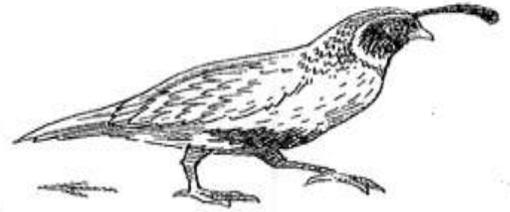


# Quail Trail



## Newsletter of the Cliff Rose Homeowners Association

February 2021 – April 2021    Cliffrosehoa@gmail.com    Cliffrosehoa.org

### It's All About Community - Neighbors Helping Neighbors

By Peggy Walker, President



When I was telling a local resident that I lived in Cliff Rose, knowing that the streets are named after spaces on the game board, she said, “Oh you live in that cute Monopoly community.” I responded with pride, “Yes, I do.” It took only a couple of months after moving into Cliff Rose to get involved in the women’s hiking group, ladies breakfast group and make fast friends who were active in the community and helped me get involved in service opportunities. With COVID19 taking its toll and limiting our activities and gatherings, it’s still, and maybe especially, all about community, pride and neighbors helping neighbors.

Working in my front yard is often a social event as neighbors pause while walking their dogs to say hello and visit. I have borrowed tools, had craftsmen assist me in projects, and been the recipient of many delicious meals. On wintery mornings I have opened my garage door, shovel in hand, to discover that the snow in my driveway was already cleared. I’m sure I’m not alone in appreciating the kindness and service of neighbors. Neighbors sometimes act independently, and at other times organize in groups. This volume of Quail Trail features two articles of neighbors helping neighbors. We look forward to sharing stories of Cliff Rose residents making a difference. If you have a story you would like to share, please send an email to [crquailtrail@gmail.com](mailto:crquailtrail@gmail.com) and we will follow up on your lead.

### RV Parking

By Peggy Walker, President

The convenience and affordability of Cliff Rose RV parking and storage make it easy for residents to observe the 72 hour street parking period for RVs and trailers defined by the City of Prescott and our CC&Rs. But what if guests arrive in an RV and plan to stay longer than 72 hours? Available spaces can be leased on a temporary basis for guests that may have an RV and be visiting in Cliff Rose for more than 72 hours. Homeowners can contact Ashley at HOAMCO

to arrange to secure a guest parking space for up to a month for \$20 for a small space and \$40 for a large parking space.

## **Holiday Decoration Contest**

By Chris Lewis, Co-Social Director

The First Annual Cliff Rose Holiday & Christmas Decoration Contest was a success! The Winners are:

- 1st place- 1730 Boardwalk
- 2nd place-1955 Ventnor
- 3<sup>rd</sup> 1928 Oriental

The winners were chosen by residents of Cliff Rose and they all agreed that 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place deserved the recognition. The winners received cash prizes and a thank-you card from our HOA board. We hope the décor in our community lifted everyone's spirits after a challenging year. We hope to get even more residents to participate next season. Thank you to the many residents who decorated this past year, we hope to continue this tradition!



## **Barking Dogs**

By Peggy Walker, President

Dogs may be our best friends, but when they bark incessantly, your best friend may be your neighbor's nuisance. Please be courteous and control the noise of your pets. When you are home, meet the needs of your pet to minimize barking. When you are not home, consider the following suggestions from Pet WebMD:

Keep your dog in the quietest part of the house. A dog with behavior problems has not earned "the run of the house." Keep curtains and/or shades drawn, leave a radio or TV on

as white noise. As you leave, give the dog an “only-when-I’m-gone” chew toy with your scent imparted on it.

If you are annoyed by a neighbor’s barking dog, the ideal solution is to talk to your neighbor first to try and resolve the issue. You may also call the Barking Dog Hotline at 928-777-1DOG (1364) to report a barking dog complaint and/or have information sent to a barking dog owner in your neighborhood.

## **Working Behind the Scenes**

By Peggy Walker and Nancy Brown

Traditionally the Cliff Rose Ladies Breakfast Group organizes an annual fundraiser that supports a local charity, typically, Stepping Stones, an advocacy service for men, women and children affected by domestic violence and sexual assault. This year has been anything but traditional.

However, the group didn’t let the pandemic keep them from making their annual donation to



Stepping Stones. Nancy Brown invited all to leave donations at her front door. Thanks to the many who responded and their generosity, a total of \$1,035 in cash and \$3,337 in tax credits was raised.

