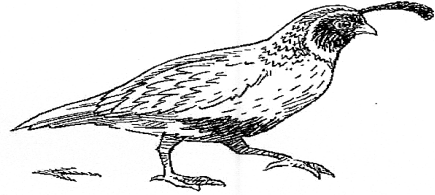


Quail Trail



Newsletter of the Cliff Rose Homeowners Association

www.cliffrosehoa.org

(May - July) 2010



The Maintenance & Improvements Corner

Charles Vismeg, Maintenance Director

“Drainage Maintenance, Cliff Rose Subdivision”

We enjoy living in the Desert Southwest for various reasons, such as geography and climate. Of course there are exceptions with the latter, because the major component of climate i.e. “weather”, can at times become a concern. While most of the time it is to our liking, it will occasionally turn out to be our adversary.

Adverse weather can bring too much of a good thing, like rain, especially if it becomes heavy or sustained. Because the terrain where we have built our homes is anything but level, precipitation needs to be dealt with by creating waterways, or channels for drainage. It needs to be done in a manner that will not cause damage to property.

These waterways are our “drainage ditches”. They were established, and, they seemingly do their job. Well, it isn’t quite that simple. They have to be maintained because weather erodes soil and loose rocks. Another factor is the proliferation of non-native, invasive plants, specifically *Russian Thistle*, *Wind Witch* or “affectionately” called *Tumbleweed*. This is an issue by itself and was the subject of an earlier newsletter, it will be revisited again in a future newsletter with some additional “needs to know”.

These items tend to congregate in drainage ditches and stay there. Subsequent down flow of water not only won’t dislodge these substances, but add silt and blockage to further restrict the down flow in the channels, thus possibly causing flood damage to properties.

The Cliff Rose Homeowners Association is responsible for keeping some of these waterways clean and functional.

It takes considerable expense for the Association to protect home owners’ property and Common Areas from flood damage. These tasks are handled by CRHOA via contracted firms, who are screened for competence. They are bonded, and are hired to perform maintenance in our common areas.

Common Areas do not include the drainage ditches that are located between neighboring lots. These drainage ditches are part and parcel of privately owned lots. Cleaning and maintaining these drainage ditches are the responsibility of individual home owners who share waterways between their properties. I’d like to quote the portion of The City of Prescott Code that’s applicable in this case:

16-2-6: DRAINAGE GENERAL

“Property and Adequate provision shall be made for disposal of storm water; dedication of a drainage easement of a width sufficient to permit widening, deepening relocating or protecting the water course shall be required ... Proposed drainage easements within a subdivision or planned area development

Continued on page two

Cliff Rose Newsletter Committee

Linda Cramer, Chair
Annie Carr
Wayne Cramer
Mary Scherer
Linda Wolf, Editor

Know Knows

•**September Garage Sale:** *Cliff Rose* will hold its annual Garage Sale in September (Friday the 10th and Saturday the 11th) instead of in May.

•**ACC:** Call Richard Strick, Chair of the *Architectural Control Committee* at 771-1614 if you plan to make any major changes in your front yard, build a drainage area, re-paint or have plans to build or remodel a house on your lot.

•**Trash Cans:** Don't forget to bring in your trash cans after they are emptied. If you plan to be gone, ask a neighbor to move them in from the street.

•**Stepping Stones:** The *Cliff Rose Ladies* were mentioned in the *Stepping Stones* Newsletter as being an ongoing supporter of their organization.

•**Petty Crime:** Be sure to lock your car at all times and don't forget to lock your doors and windows when leaving the house. Small decorative items have been missing from *Cliff Rose* residents' yards.



Drainage (Continued from page one)

shall be improved by the developer to a size and width sufficient to carry the storm water run-off of a 25-year storm ... **It will be the property owner's responsibility to maintain said easements to carry the storm runoff."**

Please note that in a case of unusual, continuous wet weather that may temporarily affect drainage conditions, the City will decline a request to intrude on private property and/or alter the existing drainage system.

