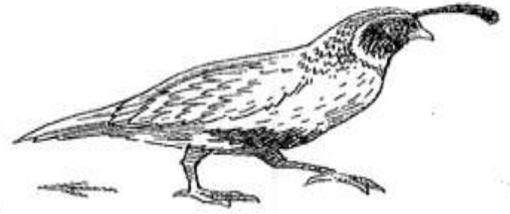


# Quail Trail



## Newsletter of the Cliff Rose Homeowners Association

August 2021 – October 2021   Cliffrosehoa@gmail.com   Cliffrosehoa.org

### President's Corner

By Peggy Walker

Celebrating freedom this summer took on an even more personal role for many of us after a year of sheltering in place and missing family and friends. We celebrate our ability to reunite with those we miss.

I am grateful for the many ways technology has kept me close to those I love even though we were not able to meet face to face. The actual physical gathering was made sweeter by the digital sharing while unable to travel - the occasional zoom meetings, frequent text messages, emails and exchanges of videos and photos.

Technology allowed the Board to take care of business, but we missed the opportunity to meet new neighbors, visit and reconnect with those we know. It feels good to be back to planning the Cliff Rose potluck dinner and annual meeting and we look forward to the gathering. This year's meeting will take place on Saturday, September 18th at 5:00 p.m. in the Meals on Wheels dining room in the Prescott Adult Center, 1280 E. Rosser Street. Please bring a salad, side dish, or dessert to share. Also, remember to bring your own table settings (dishes, utensils, and a beverage glass or cup). The board will provide main dishes, bottled water, and soft drinks.



Cliff Rose HOA members will be receiving a packet for the annual meeting mid-August. Two ballots will be included in the packet, one ballot for election of board candidates and one for approval of the amended CC&Rs. For those interested in joining the board, the deadline for completing and submitting the statement of interest is August 10th.

After months of meeting through Zoom, we were so pleased to once again meet together for our monthly Board meetings. Board meetings are open to all members. If you wish to speak at a board meeting, let us know by contacting Ashley at [abeumer@hoamco.com](mailto:abeumer@hoamco.com) so we can include you and your topic of interest on the agenda. The Board meets on the third Thursday of the month at 2:30 in the HOAMCO Conference Room. Time and place of the upcoming board meeting is always posted on the homepage of our website.

## **WANTED: Cliff Rose Homeowners and Community Members**

By Peggy Walker, President

The Cliff Rose Board deals with architectural, legal, financial, real estate, social, common area maintenance, and communication issues. A diverse group of dedicated members helps the board function more efficiently and better represents the ideas and concerns of its members. Now is the best time to become involved in the Cliff Rose HOA. By volunteering to serve on the board or a committee, you will make a difference, serve your community, meet people, bring new ideas to the table and stay in the know.

A director must be a homeowner in good standing (dues paid, no outstanding violations etc.) and be comfortable using email. Homeowners do not need to occupy the property in order to be a director. Renters can and are encouraged to serve on committees. A director would chair a committee, but the committee can be made up of volunteers who are not board members.

Homeowners recently received in the mail a call for nominations to the Board of Directors. Included in that mailing was a statement of interest. Copies of the statement of interest can also be requested from Ashley Beumer at [abeumer@hoamco.com](mailto:abeumer@hoamco.com). If you are interested in a director position, please complete and return the statement of interest to the HOAMCO Office. It can be hand delivered, mailed to Cliff Rose HOA, P.O. Box 10000, Prescott, AZ 86304, Faxed to (928) 776-0050 or emailed to Ashley Beumer [abeumer@hoamco.com](mailto:abeumer@hoamco.com). **ALL APPLICATIONS MUST BE RECEIVED BY AUGUST 10, 2021.** Anyone interested in volunteering on a committee can email Ashley Beumer at [abeumer@hoamco.com](mailto:abeumer@hoamco.com).

Completed statements of interest will be included in the annual meeting packet along with the election ballot, which will be sent out in August. The results of the election will be announced at the end of the annual meeting on September 18th, 2021.

*Members of the Board of Directors are elected to the BOARD, not to a specific position. Following elections, the Board elects the officers to fill the slots.*

### **Current director positions and committees include:**

**President** (currently, Peggy Walker)

**Vice President** (currently Catherine Craig)

**Treasurer** (currently Marty Zwilling)

**Secretary** (currently Libby Zwilling)

**Maintenance Director** (currently Bill Colwell)

**Compliance Director** (currently Peggy Walker)

**Social Director** (currently Chris Lewis)

**Communications Chair** (currently Olivia Lee)

**ARC Chair** (currently Olivia Lee)

**Committee functions:**

**The Architectural Review Committee** (ARC) reviews and approves plans and exterior modifications.

**Maintenance** oversees landscaping of common areas, main drainage ditches, and maintains the RV lot.

**Social** welcomes new residents, oversees the garage sale and set-up of the annual meeting.

**Communications** includes board-related posts to Nextdoor, maintains website, and other miscellaneous items.

**The Quail Trail Committee** is a subcommittee of Communications. Charlotte Anthony is the Editor of the Quail Trail. Committee members write articles and suggest topics of interest.