On Monday, December 14, Carole Strick and Nancy delivered, not only the money bag, but also bags of donated calendars, cards, stickers and toiletries that are always needed for these families who are escaping violence and abuse.

This year, the moms and kids living at Stepping Stones were not able to celebrate all together. Some were in separate spaces with their own smaller Christmas trees. A few families also moved into their own apartments right before the holidays and, with the donations from Cliff Rose Ladies, they had an awesome Christmas.

When it is safe, the Cliff Rose Ladies Breakfast Group will resume their breakfasts and fellowship on the second Tuesday of each month at the Manzanita Grille. Guest speakers present on a variety of topics. To view other Cliff Rose activities visit the Cliff Rose HOA website and click on the “Community” tab, then “Activities.”

# Keeping Your Property Firewise

By Chris Lewis, Co-Social Director

Maintaining our property often includes clearing brush and trimming branches. If your property backs up to CA 294, the area behind your property was recently cleared up to your property line. Now may be a great time to clean up the back of your yard. Trimming any brush and branches on your property helps keep it free and clear of dangerous brush that compromises the safety of your home. However, disposing of the cuttings can be a challenge.

Did you know that the Prescott Fire Department will chip your branches and brush for free as part of their FireWise program? After chipping, they take all the chips away.

If you are interested in getting their help, call Prescott Fire Department Fuels Reduction Crew to be placed on the chipping list. To receive a call back, leave your name, number and address. If no callback is requested the crew will place you on their work schedule. If scheduling is out longer than two weeks you will receive a callback noting the time frame and other options. (928) 777-1733, (928) 777-1713. Below are the restrictions and guidelines for ordering service.

<b>DO'S</b>	<b>DON'TS</b>
DO lay brush along streets for easy access, if this is not possible please leave a detailed message of the location of the brush.	DON'T use twine, string, wire, flagging or anything else to tie bundles of brush together.
DO have cut ends of brush or trees facing the street	DON'T request chipping of brush that has been lying around for years (this damages the chipper blades and is much more dangerous for the fuels crew to handle)
DO make longer piles, instead of higher piles. (3-4' high max)	DON'T place the following in piles: pine needles, leaf litter, rocks, root balls, cactus, trash or any other debris other than natural materials; the brush will not be chipped.
DO maintain a safe distance from the chipper, while it is in operation for your safety at least 50'	DON'T place materials in bags, the bags cannot be put in the chipper.
	DON'T place brush in garbage cans, trailers or any other container; brush will not be chipped.

**\*\***For questions or concerns feel free to call or email the following Community Risk Reduction members:

Miles Graybill, Lead Fuels Technician (928) 777-1733 [miles.graybill@prescott-az.gov](mailto:miles.graybill@prescott-az.gov)

Isiah Keeme, Lead Fuels Technician (928) 777-1733 [isiah.keeme@prescott-az.gov](mailto:isiah.keeme@prescott-az.gov)

Marsha Collier, Fuels Management Coordinator (928) 777-1713 [marsha.collier@prescottaz.gov](mailto:marsha.collier@prescottaz.gov).

## **Little House on the Common Area**

By Peggy Walker, President



When a resident asked a couple of board members if it were possible to have a little book exchange library, the board agreed. Chris Lewis volunteered her husband, Bill, and took on the task of building two little book nooks. After carefully examining best locations, checking with all utility companies, the board agreed to place one on CA 294 on Oriental Avenue and the other on CA 140 on Marvin Gardens Lane.

Building the book houses from scratch, the duo worked together and solicited help when needed. Donating materials from upgrades on their own house helped keep the project under budget. Bill Colwell filled the uneven landscape on Oriental with gravel to ensure safe access to the little book hut. Cliff Rose residents filled both boxes with books on a variety of interests. Check out the books. Borrow, read, share, return. Donate or trade. Enjoy.



