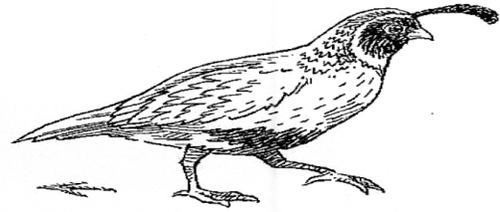


# Quail Trail



## Newsletter of the Cliff Rose Homeowners Association

May 2021 – July 2021

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Cliffrosehoa.org

### President's Corner

By Peggy Walker, President



Blossoming Trees on Boardwalk Avenue

This year, more than any other in our life times, has taught us the importance of our actions on the health and well-being of others. Our collective actions help safeguard not only our selves, but those we interact with. We share this same interdependency with our neighbors in Cliff Rose. Spring brings blossoms and vibrant greens, and warming temperatures invite us to shed our winter clothes and venture out after the long isolation of our COVID winter. Like the plants that are stretching toward the sunlight, we are eager to feel the warmth of the sun and enjoy the company of friends and neighbors.

In addition to the beautiful natural setting of Cliff Rose, we enjoy the advantage of living in a clean and safe neighborhood, in part because our neighbors actively watch out for each other.

One of the main missions of Cliff Rose HOA is to protect the safety and wellbeing of our residents and community. An important part of being involved in our community and belonging to our HOA is looking out for the welfare of each other. Sometimes this involves reaching

out to neighbors in need and volunteering through community based organizations.

Taking care of our own properties and making sure our property is well maintained is also an important way to support our neighbors. Clearing sidewalks of hazards, especially in inclement weather, supports our neighbors in their efforts to get outside, and safely exercise and walk their dogs. Making sure our ditches and drainage systems are clear and maintained is especially important to neighbors who live downstream. During monsoons and heavy rain, the security of their property is in part dependent on the condition of the ditches and drainage systems uphill from them. Let's all do our part to keep Cliff Rose clean and safe.

Life as usual wasn't the only thing we put on hold this year. Our last HOA general meeting took place in March of 2020. It was the last public meeting I attended for well over a year. Over the past two years the Boards have worked diligently to update the CC&Rs. The purpose of that meeting was to answer questions about the updates and prepare for a vote by the HOA members. Our attorney, Jason Miller, attended the meeting and made

changes to the updated CC&Rs based on comments from the attendees. That process was interrupted by COVID and our normal methods of voting do not meet the protections established by the CDC. Our current CC&Rs were recorded in 1988. Life is not the same as it was back then and we are eager to bring our outdated governing documents into the twenty-first century. We believe that the updates will make for a stronger community and protect the property values by incorporating guidelines and standards that are consistent with Arizona State Statutes. The most up-to-date version of the proposed CC&Rs is available on our website.

As a Board, we are very aware of the need for association members to limit exposure to others and are examining best ways to review and vote on our updated CC&Rs. Consistent with Arizona State Statute 10-3708, we will be voting on our CC&Rs by written and online ballots. More information will be forthcoming as we work toward the voting process as we make adjustments to accommodate CDC guidelines. Watch for further updates as we get closer to voting on our updated CC&Rs.

## **Let Us Hear From You**

By Charlotte Anthony, editor of the Quail Trail

As you may know, the board of the Cliff Rose HOA has been working for over two years to amend the CC&Rs. We originally began this project because we recognized that the current CC&Rs, written in 1988, are outdated in parts and vague in others. As a legal document it is inadequate.

We have received comments and suggestions from a few homeowners, but we'd like to hear from more. If we hold a vote on whether or not to adopt the amended CC&Rs we have to receive votes from at least 75% of the homeowners in Cliff Rose, either for or against the change. That comes out to be 373 votes.

So before we hold a vote on the issue, it is important that we hear from more of you. We made it easier for you to give us feedback by creating a short survey. This is your association and your document. Our responsibility as a board is to represent all of you. Please complete this short survey. We look forward to learning more about the opinions of members. <https://forms.gle/SMZeFcvnY9q6s5Ms7>

## **There is No Such Thing as the Poop Fairy**

By Chris Lewis

We all like to think of ourselves as responsible pet owners. But every now and then we can be caught without a poop bag. It happens to the best of us. What do you do? Knock on the door and ask for a bag or go home and return to clean up after your pet? Whichever solution you choose, let us all be good neighbors and pick up after our pets. If you see someone who needs a bag, and you have an extra, offer it to them. We all love to live in a clean neighborhood and want to keep it that way. Remember to be courteous and kind when walking your pets and be safe from the coyotes and bobcats that are out roaming in the daytime this spring!

