addition of gravel has stabilized the parking area and we are controlling the pest population more effectively. We will need to re-surface the access road on Rycosa this year or next however. The question has come up "I don't have an RV, why should I pay for an RV park?" Well, a small part of everyone's assessment can go to support the RV Park, but the vast majority is paid for by the RV owners who use the Park. The Park pays for itself most times but we do have to perform maintenance as required. The Park is also a valuable amenity that makes Cliff Rose attractive to prospective home buyers. When your house is up for sale, I'm sure you would appreciate anything that raises your property values.

Our management company (HOAMCO) has and will continue to pick up the workload. The board will be down to a minimum next year with many directors "retiring" having fulfilled their terms, some several times over. Supporting the community is a full time job and our management company helps all of us get the work done.

What can you do? Just be a good neighbor: realize that the board members are your neighbors and good citizens that want to do the very best they can with what they have. Remember we live in a country that abides by the rule of law, and the HOA must have its own regulations to ensure our property values remain at their best. The board abides by and is sanctioned by the state of Arizona and the City of Prescott.

New Role for HOAMCO as Manager of Cliff Rose HOA

By Jeanne Morrison

Your Board recently signed a new contract with HOAMCO that expands the functions they provide for Cliff Rose. It expires December 31, 2021 at a cost of \$500 per month, which amounts to about a \$100 increase from what we now pay. It can be terminated earlier by either party with 60 days notice and will automatically renew successively for one year after expiration of the current term. At each renewal HOAMCO may raise its management by 5%. **Note - HOAMCO cannot spend any of our Homeowners Association funds without proper board approval.**

The reasoning for this decision is broadly based on three primary factors:

*Finding homeowners willing to serve as directors, administrators, and committee members is more difficult every year.

*A volunteer board is subject to constant director turnover. This often results in a loss of continuity and institutional memory that can cause problems regarding the board's major functions. HOAMCO has the staff and resources to execute many of these functions for us and at our direction.

*As Cliff Rose has grown, and laws and technology change, the association's duties and responsibilities have become more complicated and time consuming for the volunteers tasked with running the operations of our community.

Currently HOAMCO manages our finance, compliance and escrow operations. The additional jobs it will be doing include common area maintenance, responding to all service requests and complaints from homeowners, contracting with vendors as needed, keeping the board informed of relevant changes in laws and regulations, arranging proper insurance, collecting all monies due the HOA including unpaid assessments and fines, filing liens if necessary, maintaining our books and records, preparing an annual budget, attending board meetings, preparing agendas, and providing monthly reports to the board. There will be a transition period while the transfer of these duties is implemented.

The Architectural Review Committee (ARC), formerly the Architectural Control Committee, and the Social Committee, will continue to be directly managed by the HOA.

HOAMCO has assigned Ashley Beumer as Cliff Rose Community Manager. She is our point person and is available to all homeowners during regular business hours (M-F, 8am to 4pm.) You should take a look at HOAMCO'S website (www.hoamco.com) to become familiar with quicker ways to secure or submit needed information.

Ashley Beumer, Cliff Rose Community Manager

HOAMCO

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Finally, we want to stress that HOAMCO was hired to help your board, not replace it. All HOA funds remain under our complete control and the board has total authority regarding all work performed. In time this new system is expected to make the necessary business of HOA management easier for everyone.

Board Meeting Schedule

Board meetings are held at the HOAMCO offices at 3205 Lakeside Village in Prescott at **2:00** on the third Thursday of each month, except September and December. These meetings are open to all residents, but please let a board member know in advance if you plan to attend so we can add your name to the agenda.

Street Maintenance in Cliff Rose

by Don French, ARC Chairman

The HOA Board has been communicating with the City of Prescott, Street Maintenance Division concerning needed repairs. If you haven't noticed the white markings on St. James Place, you've certainly noticed the pronounced dips in the pavement. According to the city, repairs are scheduled to begin on St. James Place, and on Boardwalk Avenue near the intersection with St. James Place, during the first week of May, 2019. The city will coordinate with residents when repairs affect access to their driveways. Look for door hangers with more information if you see white markings on the street near your driveway.

We have also requested repairs on Blooming Hills Drive near Lancaster Street, as well as additional areas on Boardwalk Avenue, closer to Rosser Street. Those repairs will likely be scheduled at a later date.