*Chris paints the base coat*



*Bill builds the door frame*



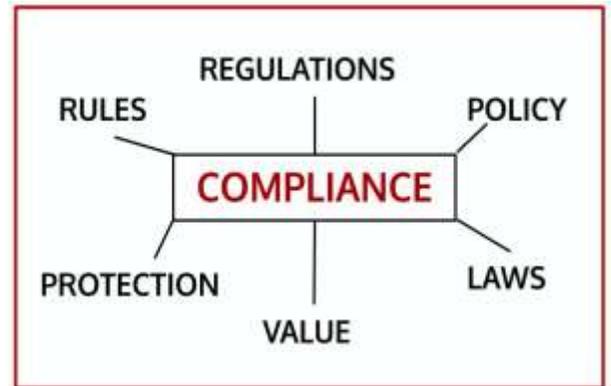
*Bill and Tom Lynott secure the completed house*

## Compliance

By Peggy Walker, President

As members of the Cliff Rose Homeowners Association, we are all legally required to follow all rules and regulations. Rules for our community may seem restrictive; however, there are many benefits to having a clearly defined set of guidelines.

Complying to and enforcement of the rules and regulations protect and enhance our home values. We enjoy the pride of ownership and the merits of living in Cliff Rose. Enforcing our bylaws and CC&Rs preserves the aesthetics of our community, supports maintaining the Common Areas and the property of its owners.



It's only when both parties contribute that we are able to attain a happier and safer community. Residents may feel singled out and their initial response may be frustration when they receive a courtesy letter regarding a violation. Another way to view it is recognizing our collective need to maintain and enhance our community and a reminder of that responsibility and commitment.

Biweekly drive-through inspections of Cliff Rose by our compliance officer identifies areas that need to be addressed, provide uniformity of compliance and strives to treat everyone equally and fairly. The focus of a recent inspection was properly storing trash cans out of view from the street. Not every infraction is noted on every inspection, although some obvious or obtrusive violations may receive a notification for correction based on observations made during any inspection.

We plan to send email messages ahead of many inspections that will target specific problems. For example, when the weather is conducive for weeds, we will send out an eblast letting residents know that our compliance officer will be looking at weed control on her next inspection. Most violations will be noted by our compliance officer during routine inspections. A resident may also submit a formal complaint that could lead to a courtesy letter. In that case, the recipient has the right to know who instigated the complaint.

Overzealous residents might report several houses they believe to be out of compliance. Such an example would be identifying multiple houses and alerting HOAMCO that these houses need to be painted. Such a report doesn't generate notices. It is important to consider timing. Winter is not ideal for painting. With warmer weather, expect to receive an eblast reminding everyone that our compliance officer will be looking at houses and trim that may need to be painted.

A lot of times it is the little things that keep our home values up, add to curb appeal and enhance the overall appearance of our community such as minimizing weeds and concealing trash cans. The board recognizes that some repairs can be expensive and require planning and budgeting. Courtesy letters outline the process of addressing the issues. One method is talking with the board at a hearing and laying out a plan and timeline to move toward satisfying the violation while allowing time to work within a budget. As a board, our goal is to support homeowners' efforts to enhance and maintain their property while ensuring a happy and safe community.

## **Street Parking, Sidewalks and Unpaved Areas**

By Peggy Walker, President

Residents have expressed concerns regarding vehicles that are parked on the street for extended periods of time without being moved, some vehicles being inoperable. Public streets and sidewalks in Cliff Rose are owned, governed and maintained by the City of Prescott. Consistent with City statutes, street parking is allowed on all public streets in Cliff Rose.

According to traffic codes governing the City of Prescott, a vehicle remaining at the same location on any City street for forty-eight (48) consecutive hours, shall constitute abandonment. (amd. Ord. 3093, eff. 6-24-93) A defensible exception is if the vehicle is parked in front of the house or residence of the owner of the vehicle, the vehicle is operational and has current license plates or tabs. (amd. Ord. 3315, eff. 3-16-95)

Residents can contact the City or the police department to report cars that are left unattended for more than forty-eight hours. Any police officer may remove or cause the removal of such vehicle from any street. The costs of removal and storage shall be chargeable to the operator and/or owner of the vehicle.

Residents have also expressed concern over cars parked on the sidewalk, obstructing the pathway and making it difficult for pedestrians. Regarding parking on the sidewalk or unpaved portions, Section 9-1-16 of Prescott City Traffic Code states that (A) the driver of a vehicle shall not drive within any sidewalk area except at a permanent or temporary driveway. Cliff Rose CC&Rs Article V Section 1.B states that no parking shall be allowed on unpaved portions of the LOT. Therefore, cars may be parked on streets, but not parked on unpaved areas or sidewalks.

