

Quail Trail



Newsletter of the Cliff Rose Homeowners Association

Summer, 2008

www.cliffrosehoa.org

4th of July Potluck



The annual CRHOA Pot Luck will be held on July 4th, from 12:30 - 4:00 p.m. at Granite Creek Park. Our meal will be served at 1:00 p.m. Please bring a main dish, salad or dessert for 6, and your own service. For further information, watch for the flyer in the literature box.

Gardening Resource for Spring

We have a great resource available to us here in Prescott. The Yavapai Cooperative Extension Office is located on 840 Rodeo Drive, just off Gail Gardener. A Master Gardener is available Monday through Friday from 8 a.m. to 5 p.m. at 928-445-6590, extension 222.

In addition they have a very informative website with lots of archived articles, at www.cals.arizona.edu/yavapi. Included on this site is information on creating defensible space around our homes as we see prime fire season approaching. If you have trees growing in your yard that are dragging on the ground, you may be inadvertently creating "ladder fuel." The low lying branches create a ladder for fire. Removing the lower branches up to 4 feet from the ground may help to create a more defensible space.

Cliff Rose Newsletter Committee

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

A word about tumbleweeds: If you get these rolling rascals in your yard, the Master Gardeners suggest: Carefully cut them into small sections and bag them in a trash bag, or place them in a large lawn and leaf type bag in one piece and then smash them up while in the bag. This prevents seed from shaking loose in your yard and giving you little sprouts that grow up to be a nuisance. Make sure to wear sturdy gloves when handling tumbleweed.



A Good Neighbor Story

A Cliff Rose Resident

I know that my husband and I made a lucky choice when we decided to build in Cliff Rose. We enjoyed the immediate welcome we received from neighbors eager to tell us about the various activities and bringing us up-to-date with the plans and politics of Prescott.

Unfortunately, four years later, my husband passed away. It does become a little scary to remain alone and face the many details of keeping up a house, especially for someone mechanically challenged. However, at almost the same time, I acquired new neighbors. And for me they are "always there". They pick up my mail and check my house. My neighbor has reinstalled my drip irrigation and even sprayed a tall willow tree. He has fixed many things for me and actually chastises me if he sees any type of repair truck in front of my house. If I come home on a Friday and see my trash barrels neatly arranged by the garage, I know who has been there.

This is perhaps a case of the "super neighbor" but there are so many small things we can do for each other. Rolling the trash barrels to a safe place, especially on a windy day, is so easy. Picking up newspapers off the driveway when you know that your neighbor is away. Keeping an eye open for unusual activity, will keep us all safe and bring us together as good neighbors.

Board of Director's Corner

President's Report

by *Rusty Parker, President*

The Board has made some improvements since my last writing. Thanks to our volunteers, we now have a new sign at Hwy. 89. With the winter rains and the small additional rain in past weeks, our weeds are starting to grow. Trimming or spraying now is easier than waiting for them to fully mature.

With the nice weather, I'm seeing more people out getting exercise. While you are out, how about getting acquainted with your neighbors? A little chatting could lead to more friendships and better communication.

An Open House for all Cliff Rose residents is planned for June 2 at 5:30 p.m. at the Community Center to discuss proposals regarding Rosser Street calming. Those living closest to Rosser will be receiving a notice by mail and it should be shared with others who might be interested in attending, as any changes on Rosser Street will affect all residents of Cliff Rose.

I want to thank the residents on lower Boardwalk who contacted the City regarding the influx of tumbleweeds into our community. This resulted in at least two (2) days of "Community Service" work removing several trailer loads from behind homes and in drainage ditches. Every little bit helps.

Finally, we are still getting comments/complaints about parking in front of other residents houses. The streets in Cliff Rose are owned by the City and are covered by City regulations, not your Homeowners Association. The recommended way to handle these situations is if a violation is observed, contact the owner of the vehicle. When this cannot be done or no results are forthcoming, contact the police at their non-emergency number.



Architectural Control Committee Report

Audrey Formosa, ACC Representative

Spring has sprung, and with warmer weather comes thoughts of not only Spring cleaning but repainting the house. The ACC would like to remind our neighbors that our CC&R's *General Architectural Guidelines* require that

all paint or stain colors must be approved by the ACC, even if you are painting the house the same color. The colors for the base, trim, pop outs, etc. must be approved. The purpose of these requirements is to be in harmony with other structures in the area.