## Who Maintains the Sidewalks and Ditches?

Peggy Walker, President

This question came up multiple times as weather conditions this winter made for slippery walkways and weeds and leaves threatened the flow of water in ditches.

The answer is mixed and dependent on the situation. As evidenced by the recent improvements of several streets in Cliff Rose, the City of Prescott maintains the streets and sidewalks, at least to an extent. City crews marked broken sidewalks and curbs and replaced them when they repaired water lines and dug up and repaved the streets. However, the City is not responsible for the day-to-day care and maintenance of normal conditions such as weeds growing in the cracks and seams between concrete sections of sidewalk, weeds or plants creeping onto the sidewalk, rocks and gravel encroaching on the walkways or weeds, leaves and debris clogging drainage systems.

**Snow removal on streets:** HOAMCO received several calls about clearing the streets after heavy snowfall this winter, additionally, residents asked who was responsible for clearing ice and snow from sidewalks. The City of Prescott clears snow from roads. They prioritize main streets and thoroughfares and get to clearing roads in neighborhoods as they are able. HOAMCO and Cliff Rose HOA do not contract with snow removal companies or have any influence over which roads are prioritized for clearing.

**Snow removal on sidewalks:** It is the responsibility of homeowners to clear their own sidewalks, however there is no requirement to do so. Homeowners may not be home during a storm or may opt not to venture into the cold or risk injury to clear sidewalks. Pedestrians are also responsible for their own safety and should consider walking indoors at malls or gyms to get their exercise and look for alternate methods to exercise their pets.

**Maintenance of ditches and drainage systems:** I asked the City to clarify who was responsible for the upkeep of drainage systems and ditches. They responded with a document signed in June of 1993 stating that “Easements are hereby granted for drainage within the drainage easements . . . and are the maintenance responsibility of the property owner.” Similar to the repair of the roads, some ditches and drainage systems may have been rebuilt by the City after heavy rains and flooding, but the day-to-day maintenance and keeping weeds, leaves and debris cleared is the responsibility of the property owners.

Cliff Rose HOA is responsible for the maintenance of sections of ditches and drainage systems that lie within our Common Areas. Annual assessments support the maintenance of the sections within Common Areas of these drainage systems.

If property owners are not clear about which side of the property line the ditches lie, they can search their property using the Yavapai County Interactive Map at: <https://gis.yavapai.us/v4/map.aspx?search=>, review survey information at: <https://www.prescott-az.gov/business-development/public-works-engineering/survey-information/> or inquire at the City of Prescott offices.

As responsible neighbors, it is especially important to be proactive and maintain drainage systems to protect properties downstream. Unchecked drainage systems can pose a real threat to homes and properties downstream.

## **Food Drive**

By Mary Downey, resident

The latest food drive in Cliff Rose took place on February 27<sup>th</sup>, during which we collected 2,121 pounds of food. That is 600 pounds more than last August, and surpassed all our expectations. Thanks go to volunteers who picked up the donations: Evilyn & Isaac Acosta, JoAnn Espinoza, Salli Reynolds, and Ron Downey. Thanks also to the team of Donna Moore, John Gardner, and Sharon Kennedy, who went door to door to collect from residents who couldn't get out.

The colorful signs were decorated and put out by Libby Zwilling. Her neighbor, Isaac Acosta, made several more wooden A-frames for the signs. They work so well and will soon be seen in many areas of the neighborhood for the August food drive. Thanks to all of our residents' very generous donations.

The Prescott Community Cupboard is located on Goodwin Street in Rusing Square. They have bought a larger building, at 777 Hillside Avenue, which they hope to be moved into before our next food drive. They will go from 1200 square feet to 3600 square feet to serve the growing demand. For more information you can go to: [www.prescottcommunitycupboard.org](http://www.prescottcommunitycupboard.org).

Our next food drive will be on August 28<sup>th</sup>. As always, please place your non-perishable donation in a bag by your mailbox by 1:00 PM. If you wish to make a monetary donation, please make the check out to: Prescott Community Cupboard. Enclose it in a sealed envelope. It can be placed in a food bag or dropped off at our home at 1304 E. Rosser St. Thank you to all residents, and please continue with your very generous donations.

## **Garage Sale Signs**

For our residents who hold garage sales throughout the year, please know that you are welcome to use any or all of our Cliff Rose A-frame signs to advertise your sale. The signs can be seen from a great distance. You can use day-glow paper to cover up the word "Neighborhood" on the sign. Call or email me at 480-789-9877; [libbyzw@cableone.net](mailto:libbyzw@cableone.net).