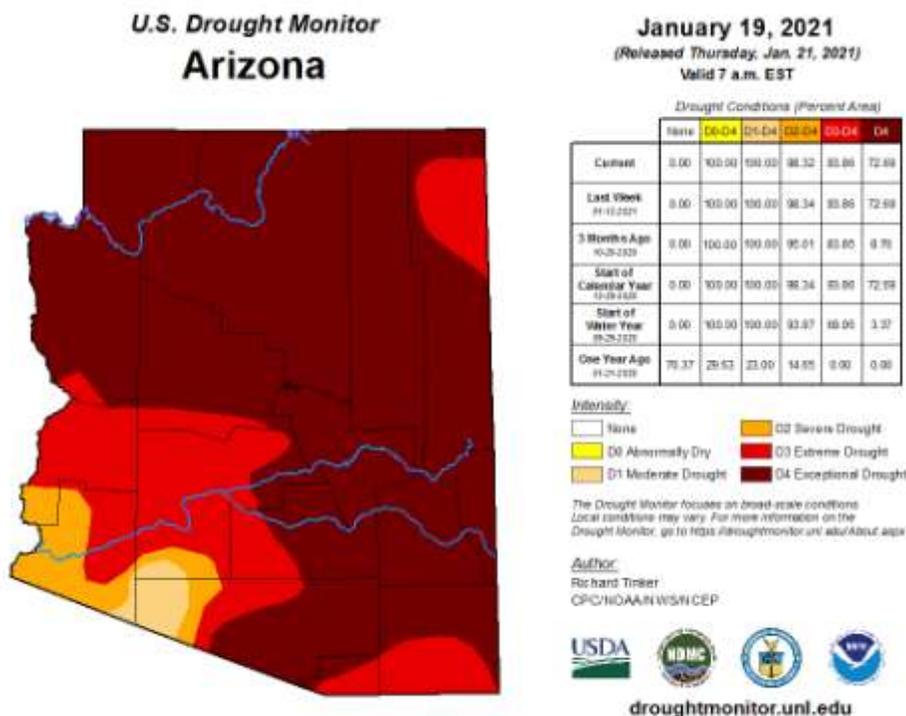
## **Making 2021 a year to support more neighbors helping neighbors**

By Olivia Lee, Cliff Rose Communications Director

Looking back at 2020, it has been exceptionally challenging year in many regards. Hence the lack of precipitation during the monsoon season seemed to be par-for-the course in terms of

facing more challenges. Prescott is currently under an “Exceptional Drought” according to the National Drought monitor. Under the D4 drought conditions we will start to see native plants struggling and an increase in fire restrictions. The potential for wildfire remains a concern across our community. All fire mitigation work done in Cliff Rose has been shared by email, on Nextdoor.com and on the main page of the Cliff Rose HOA website. We will continue to keep residents and owners informed using these communication channels. Moving into 2021, I think with concern about our native plants that are adapted for our region struggling to thrive. It’s a potent reminder to me that 2021 is an opportunity to help long-term and new residents to Cliff Rose find ways to thrive in our community.

As the current communications director for the Cliff Rose HOA, I am working with the HOA to share more resources that may be helpful to our community. Our webpage now has a “Resources” page (<https://www.cliffrosehoa.org/resources>) that includes a list of contractors for services such as plumbers, landscapers, and painters. This list does not equate to an endorsement of services by the HOA, but I would like to acknowledge the efforts that Libby Zwilling took to compile this list using recommendations from Cliff Rose residents. You are welcome to provide additional recommendations by contacting Libby. Peggy Walker shared a list of local Thrift Store and Consignment stores that is also available under the “Resources” page. If there are other resources that you think your neighbors would find useful, please feel free to contact me to add them to the website.



Source: <https://droughtmonitor.unl.edu/CurrentMap.aspx>

## Common Areas

By Peggy Walker, President

The open, spacious feel of Cliff Rose is in large part due to the substantial Common Areas (CA). Much of the terrain in the CA is steep and not suitable for housing. The open expanse and native vegetation add to the natural beauty of our neighborhood, creating open spaces that enhance views.



