

Quail Trail



Newsletter of the Cliff Rose Homeowners Association

www.cliffrosehoa.org

May - July 2022

(928) 776-4479 x 1106

President's Message

By Peggy Walker

Heraclitus, a Greek philosopher, is credited for saying "change is the only constant in life." Change can revitalize and help us grow. A lot of changes are taking place in Cliff Rose. Fourteen homes have changed ownership in the last three months, four new builds have been approved within the last year and several homes are on the market. New people are moving in and we are saying goodbye to some long-time residents. We welcome the newcomers and are looking forward to meeting and working with you. With all these changes come new demographics, talent and experience.

Who Will Bring Their Talent to the Next Board? If you are new to our community, please consider serving on the HOA board. It is a great way to get involved, meet friends and learn about the area and how our community is governed. If you have lived in Cliff Rose for some time, but never served, there may be no better time than now. So much happens behind the scenes in our HOA relating to many aspects of our community. Becoming a board member puts you in the middle of it all.

Giving your time and talents to Cliff Rose as a member of the HOA board is definitely a service. No board member is compensated financially, however, we are all influenced financially by board governance and actions. As homeowners in Cliff Rose, we all have a vested interest in our community. One of the top priorities of every homeowner is to protect the value of his or her home. Being involved with an HOA puts homeowners in a better position to make and implement rules and regulations that directly affect property value. Volunteering on the board is one of

the best ways to ensure that our community is properly maintained and cared for.

You may have concerns or have unmet expectations. Serving on the board can give you the platform you need to *make your voice heard* and affect real change in our community. You'll be able to more effectively voice the needs and wants of your fellow homeowners and work to make changes to better the community as a whole.

Seeing firsthand the impact your work and dedication can have on the quality of life for you and your fellow community members may be the most rewarding reason of all to step up and serve.

Diversity strengthens government. Currently, members of the board range from fairly new residents, to people who have a long history with Cliff Rose with a mix of retired, semi retired and those still working full time. All members live on the northside of Rosser. We need members from the "southside" to represent that sector.

Several board members' terms expire in September. The HOA can have up to nine board members, and must have at least four. Serving on the board is a great way to give back to your neighbors and community and allows you the opportunity to make good decisions that will have a positive impact on all residents.

Ideas to Think About: Questions to consider regarding community leadership:
Is my street and neighborhood represented?
What are my strengths and what can I bring to the board and to Cliff Rose? What concerns do I have that I could directly influence by serving on the board?

What is the Commitment of Serving on the Board? Serving on the board requires a commitment to attend monthly meetings and communicate with board members as needed. The board meets monthly, except in December. At meetings, all directors and chairs report, the budget is reviewed and financials approved. As a board, we discuss and vote on projects, needs, issues etc. Attending meetings is critical to having a voice and contributing to the governance of the community. Directors oversee specific needs. HOAMCO plays an instrumental part in our operations. Much of the day-to-day is delegated to our HOAMCO management team. Board meetings are open to all members. We announce the meeting through an email that includes an agenda. If you are interested in attending board meetings or learning more, contact Brit Flores, our HOAMCO manager at BtatumFlores@hoamco.com for a Zoom link, or meet with us in person. The schedule is posted on our website: www.cliffrosehoa.org.

You will soon be receiving a letter that includes Statements of Interest. Completing and returning these to HOAMCO is the first step in running for a board position.

How I Benefited from Change: A big change in my life was retiring and moving to Cliff Rose in 2019. Like many of you, my first exposure to Cliff Rose HOA was when I attended my first annual HOA pot luck dinner and annual meeting. In 2019, we met at the Meals on Wheels Dining Hall in the Prescott Adult Center. After a warm welcome, visiting and meeting new people, we all shared a meal together. The Board furnished the main dishes and attendees brought sides, salads and desserts. Using PowerPoint to help focus presentations, board members presented annual reports and updates. The meeting closed with an open forum. Grateful to have moved into such a friendly community, my appreciation grew for those who helped manage the association.

A few months later, I attended my first Cliff Rose HOA Board meeting and joined the board in April 2020. Having previously served on the board of a very small HOA, I knew that I enjoyed the involvement,

working with others and troubleshooting problems. That first Cliff Rose Board meeting I attended was held via Zoom. No one anticipated that this was a foreshadow of what lay ahead. For the next two years the board didn't hold any face-to-face meetings; all meetings were conducted through Zoom and all business was handled digitally. Although personal contact was restricted, the board continued to serve the community and work toward accomplishing our goals. At a time when personal contact was limited, serving on the board helped fill my need of working with others and volunteering.