It is a simple process to submit your request. Just go to the HOA Web site (cliffrosehoa.org) and on the left side bar click on the "ACC Worksheet" and print it out. Fill out the form, attach color samples and either mail to the HOA (PO Box 10831, Prescott, AZ 86304) or contact ACC Chairman-Rich Strick. You should have an answer in a very short time. We appreciate your cooperation in this matter.



The Maintenance & Improvements Corner

by *Ron Downey, Chairman*

VACANT LOTS AND THEIR CARE AND MAINTENANCE

For those of you who own one or more vacant lots within Cliff Rose, these "buds" are for you!

Most of us who live here full time have probably noticed that this season's crop of vegetation, both desirable and undesirable native plants, are more prolific due to the rain we had at the beginning of the year. Some lots are already getting close to what the ACC Guidelines state are minimum acceptable standards. There are seven different sections to those Guidelines.

Following is the section that we usually find applies to a number of the vacant lots within our subdivision.

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Cliff Rose Board of Directors

2008

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"IV. Unimproved residential lots within Cliff Rose must be kept free of weeds in excess of 12" high on the entire lot. Keeping in mind that vegetation is beneficial to wildlife and erosion control, some growth on lots is allowable within these guidelines, however, all vegetation should be trimmed no higher than 4" on the 10-foot easement measured from the curb. Spraying to kill all vegetation is not recommended."

Soon we will start walking the neighborhood to check vacant lots both owned by private individuals and those belonging to our developer. We want to be sure that the lots meet these standards. It isn't just a desire to impose the guidelines on our lot owners. From an aesthetic and safety perspective it's in ALL of our interest to have these lots properly maintained.

In about a month, we will be sending letters to those parties whose lots need some work, asking if they will take care of the maintenance. For those of you who own vacant lots, please help us keep those letters to a minimum by being proactive and taking care of your lot before it gets to that point.

We have some help in doing the "walk-arounds", to check on vacant lots again this year, but really need one or more additional persons to assist with this project. Please contact me if you are interested and willing to help identify lots that need some TLC.

The guidelines on weeds can be found on our Website at www.cliffrosehoa.org.



Cliff Rose Know Know's

- **A New Park:** While we wait for the City to build the Rosser Park, adjacent to the Community Center, do you know that a new City Park is in the finishing stages and already opened? This is VISTA PARK and it is located on Sarafina St. in the Prescott Lakes area. To reach it, take Smoke Tree Lane (off Prescott Lakes Parkway). The second right turn is Sarafina. Follow it through an area of newly built homes for about a mile. You will come to Vista Park on your left. It has a large

Cliff Rose Calendar

7/4/08 - Cliff Rose 4th of July Potluck
9/20/08 (Tentative date) - Annual Meeting

Ramada with picnic tables, an elaborate play area, restrooms, two green turf areas (one that might accommodate a bowling green) and there is evidence of additional areas being prepared. It is definitely open.

- **Breakfast meetings:** the last section of this newsletter is dedicated to the "Activities Calendar". We would like to encourage more residents to participate and thus become better acquainted with their neighbors. In particular, why not join us at the monthly breakfasts? The ladies try to have a guest speaker every other month. In May, we heard Patty from *Watters Nursery*. She is a very interesting and humorous speaker and we always enjoy her visits in the Spring. We have had history experts tell us about old Prescott, etc. We have also had representatives from various organizations such as *Stepping Stones*, etc. There is always time to chat and get to know your neighbors. It is impossible for us to call everyone, but once you begin to attend, you will receive a reminder each month from one of our dedicated callers.
- **HOA Documents :** Updates are being made to portions of our HOA documents, Rules and Regulations. The updates will appear on our website in the near future. There will be a new section relating to the rental of homes. These changes have just been approved by the board of directors and copies will be printed and made available for those who do not have access to the internet.

Cliff Rose Garage Sale Report

The annual Cliff Rose Garage Sale was held on May 16 and 17th. This year the weather favored us . It was warm and the wind moderate. We had over 30 participants and good crowds moving through our neighborhood. All this despite the competition from several other neighborhood sales and events like the Home & Garden show. Thank you to all who participated and helped make this a successful event.