Since the origin of the Cliff Rose neighborhood, Common Areas were to be left in their natural state. With a growing awareness and concern of fire danger and the realization that maintenance has not been done on some CAs, the Board determined to mitigate fire to protect homes. The CC&Rs mandate that CAs remain in their natural state, but do not preclude maintenance and thinning. Last year, CA 140 was mitigated for fire. Brush was cleared, trees trimmed, and fuel ladders, such as tall grasses, shrubs and tree branches were removed. A twenty foot area from LOT property lines was trimmed and cleared to minimize fire danger. This year CA 294 (between Rycosa Lane and Mediterranean Court) was cleared in a similar fashion. With the fire danger in these large areas made less severe, maintenance on a rotating basis will help manage overgrowth and control in the future. A large portion of HOA fees are to be used to protect and maintain Common Areas. The Board continues to monitor and schedule fire mitigation as our budget allows and needs arise.

The Common Areas are for the common use and enjoyment of owners. Residents can enjoy walking and biking on the trail along the creek in CA 140 accessible from Marvin Gardens and Savage Lane or picnic and enjoy the view at CA 468, Vista Park, a small hilltop area with a picnic table. The most recent improvements are the two newly added book nooks where CA 140 meets Marvin Gardens and Oriental.

## Cliff Rose Food Drive

By Mary Downey, resident

Our next food drive will be on February 27, 2021 which is the last Saturday in February. Our last one in August was the biggest ever, with a total of 1400 lbs of food donated along with some monetary gifts. Thanks to everyone who made that possible.

The items most needed include: powdered milk, any canned food item, peanut butter & jelly, macaroni & cheese boxes, and pastas & marinara sauce. Place your donation of non-perishable food at the mailbox areas before 1pm, on Feb. 27th. Please double-bag in case of rain or snow. The need at the food cupboard continues to be great.

If you wish to make a monetary donation, please make the check out to: Prescott Community Cupboard. Enclose it in a sealed envelope. It can be placed in a food bag or dropped off at our home at 1304 E. Rosser St. Thank you to all residents, and please continue with your very generous donations. Hoping for another outstanding food drive!

## **Cliff Rose Rules and Regulations Summary**

By Marty Zwilling, Cliff Rose HOA Treasurer

On our website (<https://www.cliffrosethoa.org/>) you can find a detailed document of the current Rules and Regulations (Under Documents -> Rules and Regs) that we all live by to keep our community special, and our relations with neighbors friendly and supportive.

Since all of us can be intimidated by the 20-page document, I have extracted a one-page summary of the key points which I believe answers most of the questions we get on a regular basis, and may save you considerable time in lieu of reading the entire document:

- **Vehicle parking.** None will be allowed on unpaved portion of the residential lot. No unlicensed vehicles are to be stored on any residential lot. RVs, camper shells, boats, or utility trailers are not to be parked in a driveway, separate pad, or on the street for longer than 72 hours at a time.
- **Only common household pets** are permitted. Dogs must be on a leash when outside the home or fenced back yard. A dog walker must pick up after them immediately on yards, sidewalks, streets, common areas and vacant lots.
- **No lots shall be used for storage of rubbish** nor for storage of any property or thing that will cause lots to appear cluttered, unclean, or untidy. Each lot owner is responsible for the outside maintenance of all property owned.
- **Resolving rule disputes between neighbors:** When a rule dispute occurs between neighbors, neighbors should first try to resolve complaints between themselves.
- **Trash and Recycle Cans:** City of Prescott trash and recycle bins are to be stored so that they are not visible from the street.
- **Billboards and Advertising Signs:** No billboards or advertising signs of any character shall be erected, placed or permitted on the property, except for the signs used to identify properties.
- **Political Signs:** The display of political signs shall be limited to a period of seventy-one (71) days before the day of an election for which the signs pertain.

- **Display of the Flag of the US:** When the flag of the United States of America is displayed, it must be done in manner consistent with the federal flag code.
- **Property Maintenance/Compatibility:** All property must be maintained such that it is compatible with the prevailing quality and residential image of Cliff Rose.
- **Exterior Lighting:** The City of Prescott supports the “Dark Sky” concept. A maximum frosted 25 watt incandescent or 4 watt fluorescent \*\*exterior light or equivalent.
- **Rental/Lease of Homes:** The home and its lot must be leased together, in their entirety, and cannot be subleased.
- **ARC Approval:** All land and building improvements or alterations visible on the outside of the home require review and written approval by the ARC.
- **Common Area Restricted Activities:** No motorized vehicular traffic, may not park vehicles nor store items, may not construct any building, may not place signs, no gardening.
- **Vacant Lot Maintenance:** May not be used for storage or parking, must be kept free of weeds in excess of 12" high, dead or diseased bushes and trees must be removed, no erosion.
- **RV Storage Lot: Leasing, Payments and Conditions:** A Parking Agreement, must be signed by both HOAMCO and the homeowner, and payment of an applicable lease fee is required before a vehicle may be placed in the lot. Parking spaces are leased at \$20 per month for vehicles up to 25 feet in length, and \$40 per month for vehicles over 25 feet in length.