**Mark Your Calendars**

By Chris Lewis, Social Director

Community Garage Sale

The garage sale will be held on Friday and Saturday 9/10 & 9/11 from 8am-2pm. This is an annual event, and this year as well as putting the garage sale signs around the neighborhood, we will be displaying two banners. It's your chance to get rid of unwanted clutter and make some extra cash. We advertise this in the Daily Courier, and on the Prescott, Chino Valley and Prescott Valley Facebook sites. All residents are invited to participate by emailing me your address to be included in the Daily Courier ad for our annual Community Garage Sale at [celewis.1113@gmail.com](mailto:celewis.1113@gmail.com). Call me with any questions at 928-925-9947.

Ice Cream Social

We are hosting our first annual ice cream social on August 12 from 6pm-8pm at the Adult Center on Rosser Street. Come enjoy a cup of ice cream and meet the Cliff Rose Board and your neighbors. We all have felt the lack of community this last year and want to get out and socialize a bit. The ice cream is pre-packaged due to an abundance of caution in health and safety. RSVP's welcome but not required!



## **The Broader View**

By Catherine Craig, Vice President

For the last year and a half I have read all of the responses to the newly proposed CC&Rs. I have had conversations, phone calls and emails with property owners. I have also read the comments from the recent survey and am thrilled with the thoughtful questions and comments, some of which have led to changes.

In response to the recent survey someone wrote "We are all responsible people" - implying that we do not need oversight. Sadly that is not true. The large majority are responsible owners and I am thankful for each of them. But when you run into issues with your neighbor you depend on the Board to enforce the mutually agreed upon rules.

Even though we all bought into a community which has an HOA and agreed to follow its rules, I know that there is concern about Board overreach. It might help to realize that The Board is not passing rules but asking for the majority of residents to agree to a set of rules that the community must follow and the Board enforce. The power rests in the hands of the property owners, not the Board.

Having served on the Board for over three years I know many of the changes to the CC&Rs come directly from issues we have faced within our community. Obviously we cannot create one document that is perfect for each member, so there is the necessity to compromise with our neighbors. The main goal is to make sure Cliff Rose is attractive to potential buyers because an attractive community should result in the best selling price for your home - whether you are selling today or in the future.

Of course when I read the CC&Rs I read from the "first person perspective." How does this affect me? But each of us, aside from being individual owners, are also neighbors to other Community residents - we are all part of the HOA and we should shift our focus to the broader view: "What is best for our community for the next 20 years?"

I am hoping that when you review the CC&Rs you look at them from two perspectives:

- 1) If the rule was applied to you and your property.
- 2) If the rule was applied to four of your nearest neighbors - perhaps when you are trying to sell.

Example: Weeds

- 1) How would you feel about getting Courtesy Letter reminding you about yard maintenance?
- 2) How would you feel if 4 of your nearest neighbors had weeds 2 feet tall covering  $\frac{1}{3}$  of their front yard?

- 3) Hint: Though your current neighbor may have the most gorgeous property and they may sell it next year and you may have a new situation.

We, the Board, have worked hard to listen, understand and respond accordingly to all issues. The changes we propose come from our experience in dealing with the multitude of issues we have encountered.

We hope you find them acceptable and vote to approve the new CC&Rs.

## **Breakfast Anyone?!?!?**

By Nancy Brown

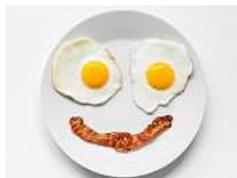
It's hard to believe that it's been over a year since our last Cliff Rose Ladies Breakfast. A lot has happened during that time, so let's get together again! Starting on Tuesday, September 13, at 9am, we've reserved the space at Manzanita Grille, 1 Perkins Drive (part of Antelope Hills Golf Course and near to the airport). They partition a space in the Dining Room which seats approximately 30 people.

For you newcomers to Cliff Rose, we get together on the second Tuesday of each month, except for December, at which time we have a holiday luncheon. All female residents are cordially invited. In December we have a holiday luncheon in place of the monthly breakfast. We set aside this time to celebrate the season and to raise money for Stepping Stones. This agency provides safe shelter for men, women and children in Yavapai County who are affected by domestic violence and victimization.

