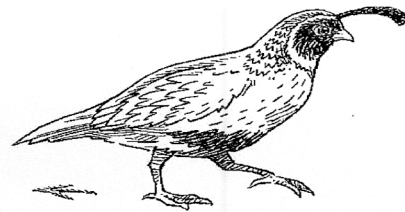


Quail Trail



Newsletter of the Cliff Rose Homeowners Association Winter, 2004

President's Comments

Gene Covell, President

In what is the last newsletter of 2004, I would like to say that we are all to be congratulated on our wise decision and good fortune in choosing Cliff Rose as a place to live. Ours is a clean, attractive and an obviously desirable community.

Cliff Rose becomes even more attractive as it gradually ages and grows. The rolling landscape is picturesque, varied and such a refreshing contrast to the flat cookie cutter communities we have all seen. All this has contributed to the exceptional friendliness that prevails in Cliff Rose. The many activities listed in this newsletter are not the result of organized committees, but the basic desire to get together for fun with our neighbors. Good for us!

I would like to take this opportunity to wish the members of every Cliff Rose household Happy Holidays and a happy, healthy 2005. God bless everyone. Gene

Attention New Homeowners!!

If you are an owner of a new home not yet occupied, please notify the secretary of that fact. She needs to keep our records updated. The secretary would like to meet all new Cliff Rose homeowners to give them information about their new neighborhood. You may call Bobbi Tyler, Board Secretary.

Cliff Rose Newsletter Committee

Linda Cramer, Chair
Wayne Cramer, HOA Director
Annie Carr, Committee Member
Peggy Johnson, Committee Member
Linda Wolf, Editor, HOA Director

ADULT CENTER COMING SOON!

Linda Cramer, Newsletter Chair

The Adult Center, scheduled to be built at the corner of Rosser and Bloomingdale, may be opening its doors by December, 2005, according to Executive Director, Joella Willey.

The new building will house a good-sized auditorium, over twice as big as the one they have now. There will also be a large craft room for an even greater variety of craft classes. They will even have kilns for pottery classes. And there will be a computer lab, pool tables, and an expanded Treasure Chest store.

The current Center offers many opportunities for recreation, education, and entertainment. There are Classes and Workshops which offer a wide variety of activities that include exercise, dancing, crafts, card games, Tai Chi, Self-Healing, and Spanish.

There are also ongoing activities including ballroom dancing, pocket billiards, and bridge groups. These groups meet weekly or monthly at regular times.

The Adult Center also offers a selection of additional programs and services. There are programs such as Foster Grandparents, Overeaters Anonymous, and the Senior Companion Program. Services include free blood pressure checks, a senior employment program, and RSVP (Retired Senior Volunteer Program).

Of course, you don't need to wait until the new Center opens in Cliff Rose to take part in these activities. You can learn about them by going to the Adult Center website, www.adultcenter.org, or stop by the current center at 335 East Aubrey and get a copy of their brochure.

If you become a member (\$28 per year), you receive up to a 50% discount on Classes and Workshops.

The Adult Center, with its many activities, is for "Adults on the Move." Watch for more information about their move to Cliff Rose.

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
Bo 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



Change in the Board of Directors

The makeup of the Cliff Rose Board of Directors will be changing as of January, 2005. Gene Covell and Dave Snively will be leaving the Board. Thank you Gene and Dave for all your hard work. The three new members joining the Board are Annie Carr, Diane Cooper and Jim Hughes. The makeup of the rest of the Board remains unchanged. New officers will be chosen at the January Board meeting and will be listed in the Spring issue of the "Quail Trail".

Cliff Dwellers Investment Club

Cliff Dwellers is a Cliff Rose investment club for women. It is affiliated with the National Association of Investment Clubs. We have 11 members at present. Our group holds positions in 12 stocks. Our approach to investing is conservative and we invest in long-term stocks. Each member is responsible for monitoring at least one stock, attending monthly meetings, and participating in the Phoenix Chapter events.

Cliff Dwellers has been featured on a full page of the August issue of *Better Investing* magazine and articles in both the *Arizona Republic* and in the *Daily Courier*.

We welcome all women who may be interested in learning the *Toolkit* method of investing and with monitoring stocks; a computer is required. We have in-home meetings, we occasionally meet at restaurants and have spouse-included functions.

Dining out and About Peggy Johnson, Newsletter Committee

The Sunday Brunch Buffet at the Prescott Resort would be a nice treat for the Holidays. On Sundays from 10:00 a.m. to 2:00 p.m. you may choose between the regular breakfast and lunch menus or the Brunch. Brunch at the Prescott Resort should be in capitals as it offers a large variety of good tasting food. It also provides good service and a lovely view, with a Harpist to enhance the ambiance.