## **HOA Governing Documents Explained**

Condensed from <https://www.allpropertymanagement.com/resources/hoa-management/hoa-governing-documents-explained/> by Marty Zwilling

### **CC&Rs**

When dealing with a homeowners' association (HOA), it is important to understand their Covenants, Conditions and Restrictions (CC&Rs). These describe the rights and obligations of each owner and those of the association itself.

CC&Rs typically outline the boundaries of each unit or lot and those of the development's common area. They will describe the maintenance responsibilities of each owner and those assumed by the HOA, the operating costs to the owners and how they will be collected and the rights and protections granted to mortgage holders. Additionally, they lay out the HOA's powers of enforcement, procedures to resolve disputes and the restrictions on owner usage, which might include regulations governing pets, how an owner alters the property and the uses of the common area.

### **Bylaws**

HOA bylaws, not to be confused with CC&Rs, describe the procedures and mechanics of homeowners association management and decision-making. This includes officer and director positions and how they are filled, the way meeting, voting and notification are undertaken for owners' and board members' decisions and the methods of record-keeping and reporting.

### **Rules and Regulations**

In addition to any regulations imposed by the state and local government, HOAs often have procedures for passing internal rules through the processes outlined in their CC&Rs. These rules cover things such as restrictions on how much a unit or lot may be altered, pets, waste disposal and the use of signage, parking and recreational facilities.

CC&Rs take precedence over rules, since rules are purely internal, governing owner activities that fall under the sphere of the HOA's concern. These would likely be changed through procedures outlined in the bylaws, such as by a vote of board members or the HOA members.

### **Articles of Incorporation/Association**

Often called "the articles," these are short documents that set the name of the HOA, assert that it is a nonprofit mutual-benefit corporation and identify its initial agent, the individual authorized to receive legal notices on the HOA's behalf.

This creates the association as a legal entity, and is a necessary prelude to all the other steps when forming an incorporated HOA. Some are not incorporated but still draw up the articles, which is not technically necessary.

## **Fuel and Fire Mitigation Helps Safeguard Our Homes**

Peggy Walker, President

In early January, Arrow Fire and Land Management began cutting back the brush and fuel ladders that posed a potential fire threat to houses near Cliff Rose common area (CR-294), the area running along the border of the RV Lot and that butts up to the property lines of homes on Rycosa Lane, Oriental Avenue and Mediterranean Court.

After marking the fifty foot clearance between residential properties and the natural landscape, it took the crew of eleven, all experienced firefighters, five days to cut, chip and pile the remaining cut brush into burn piles. A few weeks later, after the wood in the burn piles had dried out sufficiently to burn, when weather conditions were suitable and with the fire district's approval, the piles of brush were burned. This two day process was the final step in the CR-294 fire mitigation project.

The clearing of CR-294 is the second fire fuel mitigation project Cliff Rose HOA has completed, following the clearing of common area CR-140 in 2020. The CR-140 fire fuel mitigation project removed brush and fuel ladders in a wide parameter and helps protect homes on Rosser Street, Marvin Gardens, Marvin Gardens Lane, Reading Lane and Short Line Lane.



Arrow Fire and Land Management crews monitoring fires and burning the brush



Cleared area between houses and natural landscape today

Other fire mitigation projects are being budgeted for and will be scheduled as funds and timing allow. We will also monitor regrowth of cleared areas to keep that safe parameter around our residential properties that the clearings have established.

