

Quail Trail



Newsletter of the Cliff Rose Homeowners Association

Fall, 2007

www.cliffrosehoa.org

President's Report

by Rusty Parker, President

We are nearing our Annual Meeting and election of new board members. If you are interested in serving or know someone who is, please contact a current board member. We have three (3) positions to fill.

This year we have an especially heavy monsoon season. And this comes with a price that some of us must pay. The recent rains caused runoff; thus a great amount of dirt and rocks had to be removed from the streets. The Association recently had quite a bit of silt cleaned from our containment pond, just in time for the incoming mud to refill it. We will be looking to our neighbors to the West for some help in preventing or at least minimizing this in the future.

The Association also had a few situations where runoff brought dirt and mud onto some properties from neighboring lots. As a result, I have received a few phone complaints about this. Some of these homeowners have asked the Association to clean up the mud. However, this does not involve "common property" and therefore falls on the individual property owners to work out the situation with their neighbors.

Cliff Rose Newsletter Committee

Linda Cramer, Chair
Annie Carr, HOA Director
Wayne Cramer
Linda Wolf, Editor

Cliff Rose Annual Meeting

The Cliff Rose Annual Meeting will be held on Saturday, September 29th from 6:00 - 7:30 p.m.

The meeting will be held at the *Prescott Community Center* on Rosser Street in the *Meals on Wheels Room*.

Watch your mail for your election materials.

Disappearing Board Minutes

Annie Carr, Board Member

Every month, I place a copy of the most recent Board meeting minutes in the information boxes located near the mail box clusters.

The front page is clearly marked "Please read this copy of the minutes and return it to the box so that others can read it too".

And yet, every month, when I return to the boxes with the most current minutes, I find at least half the boxes empty, meaning that last month's copy has disappeared.

Please remember, your neighbors are as interested as you are in knowing the activities and decisions of your Board of Directors.

Should you want a copy for your own files, our secretary Diane Cooper will be happy to print an extra copy for you. You may call her or call Annie Carr.

Cliff Rose Board of Directors

Rusty Parker, *President*
Rich Strick, *Vice-President*
Chair, Architectural Control Committee
Bob Hayne, *Treasurer*
Diane Cooper, *Secretary*
Annie Carr, *Chair, Greeter Committee*
Ron Downey, *Chair, Maintenance*
Jim Hughes, *Chair*
Document Review Committee
Francis Joanes, *At Large Member*
Don Savage, *Declarant*

Henry Ebbetts, *RV Lot Administrator*



The Maintenance & Improvements Corner

by Ron Downey, *Chairman*

Drainage on your Mind?

Now that the monsoons have arrived, it should be apparent to those who live or own property in Cliff Rose that we are all, to some extent affected by drainage issues. You may have one of the three major ditches running through or near your property, or you may be downhill from a ditch on private property that doesn't flow the way it should, or you might own property that may not be correctly landscaped and is contributing to problems for your downhill neighbors.

In all cases, as property owners, we have some responsibility for seeing that water drains through or off our property, without depositing mud and rocks on our neighbor's property or on streets. Let's discuss who is supposed to do what as regarding drainage issues on their property.

First of all, as respects water draining through the major ditches in the Common Areas we own, it is the HOA's responsibility; specifically, it is mine as Maintenance Director. And yes, I know there is some work to be done in this area. For example, the Common Areas above Atlantic Ave. and Boardwalk Ave. have contributed to mud and rocks sliding downhill on Boardwalk.

However, a situation like the water going

through our ditches in the recent "gully washers" gets a little murkier when we move on to the question of who maintains ditches on private property, especially when the ditch is on a utility or drainage easement. Keep in mind that an easement is only an easement; you still own the property regardless of what is beneath the ground surface. According to our attorney, it is the property owners' responsibility - not the HOA's nor the City of Prescott's to maintain ditches like this on their property.

The bottom line though, is that it goes beyond the legal aspect and comes down to an issue of moral responsibility. Ask yourself: what's the right thing to do here to protect and beautify my property and prevent possible bodily injury or damage to my neighbor's person or property? If that involves landscaping your rear yard, or cleaning out your ditches of debris and silt, then I think you know the answer.

If you have questions on whose responsibility it is to address a specific drainage issue, either I or other members of the Board of Directors will be glad to discuss it with you even if it may involve a matter that we cannot actually fix, or work on, due to jurisdictional issues.

Day trip to Laughlin



Cliff Rose residents and their family and friends are invited to participate in a bus trip to the *Edgewater Hotel* in *Laughlin* this fall.

The bus will leave from the *Church of Christ* parking lot (corner of *Rosser* and *Highway 89*) at 7:00 a.m. Please be there no later than 6:45 a.m. Our bus will depart from the *Edgewater Hotel* at 6:00 p.m. and return to the *Church* parking lot by 10:30 p.m.

Once again the *Church* has graciously offered to allow us to leave our cars in their parking lot for the day.

For information and reservations call: Marilyn Hurst, 443-1528 or Nancy Brown, 778-0916. The cost is \$10.00 per person. The deadline for reservations is September 29.

Cliff Rose Know Know's

- **Calling All Bridge Players!**

A new bridge club is being organized in Cliff Rose. It will meet the second and fourth Friday of each month. We invite interested players to join us.

- For information contact Martha Ann Miller.

- **Pet Signs**

The Board of Directors plan to install pet signs in Cliff Rose. Twenty signs are to be installed; one at each Mail Box Center and one at each entrance. The signs are being installed to remind dog owners to pick-up after their dogs.

- **Time to Fight the Weeds**

With our recent and welcomed rains, weeds are unfortunately becoming an eyesore. Remember that you are responsible for your property all the way to the curb and including the sidewalk abutting your property.

Weeds will sprout anywhere including among your landscaping rocks; and they quickly grow tall and unsightly.

There are various methods for ridding your yard of unsightly weeds. They include, the old fashioned method of pulling them by hand, giving you the advantage of also getting your exercise. You can also use a weedwacker or apply vinager or a weed killer.

We all want to be proud of Cliff Rose. Please maintain your property and keep it as attractive as possible.

Cliff Rose Calendar

9/29/07 - Cliff Rose Annual Meeting
10/30/07 - Cliff Rose Trip to Laughlin
12/12/07 - Cliff Rose Ladies Luncheon



All Ladies from Cliff Rose and their guests are invited to enjoy our annual Christmas luncheon and excellent raffle at the Hassayampa Inn Wednesday, December 12. However, we can only accept 60 reservations which must be prepaid at \$22.00 per person.

When you make your reservation you must indicate your luncheon choice: Roasted Sirloin, Chicken, or Cobb Salad.

We already have numerous gifts for our annual raffle. More will be added thanks to the talented ladies in our neighborhood. Raffle tickets cost 6 for \$5.00; and again profits will go to benefit *Stepping Stones*.

Please contact Carole Strick for gift donations and reservations .

Noon Lions Club

The *Noon Lions Club* donations are down. They are looking for your help. The *Noon Lions Club* collects discarded newspapers, magazines and periodicals to raise money for local charities. By helping them you are helping the Prescott community. Last year they were able to make donations in excess of \$250,00 to over 30 local charities, individuals, and state and national projects.

You may be interested to know that since 1991 over \$2,000,000 has been donated to charities because of the support of the Prescott community.

All the local grocery stores (including Costco) have drop-off areas for your use.

*Check the bulletin boards for a map of the drop-off sites.