Jay and I opted for the \$20.95 Brunch. We received good value. We took several trips for refills of the new breakfast, lunch and dinner items. The executive chef, Charles Russell, and the sous chef, Joel Sugarhens, and their assistants were present to ensure that the food was tasty. It was.

We began with coffee and fruity champagne. The food was attractively laid out in a separate room. The menu included eggs, waffles, pancakes, blintz and other usual breakfast fare. You may watch and direct the preparation of your meal. The selection of additions available to add to your omelet or rolled into your pancake was varied. The saying "from fruit to nuts" doesn't cover completely the combinations from which to choose. Some of the Additions included: ham, bacon, sausage etc. shallots, salsa, peppers, mushroom, and olives.

The carving station displayed: Ham, Roast Beef, and deep-fried Turkey with or without gravy. Also included were, trout, salmon, crab, oysters, shrimp and Rib Eye Steak, cheese scalloped potatoes with jicama relish and assorted fruit. The salad table included: macaroni, potato and cucumber. The next table held Bacon, Sausage, eggs benedict and conventional breakfast fare.

Then the glorious dessert table: four different crême cakes, pies, petit fours, and the extremely delicious chocolate truffle balls (my favorite).

As we rolled ourselves to the car we decided that we ate too much and enjoyed it all, and since the Buffet menu changes each Sunday, we vowed to return.

To compare menus, we returned on another day and had a regular breakfast at the Prescott Resort. We were very pleased with the food, service and the prices. We would return for both the regular breakfast and the Sunday buffet.



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



Maintenance Committee Report

by Wayne Cramer, Chair Maintenance

If you attended this year's annual Homeowners Association meeting, you are aware of the board's efforts to manage common area parcels that are distributed throughout Cliff Rose. Common area maintenance is a continuing responsibility that we take quite seriously.

Many homeowner lots border one of these common area parcels. In the past year your association has spent considerable time and financial resources protecting private property from common area encroachment, primarily that resulting from erosion and drainage issues. The Maintenance Committee has a growing list of additional areas which need our attention and which will be addressed before the next monsoon season.

Homeowners likewise have a responsibility to protect common areas, particularly when inadequate (or non-existent) private lot landscaping causes erosion into adjacent common areas. The Homeowners Association cannot be responsible for common area erosion that could have been prevented if lot owners took the necessary steps to protect their own property, and in the process protect adjacent common areas as well.

The Maintenance Committee can provide guidance on private lot landscaping as it affects common areas, but in the final analysis homeowners must do what is necessary to properly landscape their lots and prevent common area deterioration.



Legislative Update

by Paddy Braden, Cliff Rose Legislative Liaison

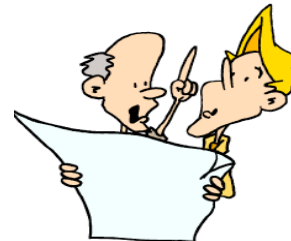
I've been notified that both the large 25 mph speed limit sign for the downside of Rosser to Hwy 89 and the "No Outlet" sign for the Baltic Avenue cul de sac are to be placed soon.

Architectural Control Committee Report

by Fred C. Kircher, Chairman

Winter is upon us again. So, we think of Heat and Heating. Last month there was an article in the *Daily Courier* touting the use of instant (demand) water heaters for increased efficiency, -- as though they were something new. Instant water heaters have been common in Japan and Europe for fifty years. I had one in a trailer in England during 1958-1960. It was very efficient. Why hadn't they become common in the U.S.? They didn't even start appearing here until about 25 years ago.

I considered specifying a demand system for my Cliff Rose home. But decided against it, because of the size of my house and the initial cost. Unlike "conventional" tank water heaters, the demand heater heats water only as it is used. There is no tank; the heating device is activated when a hot water valve is opened. Once activated, the heater delivers a constant supply of hot water. It can save from 50% to 70% of the cost for hot water. The pros and cons on having such an instant demand system can be found on the internet by going to www.Healthgoods.com and clicking on "Education", "Healthy Home", "Water Heating", & "Demand (Tankless) Water Heaters". Additional information can then be obtained on websites www.gotankless.com, www.controlledenergy.com, and www.PortlandGeneral.com.



Efficiency of conventional tank type water heaters can be improved by installing (on new homes) a constant circulating hot water system. Older homes in Cliff Rose can increase efficiency by installing simple Heater Insulating Blankets obtainable from Home Depot or other suppliers.

It is also the time of year to consider installing new batteries in your home's temperature control unit. We tend to forget that many such controls even have a battery until we wake up some winter morning to a cold house. While attending to them, don't forget the batteries in your smoke detector Units.

Be cautious and avoid fire hazards by being careful about Christmas Decorations. Don't hook too many Christmas light strings to a single outlet.