Being new to Cliff Rose and to the Board, I was surprised to find myself as Board president in October, 2020. Transitioning from an HOA where I could host the annual meeting in my home, to serving an association of 430 properties was challenging. Especially challenging, I labored to understand the content and intent of our CC&Rs and other governing documents. Working with experienced board members and managers helped significantly. During my tenure, I have learned so much about our financial needs, ways we manage and operate on a very frugal budget. I've worked closely with HOAMCO, with City and County officials, attorneys to gain a much better understanding of how Cliff Rose is governed not only by our HOA, but by Arizona State Statutes and County and City regulations. I have studied much of the 23 acres of common area and have a greater understanding of drainage, fire mitigation and our reliance on one another to keep our properties safe, secure and well maintained. Working with other board members, I appreciate their efforts and insights that contribute to our community. In short, I am more knowledgeable, more appreciative and better prepared to contribute to the community than I was before joining the board.

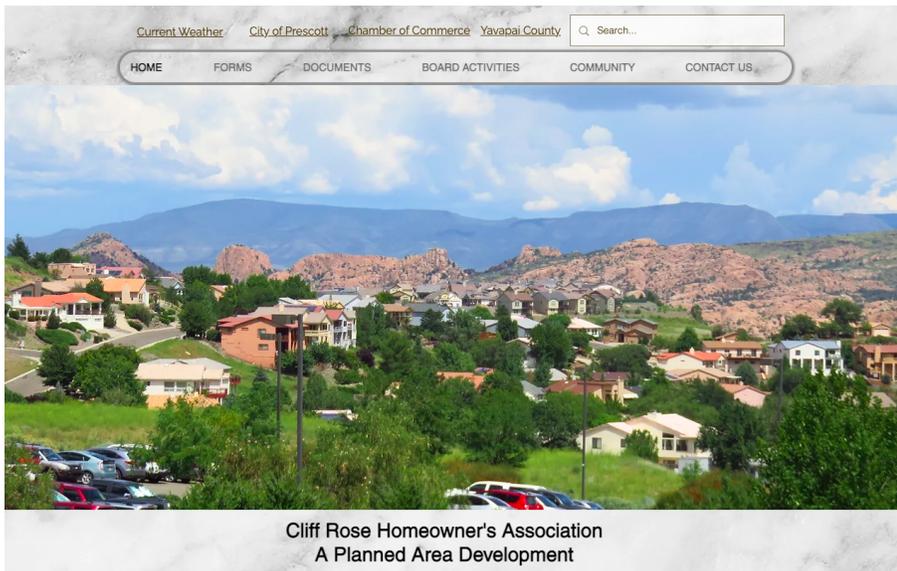
Because my previous HOA was so small, I served for several years, taking on multiple roles. With over 430 properties and 23 acres of common area, serving on the Cliff Rose Board has been a very different experience. Rather than serving multiple terms which limits opportunities for others to serve, I believe that the best way to improve our

community is to involve more people in leadership positions. The strongest HOA boards have several members who represent the diversity of the association such as age, backgrounds, interests and location in the community. New members bring fresh ideas and new energy.

As a Board, we are very much looking forward to resuming our face-to-face annual meetings, which will include a potluck dinner.

The Evolution of a Website: cliffrosehoa.org

By Peggy Walker and Catherine Craig



groups. Resources such as local contractor references and thrift and consignment stores can also be found on the site.

The website includes links to weather, City of Prescott, Chamber of Commerce and Yavapai County. The website also serves as a way to access HOA documents and post calendar events. Thanks to Marty's expertise and insight, Cliff Rose HOA saves a lot of money and transactions happen much faster without the added time and expense of paper and USPS mail. In addition to all of these changes and upgrades, any changes were made as soon as they were suggested.

With a need to lock down our documents, while giving members access to them, we recently upgraded our website again. Catherine Craig is the new webmaster. She designed the current version. The website has a new look and additional information about the surrounding area. The same information is available, but reorganized. The "Board Activities" page is now password protected to insure that those outside our community do not have access to our private information. The Board Activities tab takes you to a landing page to access board meeting minutes, the most recent financial report, and annual meeting minutes and PowerPoint presentation. Board meeting schedules are also posted there.