We've lost a few of our key players who were so helpful at our breakfasts. Georgia Sparks made our name tags and Nancy Cothrell arranged our programs. If you're interested in either of these tasks, let me know! **Speaking of name tags, do any of you have the storage container with all the supplies (pins, tags, labels, etc.)?**

Please respond via email [nbaztex@yahoo.com](mailto:nbaztex@yahoo.com) if you're interested in attending our breakfasts so I can include you on our reminder notices.

Looking forward to seeing you all!



## **Food Drive**

By Mary Downey

Our food drive in February was the largest yet, with 2,121 pounds of food (includes monetary donations) collected! I sent a notice to The *Daily Courier* reporting this, but it was never published. A huge Thank You to all of our Cliff Rose residents and volunteers, and to Libby Zwilling for decorating and placing the wonderful new signs. Thanks also to Isaac Acosta who made them for us. So many went out of their way to make this a success and everyone's contribution is appreciated.

**The next food drive will be on August 28, 2021.** For new neighbors: Please place your non-perishable food donations at the mailbox areas before 1 pm the day we pick up. Items needed are canned food (meats, beans, fruit, vegetables), peanut butter, jelly, cereals, pasta, macaroni & cheese, etc. Big Lots & Costco are great places to shop and also the "First Wednesday" Senior Discount at local grocery stores if you qualify.

Monetary donations are welcome. Please make your check payable to: Prescott Community Cupboard and enclose it in a sealed envelope. It can be placed in a food bag or dropped by our home at 1304 E. Rosser St.

I will put reminder notices on NextDoor website and look for the hot-pink flyers at the mailboxes one week prior. We will also put out the reminder signs a few days before the date of collection. Thank you in advance for your generosity. We will report the totals to you at the Annual Home Owners Meeting, which will be held at The Adult Center- on Saturday, Sept. 18th, at 5pm, in the Meals on Wheels Dining room.

## **Street Maintenance and Traffic**

By Peggy Walker, President

Residents have expressed concerns about difficulty seeing around corners due to landscaping, thick bushes or tall trees planted close to the edge of the property. These shrubs and trees obstruct the view of drivers, making it difficult to see approaching vehicles, or worse, making it difficult for approaching drivers to see that a vehicle is about to turn toward them. If you live on a corner lot, please examine your landscape and consider the effect it may have on traffic safety. All of us should also consider how our landscaping affects visibility to the street from neighboring driveways. Thinning trees or trimming hedges can go a long way toward improving the safety of our streets.

Not all four-way intersections are marked with four stop signs. The lack of a stop sign may be interpreted as having the right of way. This is not always the case. The intersection at Marvin Gardens and Oriental, for example, has one stop sign on Oriental. The other three are unmarked. Potentially three drives could assume right of way. Please be cautious and considerate drivers.

## **City Street Vandalism**

Recently, the street of St. James Place was vandalized. "SLOW" was spray painted in two places across the middle of the street. The City of Prescott owns the streets. The City Traffic Engineer, Ian Mattingly, expressed concern about the vandalism and requested that the following information be included in the Cliff Rose Newsletter stating that he hopes we can stop this unlawful behavior and avoid legal action. Additionally, he stated that this act "is considered a trespass and destruction of public property and could lead to reduced safety for motorists and pedestrians. In a discussion with our City Attorney, this destruction of public property and future acts like it will be considered an act of trespass and vandalism by those responsible and if caught they will be prosecuted."

"The placement of anything on the City's roadways is a violation of the City's right-of-way. Future actions will result in the City removing anything placed on the street. The recent painting of "SLOW" on the pavement on St. James qualifies as a City code violation as work was performed in the right-of-way without a permit and without authorization of the City, violating Section 8-2-2.

### **8-2-2 IMPROVEMENTS:**

No person shall make, or allow to remain, any improvement in any City right-of-way unless a permit from the Engineering Division is first secured and unless the permit and application fees specified in this chapter are first paid to the City. The term "improvement," as herein used, means and includes grading or regrading, placing of base materials, paving or repaving, construction or reconstruction of any sidewalk, driveway approach, curb, curb and gutter, bike path, alley gutter or cross gutter; the placement of any bench or planter box or other solid object, traffic-control and protection devices, striping and fences; the planting or removal of any tree or shrubbery; the placing, relocating or transporting of any structure; excavations for the installation or repair of any sanitary sewer line, water line, gas line, electrical line, television cable, telephone line or appurtenant facilities; the installation or repair of any storm drain, drainage structures or appurtenant facilities; and the installation of any small cell wireless or monopole wireless facility.

Based on this vandalism the City will now have to black out the markings, wasting Prescott's taxpayers' money which could be used for beneficial purposes."

When concerns about issues relating to the streets, please be aware that we must act in accordance with the law.

