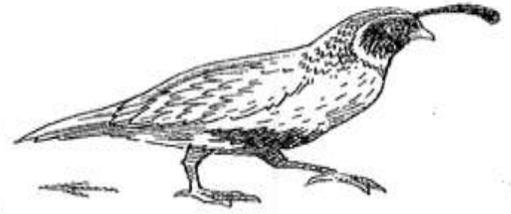


Quail Trail



Newsletter of the Cliff Rose Homeowners Association
May2020 – July 2020 Cliffrosehoa@gmail.com Cliffrosehoa.org

The President’s Corner by Catherine Craig **Further Information on Some Big-Ticket Expenses**

Fire Mitigation: Our biggest initiative so far this year has been to reduce the risk of summer fires starting from our common areas, which would threaten Cliff Rose homes. We are proud to say that we have successfully finished the first project covering one of our largest common areas (CR140 – South of Marvin Gardens), and plan to attack the other large common area (CR 294 – Near the RV Lot) as soon as finances allow.



Unfortunately, this fire mitigation work is expensive, costing the HOA over \$16K of your money for this single large common area. *Note: the original estimate was \$100K.* The task involved clearing all the underbrush and trimming the lower portions of the trees in the area, stacking the results, and burning them in place through the efforts of Arrow Fire and Land Management. This

approach resulted in a great cost savings for us, since it eliminated the need for chipping all the debris and hauling the chips to a safe area.

When the work was completed I walked the area and noticed several large clumps of brush still present near the homes of a couple of residents. After some investigation, I found these clumps of brush are on private lots that are not owned by the HOA. Since the HOA cannot clean up private property, we ask that all homeowners check their lots and remove debris. We need your help in mitigating fire risks for all homeowners before the summer fire season is upon us. Thank you for your support.

The RV lot is a valuable amenity offered by Cliff Rose HOA. It is a part of our common area and thus is to be maintained by Cliff Rose HOA. It gives homeowners a convenient place to park their RVs which is not the street, their driveway nor their side yard. It keeps our community looking nice and tidy.

The RV lot Assessments brought in \$3,561.75 (2018) and \$4,927.37 (2019) though we had some major repairs to the lot during that period. In 2017 the *dirt* road approach to the RV lot was full of ruts with the sides of the road eroding into a soft dirt ditch. At the time we were spending \$2,000 to \$3,000 per year to repair the road. At the Annual meeting in 2017, it was agreed to spend \$13,000 to put in a rock-lined ditch, pipes under the road to direct drainage, and re-surface. This work was done in 2018.

In 2019 the board received complaints about the *asphalt* RV approach road on Rycosa. Once again it was decided to abandon the band-aid technique of patching, and re-surface the road at a cost of \$16,000

Though we have spent over \$29,000 in three years, maintenance and safety were paramount in our minds. Keep in mind that many repairs were not made for years and that only recently have large sums of money been expended. In recent years we have added gravel to the RV lot and parking dots to the spaces. We schedule herbicide treatments, weed whacking, pest control (though we may change or cease this service), and trimming of vegetation along the asphalt approach road.

In November the board voted to increase the RV lot fees, after discussion and research. We compared rates, amenities and services with another RV storage lot:

- 1) \$50 per month (which is more than Cliff Rose is charging).
- 2) No discount for paying 12 months (Cliff Rose charges only 11 months for 12 months of rental)
- 3) No discount for RVs under 25 feet (Cliff Rose was charging \$15, raised to \$20)
- 4) No pest control traps set [though you can set your own]. (Cliff Rose pays \$80 per month for pest control.)
- 5) No lighting provided (Cliff Rose has some lighting).
- 6) They have a locked gate (as does Cliff Rose).
- 7) They have someone patrol the campsites as well as storage area. (Cliff Rose does not offer this service.)

The board discussed the comparison and decided that, after raising the price, we would still be

competitively priced. Both the October discussion and the November (2019) fee increase are reflected in the minutes on our website.

We agreed to increase the RV Lot Rental fees as follows:

- from \$15 to \$20 per month for RVs up to 25 feet in length
- from \$30 to \$40 per month for RVs which were 25 feet or longer



Colors and Curb Appeal

By Olivia Lee, ARC Chairman

Few things enhance curb appeal as much as the paint on your house. With as much time as I am spending at home these days, I really appreciate the curb appeal of my neighbors' homes. By far the most commonly request to the Architectural Review Committee (ARC) is a repainting request; and we typically get at least one request each month. I am not a design expert, but my goal is to support homeowners and the other 6 members of the ARC in making decisions about color choices. At the end of the day, I believe homeowners should be happy with their personal choices when it comes to paint colors while maintaining the general aesthetics of Cliff Rose. In the past, when the ARC committee was split on a homeowner's paint color choice, we've worked with the homeowners to get their neighbors to weigh in about the color. Other times, the ARC has suggestions on alternative colors similar to what a homeowner requested, but as a committee we try very hard to work with homeowners.

The Cliff Rose HOA website has a resource on pre—approved paint colors ([link here](#)) and trim colors ([link here](#)) that may be a useful starting point. I will add, however, that these colors were approved many years ago, and some might find the choices today a little bit “dated”. I admit that

I think some pre-approved colors are questionable, and we may be in a position to ‘retire’ some colors, and add new ones. If that were to happen, I will share more information about how you could weigh in on a future survey about the Cliff Rose community’s pre-approved colors list.