We recently emailed a notification with the password to all Cliff Rose HOA members. We intend to change the password annually or as needed. We appreciate your patience as we adapt to updates and changes. We invite you to visit our website, provide feedback and leave suggestions and comments. Send messages to Catherine Craig Website Administrator (CliffRoseComs@gmail.com) or click on the "contact us" tab to access a form to submit. You

We meet on the third Saturday of September. Circle September 17th on your calendar and plan to join us at the Prescott Adult Center.

As you read the articles submitted by board members, I hope you will consider how you can contribute to Cliff Rose as a board member.

When Marty Zwilling joined the board over four years ago, he improved the Cliff Rose website making it a robust resource for members and those curious about life in Cliff Rose. Forms were added, which allowed for instant submission of requests to repaint and modify homes and property, changes to contact information, rental home information update and RV space rentals. The Quail Trail is posted on the website and past editions are archived. Additionally, Cliff Rose has an activity calendar with contact information and how to get involved in clubs and

may also send emails directly to Brit Flores at BtatumFlores@hoamco.com or an HOA Board Member at ContactCliffRose@gmail.com.



Special Thanks to Sharon Kennedy for volunteering to take over the Cliff Rose Food Drive. Mary Downey was able to pass on all of her information and Sharon has graciously agreed to take it over. Sharon spearheaded the recent food drive, with Mary coaching as needed. Volunteers make great things happen.

Cliff Rose Food Drive Continues to Support Our Community

By Sharon Kennedy



Our neighborhood had another very successful Food Drive on February 26th. In fact, it was so successful that it was the **BIGGEST ONE EVER!** 2,259 pounds (including monetary donations).

Thank you to the Cliff Rose residents who are very supportive of this worthy cause. Also thank you to our very loyal volunteers: Nancy and Bill Brown, JoAnn and Alex Espinosa, Evi and Isaac Acosta. We filled about 48 plastic containers to be weighed, which also included very generous monetary donations. Also thanks to Libby Zwilling who provided and put out all the signs reminding residents of the date, despite the snowy conditions.

We also appreciate anyone coming from near-by neighborhoods to drop donations off at any of our mailbox clusters. Every donation matters and helps those who are less fortunate. The next Food Drive will be on August 27th 2022. **THANK YOU ALL FOR CONTRIBUTING!!**

Next Cliff Rose Food Drive: Saturday, August 27th, 2022

Save These Dates:



ANNUAL POTLUCK DINNER AND MEETING

Saturday, September 17th, 2022 We are looking forward to meeting face-to-face at our annual potluck dinner and annual meeting. It is traditionally held on the third Saturday of September.

SECOND ANNUAL ICE CREAM SOCIAL

Thursday, June 30 2022 at the Prescott Adult Center

ANNUAL GARAGE SALE

Friday and Saturday, September 9th and 10th:

Our annual garage sale is held the second weekend (Friday and Saturday) of September.

CLIFF ROSE FOOD DRIVE

Saturday, August 27th: Look for reminders in notice boxes and social media.

Cliff Rose Maintenance Report

By Rich Zablocki Maintenance Director

Two days of rain at the end of March gave us a quick start for the growing season and by the second week of April the trees greened up and the weeds took off. Our community has about 23 acres of common property spread over 20 named lots that require maintenance for both appearance and fire mitigation safety. This season we have been fortunate to contract with three landscape service providers to manage these properties.

In April the RV lot was treated with pre-emergence and weed control by Evergreen Spray Service and our landscapers will maintain the area with at least two more applications during the course of the growing season. At the beginning of the month we had the utility road above Boardwalk Avenue repaired for drainage issues and additional work is planned for the weeks ahead. We also had

some volunteer work performed to clean up the area around the Cliff Rose sign on Rosser St.

You will see our landscapers out in the community during the months of May, June, August and September taking care of these common property lots and additional contracts are under consideration for continued fire mitigation work that has been on-going for the past two years.

Fire safety should be every homeowner's concern. While our small maintenance budget will attempt to address the most pressing needs, it is up to all of us to care for both our owned property and common land adjacent to it. If you can help clean up any nearby overgrowth, your efforts will always be appreciated. If that is beyond your abilities, please let us know of any concerns and we will see if they can be included in the new maintenance agreements.

CC&R Update Results

By Catherine Craig

Over four years ago, the Cliff Rose Board committed to update our 30 year old CC&Rs, which had become outdated and cumbersome. The original document of 1988 had burgeoned into a 104 page document replete with redundancy. The Board worked with an attorney to create a concise 28 page document that was consistent with Arizona State statutes and The City of Prescott laws and ordinances.

