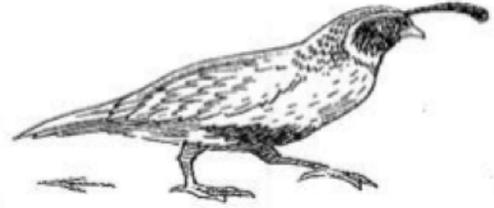


Quail Trail



Newsletter of the Cliff Rose Homeowners Association

Cliff Rose HOA 2022 Annual Meeting

By Peggy Walker

For the first time in three years, Cliff Rose members finally had an opportunity to meet in person at the Cliff Rose HOA Annual Meeting, held at the Meals on Wheels banquet room in the Prescott Adult Community Center Saturday evening, September 17, 2022. We were so happy to meet face-to-face, dine together and discuss HOA business. For Peggy Walker, 2022 president, Catherine Craig, 2022 vice president, Marty Zwilling, 2022 treasurer, Rich Zablocki, 2022 maintenance director and Chris Lewis, 2022 social director it was their final act of service. Dave Clark, Dale Gustafson, Donna Whitmore and Libby Zwilling were elected to the board and will join existing board members, Bill Krauss and Patrick Swafford as they work to continue meeting the needs of our community.

Presentations at the annual meeting included a review of 2022 HOA goals attained and those targeted for the future. Over the past two years we have transitioned to more effectively take advantage of HOAMCO services, restructuring and streamlining operations. The Board recapped efforts to update our CC&Rs, reviewed our budget and discussed ways volunteers can sign up and help keep costs down and maintain our common areas. Fire mitigation, erosion and drainage issues continue to be a board priority and a

rental supplement to HOA documents will be a topic of discussion.

You can read more about our discussion by visiting our website (www.cliffrosehoa.org). Minutes of the meeting will soon be posted on the Cliff Rose website and the slide presentation is already posted under BOARD ACTIVITIES.

Ways to Stretch Our Dollars

The board has consistently lowered costs of communication and business by migrating from paper and postage, to providing documents on our website and creating links for digital submission. Our HOAMCO contract increases slightly each year, but we are also taking advantage of increased HOAMCO management. For example, we save a significant amount of money in legal fees when HOAMCO researches issues and consults our attorney on legal issues specific to Cliff Rose on our behalf. In those instances there are no attorney fees.

As Maintenance Director, Rich cleaned up several areas and took multiple loads of debris and cuttings to the dump, saving the HOA a significant amount of money. Other board members have absorbed the costs of operations at times rather than be reimbursed.

Another way to save money is for members to participate in simple maintenance projects, or maintain a small section of a common area close to their property. Those interested in working on common area need to complete and submit a volunteer waiver. Members can submit a waiver online by going to www.cliffrose.org and clicking on the "Forms" tab. Once submitted, waivers are retained at HOAMCO.

All of these money saving efforts help keep costs down, However, both Marty and Rich pointed out in their presentations the growing costs of fire mitigation, erosion control and maintaining our common areas and the need to increase annual fees to address these issues.

New Board Members

Libby Zwilling has served on several HOA boards including the San Jose Neighborhood HOA, Fountain Hills and has served on the Cliff Rose HOA Board for over four years. She has held positions of secretary, social director, vice president and president. Libby is returning to the board and is our new HOA president.

Donna Whitmore recently moved to Cliff Rose from the East Bay area of San Francisco where she was very active in her HOA. Over the eight years that she was a member of the board, Donna served as president, vice president and director at

large in which she chaired a large construction project, created a ten-year landscaping design and worked with landscapers to convert the watering system to a drip system. She was the contact person for a two million dollar construction project to rebuild the faulty balconies. She rewrote the CC&Rs, Rules and Regulations and By Laws bringing them into compliance with State law. Donna also chaired the Architectural Committee, Landscaping committee and National Night Out Committee. Donna is serving as our HOA Vice President.

Dale Gustafson has lived in Cliff Rose for two years, but is not new to Prescott. He and Ann fell in love with their Cliff Rose home, its large yard and spectacular view when they first saw it. Their house is just right for them. Ann has her art room. Dale has his office/workout room. Their space is a little his, a little hers and all theirs.

Dale retired from the postal service after 26 years of service. Prior to that, he served in the Navy for four years as a ground support electrician supporting gear for planes and ensuring that planes had power and cooling when not in flight.

Some of Dale's strengths are his moderate approach to dealing with issues, his objective outlook and calm demeanor. Dale has no personal stake in being on the board and sees this opportunity to serve as a way to serve the community and keep Cliff Rose



at its best. Dale is currently a member at large.

Dave Clark is also new to the area and new to the board. He is currently serving as our HOA treasurer.

Quarterly Treasurer Review

By Dave Clark, Treasurer

Year to Date: The community yearly expenses are over budget \$2,384 through September. Doesn't sound like much, but that number represents 10% of our available cash.

Driving factors include cost of landscape maintenance, fire mitigation services and uncollected fines and assessment fees.

Service providers are charging more to do jobs. And work in common areas must be completed more often due to weather, especially during the summer months.

As always, there are issues during the year that will add additional costs to the operation of the community. So, as members, we should all help by keeping our properties maintained, be on the lookout for issues/damage that may add more cost to the communities operating expense, and reimburse to the HOA any and all fines that may have been accrued.

Cliff Rose Food Drive - Serving our Community and Beyond

By Sharon Kennedy, Cliff Rose Resident and Food Drive Chair

On August 27th Cliff Rose neighborhood concluded their final Food Drive of 2022 by collecting 1280 pounds (including monetary donations) for the Community Cupboard.