## **Prescott Meals On Wheels, In Service to the Community**

By Bert Elizabeth Ijams, Executive Director of P.O.W.

At Prescott Meals On Wheels a nutritional meal served with respect and kindness is at the heart of everything we do.

There is no typical human being and the same is true for the people served by Prescott Meals On Wheels. Each person we serve is unique and living with their own personal set of circumstances. On a daily basis we deliver meals to seniors and the disabled who have contributed greatly to their community and their country but now find themselves in a situation where they can no longer shop for food or prepare meals due to health and safety reasons. Since our founding in 1973 we have served well over one million meals to the disabled and seniors in their homes as well as in our dining room for those who have a bit more mobility. The common thread among everyone who receives a home delivered meal from Prescott Meals On Wheels is the deep desire to continue to live independently for as long as possible. With each meal we deliver we provide not just nutrition for the body but another day of independence, self-respect and dignity. Depending on an individual’s circumstance, there are times when independence can be accompanied by a sense of isolation - when mobility, transportation and access to family and friends are limited or nonexistent. Often times their meal delivery is the only contact our meal recipients

have with the outside world and those moments of conversation and socialization are precious for both the recipient and the Prescott Meals On Wheels volunteer making the delivery.

Qualification is easy; a client must be an adult 18 years or older, cannot easily prepare a meal safely at home and cannot get to the grocery and back due to some infirmaty, whether it is physical or cognitive. Our service can be short term, if the client is covering from illness, accident or surgery, or it can be long term. No one is ever turned away due to their inability to pay for our service. Our delivery area is Prescott and Prescott Valley.

Please be assured that we are following strict pandemic contact rules. We are now delivering a week’s worth of food on Wednesdays and we do our daily wellness checks by phone to keep our physical contact to a minimum. Everyone who comes to our facility, staff included, must wear a mask and is subject to a temperature check and thorough hand washing before they are allowed to enter our building on Rosser Street in Prescott.

Prescott Meals on Wheels is here to help. If you or someone you know would benefit from our service please connect with us by phone, 928-445-7630 extension #606, or by email at [PMOWcares@gmail.com](mailto:PMOWcares@gmail.com). For more information please visit our website at [www.PrescottMealsOnWheels.com](http://www.PrescottMealsOnWheels.com).

Prescott Meals On Wheels is a Qualifying Charitable Organization registered as such for the Arizona State Tax Credit. **EIN #86-0417621 / QCO Code: 20219**

### Board Members

Peggy Walker, President, Co-Director 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 Zwilling, Treasurer	<a href="mailto:cliffrosetreasurer@gmail.com">cliffrosetreasurer@gmail.com</a>
Libby Zwilling, Secretary, Co-Director Compliance, Co-Director Social	<a href="mailto:libbyzw@cableone.net">libbyzw@cableone.net</a> (480)789-9877
Kamie Cismoski, ARC Committee Chair	<a href="mailto:CliffRoseARC@gmail.com">CliffRoseARC@gmail.com</a>
Bill Colwell, Maintenance Director	<a href="mailto:bill.colwell@live.com">bill.colwell@live.com</a>

Olivia Lee, Communications Director, Web Manager	<a href="mailto:Olivia.alee@gmail.com">Olivia.alee@gmail.com</a>
Chris Lewis, Co-Director Social	Chris.lewis@russlyon.com
Terry Savage, Declarant	(928)445-1307

### Board Meeting Schedule

**While the Covid-19 restrictions are in effect, Board meetings are held at HOAMCO at 3:00 on the third Thursday of each month, except September and December. In-person attendance is limited to board members only. If you notify us in advance, we can make arrangements for you to join via Zoom. Email us at [contactcliffrose@gmail.com](mailto:contactcliffrose@gmail.com) for more information.**