The Board sought input from several neighbors, held a town hall and addressed questions raised at that meeting, incorporating the input into the document.

Although not involved directly in the process, the current board understood the importance of having a more relevant and cohesive document, committed to do all that we could to educate and give ample opportunity to vote. We wrote several articles relating to the changes, sent informative eblasts, and created and circulated a one page synopsis and fact sheet from the 28 page CC&R document.

The current CC&Rs require a 75% affirmative vote from the entire membership in order to accept the amended CC&Rs. With 429 Lots in total, 287 votes were needed to pass the amended CC&Rs.

247 members voted to approve the new CC&Rs, 36 voted not to approve the new CC&Rs, 146 didn't bother to vote at all. The majority favored the amended CC&Rs. The apathy of nonvoters was a major contributor to the vote falling short of the 75% of total membership.

Working within the parameters of the current CC&Rs, the Board will continue to govern, making changes as needed in the same way it has for the past 30 plus years.

We appreciate all of those who returned ballots regarding the amended CC&Rs. In a drawing of those who voted, the following households' names were selected. They will receive cash awards.

- \$100 - Bill Krauss and Stephanie Voss
- \$50 - David and Shirlee Smith
- \$25 - Albert and Rose Anne Ditzig

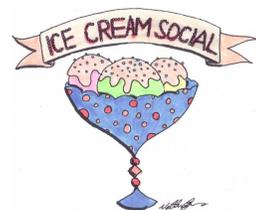
Close to Home

By Peggy Walker



As eager as we are to get out of the house, gas prices are gouging our pocket books and making us reconsider distance. Exploring places and participating in classes and events close to home is one way to feed our desire to get out while living within our budgets.

No place is closer to Cliff Rose than the Adult Center of Prescott. So close, in fact, that our common area butts up to the Adult Center parking lot. The center is open Monday through Thursday from 7:30 to 4:00.



We are looking forward to our **Second Annual Cliff Rose Ice Cream Social** on Thursday, June 30, 2022 at the Prescott Adult Center. We hope to see you there. Look for flyers and email messages with more details and information.

Trash and Recycling Bins Reminder

Trash and recycle bins may be placed on the curb the night before scheduled pickup and need to be stowed out of sight from the street by the end of the day following pick up. Trash bins may not be stored in plain sight, such as in front of garage doors, or to the side of property. Homeowners who rent their property are responsible for timely stowing of trash and recycling containers. Please help keep Cliff Rose looking beautiful.



Membership is \$75 a year, although the center offers free events such as book and art sales, and monthly blood pressure checks.

The center's fitness room is open to all members of the Adult Center with fitness room rates as low as \$10 a month. Volunteers show members how to use the equipment and help set up an individual exercise program.

Since the Center accepts Silver Sneakers®, Renew Active® and Silver and FIT® programs, classes that contribute to our physical exercise, health and vitality are offered at no charge through your health insurance company. These classes are identified with a heart in the catalog and online. Register online to sign up for classes. Website: AdultCenterofPrescott.org. Phone: (928) 778-3000.

Construction will soon be underway for The Active Life Outdoor Pavilion that will be adjacent to the Adult Center. This will offer our community a way to be active inside and outside, very close to home regardless of the weather.

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Pinclipart.com

Save the Date :clipartmax

Volunteer: pixabay

Prescott Adult Center Photo: Peggy Walker

Ice Cream Social pixy.org

Trash can: clipart-library.com

HOA Manager: Brit Tatum-Flores, HOAMCO/RV Lot

BTatumFlores@hoamco.com

928-776-4479, ext. 1106

Board Members

Peggy Walker, President

Catheirne Craig, Vice President,
Communications

Marty Zwilling, Treasurer

Secretary TBA

Rich Zablocki, Maintenance Director

Chris Lewis, Social Director

Bill Krauss, ARC Chair

Patrick Swafford

Chris Colwell, Quail Trail Editor

Terry Savage, Declarant

Contact Information

contactcliffrose@gmail.com

cliffrosevp@gmail.com

cliffrosecoms@gmail.com

cliffrosetreasurer@gmail.com

crquailtrail@gmail.com

cliffrosemaintenance@gmail.com

celewis.1113@gmail.com

cliffroseARC@gmail.com

patfishalaska@gmail.com

(928) 445-1307

Board Meeting Schedule

Board meetings are held at the HOAMCO office and are available via ZOOM at 2:30 pm on the third Thursday of each month, except December. These meetings are open to Cliff Rose property owners. Email BTatumFlores@hoamco.com for more information.