## **Picking up After Your Dog**

By Libby Zwilling

We receive many complaints about pet owners not picking up after their dog. There are multiple properties in Cliff Rose that are empty lots. Empty lots do not mean a free-for-all for pet owners to leave pet waste.

Last year, a homeowner in Cliff Rose let her dog “go” in an empty lot. A neighbor called out to her and told her she needed to pick up the mess. This woman gave a smart-alecky response that “it was biodegradable” and off she went. If you believe that dog waste will break down or just wash away, you're wrong. Dog waste is not a fertilizer--it is a pollutant and it carries diseases. You are putting other people's dogs at risk to harmful bacteria. The parasites and bacteria in dog waste can spread disease to other dogs and to humans if not picked up.

We all need to show respect for one another. Picking up after your dog is common courtesy and your duty as a pet owner.

## **Prescott Public Library**

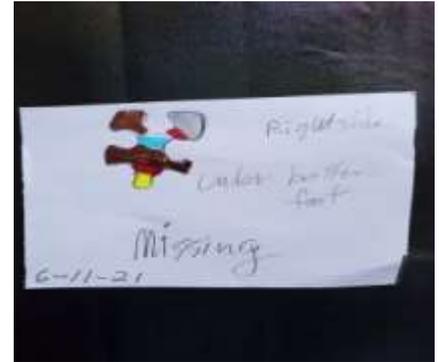
By Charlotte Anthony, Quail Trail Editor

I have always really enjoyed the Prescott Public Library. Libraries in general are close to my heart. I retired from a library system in upstate New York before moving to Prescott and am very familiar with the issues faced by today's libraries. Our library offers so many resources that almost anyone can find something there that they would enjoy. During the difficulties we all experienced with the Covid19 pandemic I was reminded what a gem the library truly is.

True to form, the dedicated staff at Prescott Public Library did a great job at serving the public during the shutdown. The library was closed to the public during the worst months of Covid, but I was still able to reserve books online. When I was notified that they were ready for me, I masked up, wrote my last name on a piece of paper, and let them know I was coming. As I drove up to the building, I texted my arrival, pulled into the parking lot and held up the sign with my name. A masked and gloved employee came out with my book, chirped a cheerful greeting, and dropped it on the passenger seat.

I revisited my love of doing jigsaw puzzles during the time that we Arizonans were being urged to stay home as much as possible. As things began to open up and we could go to the library again, I discovered that they had a puzzle exchange. I was thrilled, because that meant I could recycle the puzzles I had acquired during the pandemic, and I had an array of “new” puzzles from which to choose. There were over twenty puzzles of varying degrees of difficulty on the shelves below the “Leave a Puzzle Take a Puzzle” sign. I chose one and took

it home. When I got around to starting it I spread the pieces out on my card table and found a note enclosed in the box. Apparently one puzzle piece was missing, and the donor of the puzzle had drawn a picture of the shape and color. The note even told me the location from which it was missing. I was touched by the work the previous owner had put in to help out a fellow puzzle lover.



There are other things to discover at the Prescott Library. Did you know they have hiking kits to check out? The kits include a backpack, hiking poles and a map of the Prescott Circle Trail, among other things, and come in adult and children "sizes". Perhaps you and a young friend would enjoy walking our lovely area together! There is a Seed Library that is geared toward beginning gardeners that offers vegetable, flower and herb seeds to "check out" each month. The library also offers crafts-to-go kits for adults. This month you can bring home supplies and directions for making a color block candle.

Our library does a wonderful job helping us to stay connected to our community and enjoying new things. Visit them at [www.prescottlibrary.info](http://www.prescottlibrary.info) and click on the events calendar. It won't be a wasted trip!

### Board Meeting Schedule

Board meetings are held at the HOAMCO offices located at 3205 Lakeside Village at 2:30 on the third Thursday of each month, except September and December. Email us at [contactcliffrose@gmail.com](mailto:contactcliffrose@gmail.com) for more information.

Peggy Walker, President, Director of Compliance	<a href="mailto:contactcliffrose@gmail.com">contactcliffrose@gmail.com</a>
Catherine Craig, Vice President	<a href="mailto:cliffrosevp@gmail.com">cliffrosevp@gmail.com</a>
Marty Zwillling, Treasurer	<a href="mailto:cliffrosetreasurer@gmail.com">cliffrosetreasurer@gmail.com</a>
Libby Zwillling, Secretary	<a href="mailto:libbyzw@cableone.net">libbyzw@cableone.net</a> (480)789-9877
Bill Colwell, Maintenance Director	Bill.colwell.crhoa@outlook.com
Olivia Lee, Communications Director, Web Manager	cliffroseARC@gmail.com
Chris Lewis, Director Social Committee	Celewis.1113@gmail.com
Terry Savage, Declarant	(928)445-1307