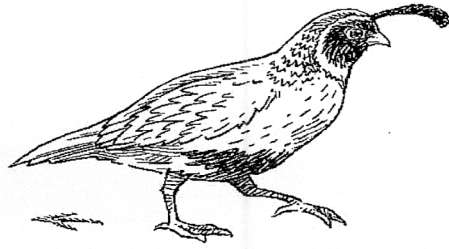


Quail Trail



Newsletter of the Cliff Rose Homeowners Association Fall, 2004

President's Comments

Gene Covell, President

Greetings to Cliff Rose residents. Things do indeed happen in our little community. Cliff Rose developer Don Savage has deeded 16 parcels of land, "common area", totaling 17 acres to the Cliff Rose Homeowners Association (that's all of us), for which the Association is now responsible.

Board member Dave Snively has appealed to the County Assessor for all the parcels to be combined into one and to adjust valuations for a more favorable tax rate. The appeal, if successful, will be effective for 2005.

Prescott Lakes offered Cliff Rose a very narrow strip of ground along Prescott Lakes Parkway adjoining Cliff Rose. The Board declined the offer and the maintenance that would have accompanied the "gift".

RV owners with vehicles in the Cliff Rose RV lot are advised not to leave valuables in their RV's. The lot was broken into during the weekend ending August 1st. Prescott Police were called by volunteer Henry Ebbets. Three RV's received only minor damage. Although it appears nothing of value was taken, interiors were disturbed.

Residents volunteering for the 2005 Board of Directors are to be congratulated for stepping up to help make our community a better place to live. The ballots are being counted, numbered and tabulated.

Best wishes for a great fall season. God bless everyone.

Cliff Rose History

Linda Cramer, Chair Newsletter Committee

Looking out over Cliff Rose from Don and Karen Savages home on Rycosa, it is hard to imagine how alone they were when they built their house here 30 years ago. But a 1977 aerial view shows a huge area of undeveloped land west of Highway 89 with Savage's house appearing as a lone tiny speck at the end of a hairline road.

Don recalls the quiet countryside and the sweet smell of cliffrose after the rain. He had come to Prescott from Yuma to work during summers in his high school years, and thought, "If there ever is a way to move here, I'll take it."

In 1966, the Savages made that move, and opened a restaurant and bakery on the courthouse square where Kendall's Restaurant is now. Don rose early to make donuts, then worked during the day as a carpenter while Karen, a good cook but new at running a restaurant, managed the business. "We donated a lot of bread to the Salvation Army," she laughs, "trying to come up with new recipes."

In 1972 they bought their first 40 acres in what was to become Cliff Rose. Some people thought they were a little crazy to invest in property so far out of town. Cliff Rose was part of Weston Ranch, which had been bought by investors from Chicago and was being sold off in parcels.

In 1973 they began to build their house, and continued to buy more land as they could afford to expand. By 1985, the Savages were able to purchase the hill now topped by Venter Circle where a water tower could be installed, making it possible to begin the Cliff Rose development.

Phase 1 began with lots on east Rosser up to and including Shortline Road. In 1987, lots could be purchased for \$16,000. Shortline had been platted for patio homes, but people were interested in bigger lots and business was slow.

Cliff Rose Newsletter Committee

Linda Cramer, Chair

Wayne Cramer, HOA Director

Annie Carr, Committee Member

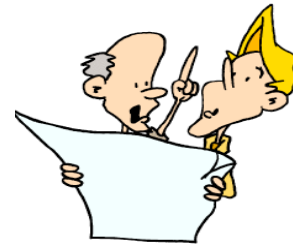
Peggy Johnson, Committee Member

Linda Wolf, Editor, HOA Director

(Continued on page 2)

Cliff Rose Board of Directors

Gene Covell, *President*
Fred Kircher, *Vice-President*
Chair, Architectural Control Committee
Boo Tyler, *Secretary*
Tricia Tipton, *Assistant Secretary*
Chair, Audit Committee
Bob Hayne, *Treasurer*
Wayne Cramer, *Director*
Chair, Maintenance, Member, ACC
Don Savage, *Declarant*
Dave Snively, *Director*
Chair, Document Review Committee
Linda Wolf, *Director*
Member, Document Review, Editor Newsletter



Architectural Control Committee Report

by Fred C. Kircher, Chairman

Work has begun on street, sewage, water and drainage ditches in the new unit 7 section at the southwest corner of the Cliff Rose subdivision. In the older sections, 10 new homes had building plans approved, began construction or were completed. Approvals were also given for many modifications, fences, and landscaping. If you're contemplating such projects or any repainting, you may call me for the required prior committee review and approval.

The biggest news this monsoon season is RAIN: it rained on eleven of the twelve days preceding July 27th. This drew attention to two traditional problems: drainage and weeds.

Perhaps you've noticed washout and other problems with neighbors, or your own, drainage ditches. These ditches run along side or at the rear of many lots. When not adequately rocked, mud washes into streets, neighbors' property or common area drainage ditches. When it runs into streets or common areas, your HOA funds are used for cleanup. If it's onto a neighbor's property, his wrath is ignited. Either way, it's important to prepare for water runoff.

The rains certainly spawned a sudden heavy growth of weeds. It's easier to pull them while the ground is damp, and before their roots become too large.

(Continued from page 1)

Add to that the recession in the following years, and Cliff Rose was having a very tough time getting started.

The Savages were worried about the future of their development. Don wondered "if we could end up living under a bridge" while Karen pictured them "standing in line at the Salvation Army."