I was recently asked by a neighbor if he could repaint his house the same color, even if it was no longer a popular color. The short answer is: yes. The ARC stands by the approved paint colors by prior ARC members – so even if your current paint color is no longer popular, you have the right to keep your current color scheme and refresh it. That said, if you are due for a repaint on your home don’t feel like you can only work from the list of pre-approved colors. As times change, trends in paint colors will too, and if you can make a compelling case for a new color scheme that also enhances the curb appeal and current aesthetics of being in Cliff Rose, we welcome your requests.

As always, please feel free to contact me if you have any questions about making changes to the exterior of your home- Olivia Lee. E-mail: CliffroseARC@gmail.com

Firewise Update

By Linda Jones, Resident

One of the most frequently asked questions about Firewise is, “Why do we want to do this?” Do you remember that huge fire in Paradise, California last year in which so many lost lives and homes? According to Bob Betts, chairman of the Prescott Area Wildland and Urban Interface Commission (PAWUIC), Paradise, CA had a wildfire risk factor of 3.3 out of 5. Prescott’s risk is 3 out of 5. That is close. We do not want Prescott, especially Cliff Rose, to become Arizona’s version of Paradise. It is up to us to make sure that does not happen, and this is where Firewise comes in. Its purpose is to come up with a plan to reduce the threat of wildfire, to help individuals protect their own homes, and to help set up an evacuation plan.

The Firewise USA program is run by the National Fire Protection Association, and they have specific criteria for becoming a Firewise Community. Cliff Rose has completed the preliminary work by filing an application and getting a Wildfire Hazard Severity assessment. The next step after that is to form a Firewise board or governing committee that develops community priorities and creates an action plan that will be completed either annually or over multiple years. This is the phase of the process that we are in now.

On February 12, Bob Betts presented an informational meeting at HOAMCO that was open to all Cliff Rose residents. After the presentation, people signed up to form a governing committee. Currently, those members include Jeanne Morrison, Charlotte Anthony, Peggy Walker, Kevin Prendergraft, Wally and Linda Jones, and Chris Medrea. Chris is a phenomenal asset and guide because he has almost thirty years of firefighting experience and brings a wealth of knowledge and inside know how to the committee.

Unfortunately, COVID-19 has put committee work on temporary hold, but when the committee can safely meet, one of the next steps will be to plan a community education event or related activity. Suggestions can be found at www.firewise.org.

In addition, the committee needs to create a plan for reducing wildfire risks. Some possibilities could be counting the costs of businesses we hire to clear or maintain common areas, as well as our ongoing Cliff Rose weed control costs. Another possibility could be residents working alone to reduce risks on their own personal property and then filling out Firewise time sheets to show time how much time, expense, or both they spent on fire mitigation. After committee plans are made and the criteria is met, then we can submit our completed application and receive Firewise Community status.

If you have any experience with writing grants and would like to join in or provide guidance, we could use your help in applying for federal and/or state grants. In the past ten years, 7.5 million dollars in fire mitigation grant funding has been awarded but only to recognized Firewise communities. If you can help us with this, or if you would like to help the committee create a Cliff Rose plan, please contact me at L-L-Jones@msn.com.

“Firewise takes the cooperation of the community for it to work. It is all about neighbors helping neighbors.”

Bob Betts at our February 2020 meeting.

Evacuation Preparedness for Your Pets

By Jeanne Morrison

It can happen in an instant: there is danger or an emergency and you must leave your house NOW. Are you prepared to bring your beloved critters with you? If you plan ahead then you are. Think of the worry and possible heartbreak you will avoid if you take care now for a potential emergency later.

Of course, the most important and most obvious means to make your pet identifiable is to chip him and use a collar with ID attached. This ID should include your name, address, and phone number. Add a rabies tag if you have one. The carrier should also have your information on it, especially for those not-so-ordinary animals that we keep as pets like gerbils, reptiles, birds, etc. Another thing to consider is a designated caregiver who will come to your home or will board your pets in an emergency.

There is a wealth of more guidance available on the internet. Here are several websites that go into much more detail than I have. Please take the time to read them so you can determine what is needed in your particular situation.

Your animals depend on you, don't let them down.

From the ASPCA:

<https://www.cdc.gov/healthypets/emergencies/index.html>

FEMA Brochure for printing or ordering:

https://www.fema.gov/media-library-data/1390846777239-dc08e309debe561d866b05ac84daf1ee/pets_2014.pdf

From the Red Cross:

<https://www.redcross.org/get-help/how-to-prepare-for-emergencies/pet-disaster-preparedness.html>

Cliff Rose Food Drive

By Mary Downey

A huge thank you to our volunteers & everyone who contributed to the February Food Drive. This was a record collection, with 1,111 lbs of food donated. We filled The Prescott Community Cupboards' shelves just in time - before grocery store shelves became empty. We feel so proud to have helped so many, and the need is greater than ever before. We love the enthusiasm of our neighborhood and also our volunteers. Thank you to Nancy & Bill Brown, Carolyn & Bob Fletcher, & my husband, Ron Downey.

A very special thank you to Libby Zwilling for providing our wonderful new signs! It made our job so much easier than pounding stakes into the rocks. I'm sure those signs got the attention of more residents, contributing to our numbers rising.

Our next food drive will be the last Saturday in August, when we hope for a virus free community. Stay well !



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Catherine Craig, President
Robert Sledge, Vice President
Marty Zwilling, Treasurer
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Olivia Lee, ARC Chairman
& Communications
Libby Zwilling, Secretary
& Social Director

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HOA Board Representative:

Rudy Duarte, RV Lot Administrator

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Board Meeting Schedule

While the Covid-19 restrictions are in effect, Board meetings are held telephonically at 2:00 on the third Thursday of each month, except September and December. Visit www.cliffrosehoa.org for more information.