## CableOne Email Addresses To Be Discontinued

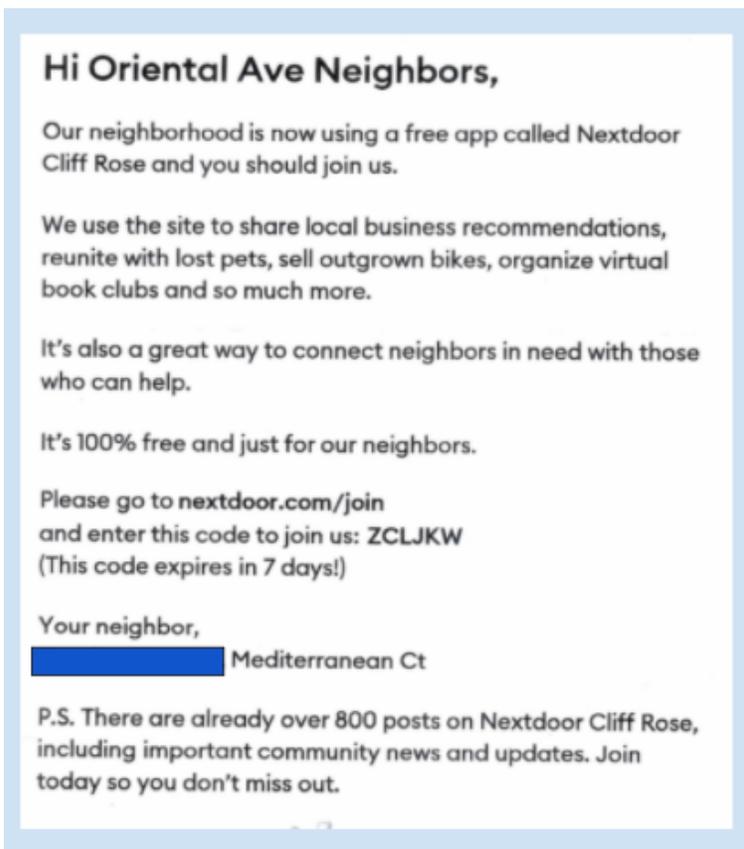
By Marty Zwilling

According to recent Internet and newspaper announcements, cable TV provider [Sparklight](#) will discontinue CableOne email service for its residential customers during the course of the 2021 coming months.

No specific date was given for the final discontinuance, but each of you with a **cableone.net** email address will be notified at least 60 days prior to any interruption of service, to give you time to set up new email service with a new provider.

Approximately 40 Cliff Rose residents will be affected, and several have already made the change to a new email address.

I ask that each of you, after making the change, submit a **Homeowner Contact Update** form from our website to notify HOAMCO and the HOA of your new email address, so that you will continue to receive our news and alerts, and be contactable by other residents and friends.



## WARNING: Your Invitation to Join Nextdoor May Not Come From Your Neighbor

By Peggy Walker, President

You may be among those who recently received a message similar to this one from Nextdoor ([nextdoor.com](https://nextdoor.com)), or worse, unbeknownst to you, Nextdoor may have used your name as the person extending the invitation and encouraging a neighbor to join. Although Nextdoor does allow and encourage residents to "invite" other residents to join Nextdoor, and will send letters out on their behalf, several letters have been sent and received in Cliff Rose without the knowledge of or an invitation from the supposed sender.

Nextdoor is a social platform that makes money through ads within the feed of comments and questions by its users. Nextdoor also actively goes after users who post their willingness to do work if they are not paying for advertising and restrict their participation, making it difficult to discern between actual recommendations and paid advertising.

In response to concerns that Nextdoor was scamming and using members names to solicit new members, they stated in 2019 that, "These letters are not a scam -- they are neighbor-to-neighbor invitations sent on behalf of verified Nextdoor members, with the members' permission," However, this simply is not the case. Multiple Cliff Rose residents have received these letters, "signed" by actual residents of Cliff Rose who are unaware that their name is being used to persuade others to join Nextdoor.

Nextdoor serves communities in many positive ways. Being an informed consumer helps recognize both the strengths and potential risks of using any social platform. Nextdoor is not accredited by the Better Business Bureau, and although the BBB does not factor in reviews in its accreditation process and ratings, there are currently nearly 300 reviews of NextDoor on the BBB website and on a scale of one to five, customers have rated Nextdoor 1.06 of 5.

Activity is picking up on our Cliff Rose website as residents check out our Resource pages that include a list of recommended local contractors and tradespersons. If you have been happy with work completed and would like to recommend any local contractors, please contact our HOA Secretary Libby Zwilling (480) 789-9877 to add the contractors to our list.

Source: <https://www.bbb.org/us/ca/san-francisco/profile/internet-service/nextdoorcom-inc-1116-447229>

**HOA Manager:** Ashley Beumer, HOAMCO/RV Lot  
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 928-713-6510, ext. 1134

**Board Members**

Peggy Walker, President and Compliance	<a href="mailto:cliffrosetrepreneur@gmail.com">cliffrosetrepreneur@gmail.com</a>
Catherine Craig, Vice President	<a href="mailto:cliffrosetvp@gmail.com">cliffrosetvp@gmail.com</a>
Marty Zwilling, Treasurer and Website	<a href="mailto:cliffrosetreasurer@gmail.com">cliffrosetreasurer@gmail.com</a>
Libby Zwilling, Secretary	<a href="mailto:libbyzw@cableone.net">libbyzw@cableone.net</a>
Chris Lewis, Social	<a href="mailto:chris.lewis@russlyon.com">chris.lewis@russlyon.com</a>
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Olivia Lee, ARC Director/Communications	<a href="mailto:olivia.alee@gmail.com">olivia.alee@gmail.com</a>

**Board Meeting Schedule**

**While the Covid-19 restrictions are in effect, Board meetings are held at HOAMCO at 2:30 on the third Thursday of each month, except September and December. In-person attendance is limited to board members only. If you notify us in advance, we can make arrangements for you to join via Zoom. Email us at [contactcliffrose@gmail.com](mailto:contactcliffrose@gmail.com) for more information.**