Thank you to the very generous Cliff Rose residents who are so supportive of this worthy cause. Also thanks to our very loyal volunteers: Evi and Issac Acosta and Gail and Rudy Duarte. A big thanks to Libby Zwilling who provided and put out signs to remind everyone of the upcoming drive.



We thank all those who contributed to make our August Food Drive a success and to help the community.

Pictured in photo: (from left to right) Mary Temme, Isaac Acosta, Evi Acosta, Gail Duarte, Rudy Duarte, Sharon Kennedy, Mike Kennedy.

CLIFF ROSE CHRISTMAS/HOLIDAY DECORATING CONTEST

CLIFF ROSE WILL BE CONTINUING OUR CHRISTMAS DECORATING CONTEST AGAIN THIS YEAR — OUR THIRD YEAR IN A ROW. WE ALL ENJOY THE BEAUTY OF THE HOLIDAY SEASON AND FRONT YARD DECORATIONS PUTS A SMILE ON EVERYONE'S FACES.

OUR SELECTED JUDGES WILL VOTE ON THE BEST DECORATIONS; THERE WILL BE THREE PRIZES AWARDED. EVEN THOUGH THERE WILL ONLY BE THREE PRIZES, *EVERYONE IS A WINNER!*

JUDGING WILL TAKE PLACE DECEMBER 11- 16.
YOU DON'T NEED TO ENTER — JUST DECORATE.

WE HOPE YOU WILL ENJOY THIS CONTEST — AND
THERE IS NO SUCH THING AS TOO MANY
DECORATIONS!!



Close to Home

Close to Home is a feature that highlights a service or attraction that is close to Cliff Rose. This issue's article was submitted by Vikki Mitchell McCloud, Cliff Rose Resident and Prescott Meals on Wheels (PMOW) Outreach Committee Member, and features Prescott Meals on Wheels. If you would have a suggestion or would like to submit an article, please email the Quail Trail Editor at cliffrosequailtrail@gmail.com.

Prescott Meals On Wheels, In Service to the Community

By Vikki Mitchell McCloud, Cliff Rose Resident and PMOW Outreach Committee Member

At Prescott Meals On Wheels, food, 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. Oftentimes 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 store and back due to some infirmity, whether it is physical or cognitive. Our service can be short term, if the client is recovering 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.

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. For more information please visit our website at 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

Over the Mistletoe

By Peggy Walker

Did you know that the romantic mistletoe is a desert parasite named after bird poop?

Mistletoe cannot survive in the ground, but the sticky seeds attach themselves in high branches of trees such as oaks where birds land and leave their droppings. Mistletoe sends its tiny roots into the bark's cambium layer, where it siphons off water and nutrients, slowly weakening the tree.

Although a mature tree can survive a small amount of mistletoe, as it spreads the tree will eventually die as mistletoe wraps around the branches and literally sucks the life out of the tree.



Cliff Rose isn't immune to a desert mistletoe infestation. The dead tree pictured (left) lived in Cliff Rose and is now the host for multiple mistletoe clusters. The mistletoe has spread to nearby younger, healthier oak trees.

Once established, the tendrils run deep within the tree, making it nearly impossible to eradicate. The most effective way to control the spread of mistletoe is to prune out infested branches as soon as possible, removing branches at their point of origin. Removing mistletoe as soon as it is identified is the best way to save an infected tree and protect nearby trees from being infected.

HOAMCO Makes it Easy

By Lynessa Allen, HOAMCO Cliff Rose Manager

Assessments are coming due. HOAMCO makes it easy to update information and make payments. Without up-to-date contact information you may be missing out on important Cliff Rose information and communications.

Did you know that you can update your homeowner information on the HOAMCO website? It's easy, just go to hoamco.com and click on the homeowner tab at the top of the page. From there you can update your personal information including your email, phone numbers, mailing address, tenant information etc. You also have the option to make your payments right from the HOAMCO website. Just click on "Make Payment" at the top of the home screen. Pay by credit card, check online or enroll in Auto Debit so you don't ever have to worry about missing a payment. You will need your community's name and account number with HOAMCO along with your current bank account information.

Now you can rest easy knowing your payments will be made automatically and checks will never get lost in the mail. For more assistance, please contact HOAMCO at (928) 776-4479 or email your Community Manager Lynessa Allen at Lallen@hoamco.com.

The HOAMCO website is also accessible from the Cliff Rose HOA website. Links to specific pages on HOAMCO's website to "Make a Payment" or "Enroll in Auto-Debit" are posted at the bottom of the BOARD ACTIVITIES page.

HOA Manager: Lynessa Allen, HOAMCO/RV Lot
lallen@hoamco.com
928-776-4479 ext. 1106

Board Members	Contact Information
Libby Zwilling, President	contactcliffrose@gmail.com
Donna Whitmore, Vice President	cliffrosevp@gmail.com
Dave Clark, Treasurer	cliffrosetreasurer@gmail.com
Bill Krauss, ARC Chair	cliffroseARC@gmail.com
Partick Swafford, Member at Large	patfishalaska@gmail.com
Dale Gustafson, Member at Large	daleinaz12@gmail.com
Non Board Positions	Contact Information
Catherine Craig, Webmaster	cliffrosecoms@gmail.com
Peggy Walker, Quail Trail Editor	cliffrosequailtrail@gmail.com

Board Meeting Schedule

Board meetings are held at the HOAMCO office and are available in person or via ZOOM at 11:00 am on the third Thursday of each month, except December. These meetings are open to Cliff Rose property owners. Email lallen@hoamco.com for more information.

NOTE: Board meetings time changed to 11:00 am

Image credits:

HOA: <http://clipart-library.com/clipart/242583.htm>

Food Drive Photo by Sharon Kennedy

Mistletoe Berries Photo by Ted Myers, Arizona-Sonora Desert Museum digital library

Cliff Rose Mistletoe Photo by Peggy Walker