However, business did turn around, Shortline was replatted for larger lots, and Phase 2 (Rosser to Boardwalk through Marvin Gardens) was opened. By 1994, Cliff Rose was having its biggest year - so big, in fact, that the decision was made to keep growth steady at 15-20 houses a year, rather than let rapid growth get out of control.

Cliff Rose has two sections left to be developed; an area at the north end of Boardwalk, and up the hill beyond States Street.

And what about the street names? Don says he began with the oceans, Atlantic, Pacific and Baltic. Then there were some names from the Monopoly game. Rycosa is named for three grandchildren, Ryan, Cody and Savanna. Tatum, who came later, has a street of her own.

Although the business is now being managed by their son, Terry, the Savages continue to be an active part of Cliff Rose.

Cliff Rose Web Site

The Cliff Rose web site will be up and running as of 9/1/04. The address is www.cliffrosehoa.org. Take a look and see how user friendly it is.

Cliff Rose Calendar

9/11 - CHRHOA Annual Meeting, 6:00 pm - Adult Center
12/1 - Ladies Christmas Luncheon at Prescott Resorts, \$20 per person (please prepay). All reservations to be made by 11/15. Call Nancy Brown for reservations at 778-0916 or Annie Carr at 541-0951.

Did you know?

Your newspapers and magazines can become valuable contributions to local charities if you recycle them at the Lions drop-boxes around Prescott.

This Noon Lions project raises about \$150,000 EACH YEAR, 75% going to tri-city charities and 25% to state charities.

Remember: these men unload drop-boxes by hand and appreciate your bagging your papers in paper (preferably) or plastic bags. And please, no cardboard.



Maintenance Committee Report by Wayne Cramer, Chair Maintenance

QUESTION: What do a contractor, a repairman, and the monsoon have in common? **ANSWER;** They can arrive unpredictably... and we may be caught off guard.

Such was the case a few weeks ago... it was mid-June when our pond dried up enough to allow access for dredging. We accepted a contract for that purpose, and were placed in the "queue" for service. June passed into July, and the pond dried out more each day.

It was on a Tuesday morning that the contractor called me and when I asked, "Will we see you today?" he responded, "I'm already here. We need to get this done today!!" I agreed, since the forecast indicated that the monsoon was on its way. Little did we know that it would arrive that very Tuesday, and the contractor would spend the last couple of hours of the day scooping up mud instead of dry dirt.

We managed to remove about 80 cubic yards of sediment before the pond refilled for another year. Not the ultimate goal, but a big improvement.

And we will be treating the pond for mosquitoes as rain, or lack thereof, permit. Moving water keeps us mosquito-free. Standing water requires our attention. A lot like life... keep moving and don't stand still!!



Legislative Update

by Paddy Braden, Cliff Rose Legislative Liaison

Signage on Rosser Street: the new signs have been installed. They are: the "through truck vehicle limitation" signs and the larger "25 mile speed limit" signs at both ends of Rosser. The signs regarding "No Parking In Bike Lanes" & "Residential Area" and "Please Drive With Care" will be posted shortly.

Cloudstone development: They have received their water allocation from City Council. I will be working closely with the developer, Mr. Doerffler as they proceed. I have requested that if any onsite blasting is to occur, that we be notified in order to alert neighbors.

Kensington Place Townhouse: They have been approved by Planning and Zoning and will be coming before City Council soon.

Dining out and About Peggy Johnson, Newsletter Committee

Our dining experience at Roadhouse 69 was in an unusual setting. We found good tasting American and Continental cuisine, large portions and good service, Imagine having a catered private dinner meeting in an AMTRAK dining car sitting on the depot's 100 year old bridge. The Roadhouse opened in February of this year. Plans are in the works for a large outdoor dining area adjacent to Granite Creek Park. Roadhouse 69 is not a chain.

Catering is available. Happy Hour is 11:00 am to 7:00 pm. They offer many Tequila and Wine brands along with draft and bottled beer and specialty and energy drinks. Music from the 50's and 60's is offered two evenings a week. Starting In September, a Sunset Menu with discounted prices will be available from 4:00 to 6:00 pm.

Arriving after the lunch rush, Jay ordered one of his favorites, BBQ'd ribs. The *Big Country Supper* of pork ribs, (half rack - approximately six ribs) came with a good house sauce for \$11.95. The dinners are called *Big Country Suppers* for a reason, BIG plates of food. The main dish comes with two items chosen from a list of nine. Jay chose the *Old Fashioned Red Potato Salad* with dill and added pepper and *Grilled Vegetables* in a butter sauce. I tried some...yum. His dessert was *Spiced Peach Cobbler*. Portions were generous and delicious. His meal, including iced tea was \$17.65.

I ordered the *Citrus Salmon Salad* for \$9.00, including coffee. It was a grilled salmon filet over fresh, crisp greens. Included with the greens were mandarin oranges, tomatoes, red peppers, purple onions, purple cabbage and grated carrots covered with a spicy orange glaze. I took the leftovers home, which were plentiful. My dessert was the *Mud Mountain Chocolate Cake*. The total for my lunch was \$16.45.

Appetizers start from \$6.25, burgers and sandwiches, from \$6.50, soups and salads from \$2.50 to \$9.50. The prices of the Suppers range from \$9.95 to \$18.95. The Sunday brunch buffet is 10:00 am to 2:00 pm. The cost is \$8.95 for adults and \$5.95 for children twelve and under. Roadhouse 69 is located at 300 N. Montezuma and can be reached at (928) 541-0690. Daily business hours are 11:30 am to 10:00 pm.

This review is not an endorsement; it is informational only for your dining pleasure.