The CRHOA leadership will do its best to attend their area of "ownership", we're respectfully asking you to do the same.

I'd like to bring up one more component on the topic of drainage. For some time now there has been attention given to Prescott city surface water quality, for example Willow and Watson Lakes. There are local organizations, governmental and non-profit alike involved in monitoring Prescott's creeks and watershed. The findings indicate that our watershed has been increasingly showing toxin contaminants.

Have you seen the acres of algae on the lakes' surfaces in the past year or two? That substance may power your car in the future but otherwise in its current form and place is detrimental to the lake's ecology. Unfortunately

Cliff Rose Calendar

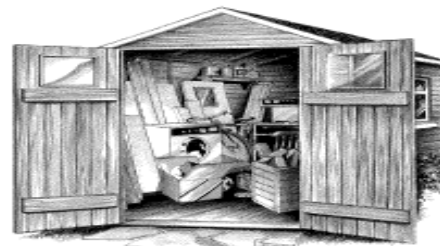
6/28 - 7/2	- Prescott Annual Clean-up Week for Cliff Rose
7/4	Annual Cliff Rose potluck picnic
9-10 - 9/11	Cliff Rose Garage Sale
9/25	Cliff Rose Annual Meeting

Drainage Continued

some of the bad contaminants trickle down the waterways and travel ultimately into the aquifer.

In closing, I want to remind everyone that we all have partial responsibility to keep the *Cliff Rose* Subdivision waterways clean and well maintained. I would also ask that you refrain from emptying harmful substances into these channels. Sometimes people inadvertently allow household or automotive fluids and solids to become part of rain or snowmelt runoff and thus indirectly allow toxins to flow into the watershed.

Thank you for reading this article and your comments are welcome.



Annual Cleanup Week
Linda Cramer

Annual Cleanup Week for *Cliff Rose* will be June 28 - July 2nd. The City will pick up items too big for regular trash pick up during that week.

All items must be placed on the curb by 7:00 a.m. on Monday, June 28th, bagged, boxed and/or bundled, no longer than 4 feet and no heavier than 75 pounds.

Items not picked up: tires, oil auto batteries, household hazardous materials, demolition debris, refrigerators and appliances without certificates. For information, call 776-1116

Legislation Update

Paddie Braden, Legislative Liaison

Park Kiosks: The city plans to install parking kiosks at all City parks. Permanent parking passes can be purchased through the City for \$40.00/year. The cost is \$2.00/day for daily parking.

Rosser Street Project: Paddie Braden and Board members Rusty Parker, Audrey Formosa, Marilyn Hurst and Judy Shamitz met with the Mayor and Council members Hanna and Lamerson on April 6th. The Board told them that we still need traffic calming on Rosser Street. The Board also reminded them that medians with planters and rubberized asphalt were also part of the original plans. The mayor and council members noted that Rosser Street is still on the top of the list of streets to be repaired. They were open to the board's concerns. The Board, of course, would purchase plants for the landscaping. The City designed the street calming devices in the Eagle Ridge area. It is NOT the same design as the one designed for the section from Bloominghills to Highway 89. The pedestrian crossing at highway 89 and Rosser Street will be stamped concrete to make it more visible.

I hope this information helps you with any questions you or a homeowner might have. It is my intention to keep the Board updated and to get their input as this agenda item moves on.

Fourth of July Picnic



Can you believe we are already thinking of the annual Cliff Rose 4th of July picnic? Well it won't be long before its here. It will be held at Heritage Park Willow Lake Garden Ramada (the same place we met last year), 12:30 - 4:00 p.m. Please bring one of the following to serve for 6: main dish, salad or dessert. Don't forget to bring your own beverage and service.

2010 Cliff Rose Board of Directors

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Audrey Formosa, *Vice-President*
Architectural Committee Board Representative
Francis Joanes, *Treasurer*
Linda Wolf, *Secretary*
Marilyn Hurst, *Chair, Social Committee*
Norm Scherer, *Director*
Judy Shamitz, *Chair Document*
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John Newhall, *Maintenance*
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