If you notice additional areas in need of repairs, you can report them online at www.prescott-az.gov via the "Streets and Traffic" webpage, or by emailing cliffroseacc@gmail.com.

Check Out Our Updated Website

by Marty Zwilling, Website Administrator

Over the past few weeks we have made many small improvements to our website at www.cliffrosehoa.org. Below is a list of them.

1. **Added a "Meet the Board" page and menu item.** Here you will find pictures, key roles, brief biographies, and direct contact information for the six HOA Board members.
2. **Added a new "Forms" menu for easy access to key forms.** The key forms at this time include those required by the Architecture Review Committee, Rental Information Form for telling us about new renters, Contact Change Info for changes to your own contact information, and the Recreational Vehicle Parking Agreement to give you access to the RV lot.
3. **Added a new "Documents" menu quick access to key documents.** Key documents include a short list of HOA compliance guidelines, and copies of the CC&Rs, Articles of Incorporation, By-Laws, Drainage Maintenance Rules, Annual Treasurers Report, and a Street Map. Newsletters and Meeting Minutes are still available via their own menu item.
4. **Added a new page and menu item for the "Activity Calendar."** This simply replicates the Activity Calendar published quarterly in the Quail Trail Newsletter, and publishes it online for instant access and easy update via computer or smartphone.
5. **Revamped the "Contact Us" page and added sub-menus for simplicity.** Now that our contract with the service organization HOAMCO has been renewed and updated, much of the detail in this section has changed to clarify who to contact for general information, billing questions, compliance, and any other questions.

As the new website administrator, I invite feedback and enhancement recommendations from all of you, which you can send to my email address martyzw@cableone.net or just give me a call or text at 480-789-1621.

My intent over the next few months is to continue to add features to the website, and make it a tool that you can use often and easily in working with your support team in the HOA.

Cliff Rose Food Drive

by Mary Downey, Resident

We always say “rain or snow,” never thinking that a 2-foot snowfall would arrive on the weekend of the February food drive. But snow it did, and we had to postpone the drive for a week. We are amazed and pleased that so many of you “got the memo.”

Thank you to our volunteers and residents for the outstanding amount of donations that were collected: 837 lbs of food, \$240 in checks & \$20 cash, for an equivalent total of 1,097 pounds! This is our highest ever, and we feel that our efforts have benefited a great need in the Community. Way to go, Cliff Rose! The next food drive will be on the last Saturday in August.



Community Manager

Ashley Beumer at HOAMCO

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(480) 789-9877

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(928) 445-1307

HOA Board Representatives:

Rudy Duarte, RV Lot Administrator

(928) 227-2539

Marty Zwilling, Website

(480) 789-1621

If you know any new residents who would like to meet Cliff Rose neighbors and/or join our activities, you might want to take them to a Cliff Rose breakfast (see below). Membership in some of these activities may already be filled. If so, new neighbors can ask to be put on a waiting list.

Cliff Rose Activity Calendar

Activity Phone	Day-of-Week	Time of Day	Contact
Bridge Club 778-0916	1st & 3rd Friday	1:00 pm	Nancy Brown
Bunco 1 771-9787	4th Monday	1:00 pm	Elberta Fritz
Bunco 2 776-9702	4th Thursday	1:00 pm	Barbara Charlesworth
Dominos 2 776-0680	3rd Tuesday	1:00 pm	Kasey Hayne
Hiking Spring/Summer 227-2539	Thursdays May 1 - Oct. 1	7:00 am	Gail/Rudy Duarte
Hiking - Fall/Winter 227-2539	Thursdays Oct. 2 - April 30	8:00 am	Gail/Rudy Duarte
Men's Poker 776-0680	Alternate Wednesdays	6:30 pm	Bob Hayne
Quilting Group 445-4247	3rd Wednesday	9:30 am	Mary Scherer
Women's Breakfast 778-0916	2nd Tuesday	8:30am	Nancy Brown
Women's Poker 771-9787	Alternate Wednesdays	*6:00 pm	Elberta Fritz

*(will change to 10:00 a.m. at some point in the future)

Please contact Charlotte Anthony at cliffrosehoa@gmail.com to make changes.