

The Cliffs of Snow Canyon

Neighborhood Newsletter

December 2009

Board of Trustees News

In October, Alan Madsen moved out of the neighborhood and resigned as our HOA Board of Trustees President. We thank him for his service to our neighborhood. As Saren Loosli received the 6th largest number of votes when Board elections were held last February, she was asked to fill Alan Madsen's spot until elections could take place at the next HOA meeting this coming February.

In the last few months, the Board of Trustees has done the following:

- Worked to gift the wash property (between The Cliffs and The Reserve) from the Cliffs HOA to the City of St George. This transfer of ownership will protect homeowners from any liability that could arise from ownership of this piece of property but all homeowners will still have full use of the wash for recreation.
- Worked with the Security Committee to enhance the safety and security of our community (see below under Security Committee).
- Purchased new outdoor furniture for the pool area.
- Had a new stone sign installed at the entrance.
- Worked with the Landscape Committee to beautify the entrance gate area and other common areas with new plants and gravel (a large tree had to be replaced due to wind damage).

To view the minutes of Board meetings, please visit cliffsofsnowcanyon.org and click on "Forums" in the left margin. You can then log in and access the meeting minutes.

Upcoming Dates

3rd Annual Cliffs Christmas Social: Thursday, December 10th from 7:30-9pm

All residents and lot owners are invited to a pleasant evening of mingling and holiday cheer at the Cliffs Clubhouse. Please bring your own drinks plus a favorite dessert or appetizer to share. We look forward to seeing you there!

Annual HOA Meeting: Thursday, February 11th at 3:00pm at the Cliffs Clubhouse

At this meeting, we will go over HOA finances, hear from our property management company (Paul Properties) and our landscapers (Desert Sun), and discuss any issues homeowners wish to discuss. We'll also hold an election for two Board openings (Val Holbrook is finishing his 1 year term and Alan Madsen's 3-year term needs to be filled). Please email Gary Banks, HOA President, if you'd like to nominate yourself or someone else for a Board position or if you have questions or suggestions for this meeting (email address at the end of this letter).

Website

If you haven't done so already, please take a minute to register on our neighborhood website – cliffsofsnowcanyon.org. Once you are registered, you can access the minutes from our Board of Trustee meetings and forums for discussion of neighborhood issues. We send all registered users emails about important neighborhood news, so please be sure to register!

News From Our Committees

Information on Committees: The Cliffs Board of Trustees is supported by three committees that offer feedback and ideas to the Board. These committees are:

- The Neighborhood Committee - plans neighborhood socials, writes this newsletter, etc. - headed by Saren Loosli (saren@joyschoolco.com)
- The Security Committee – works to ensure the safety and security of our community – headed by Bill Milligan (wfmilligan@msn.com)
- The Architecture and Landscape Committee – reviews new house plans to ensure they comply with CC&R's, works with our hired landscaping company to ensure the proper upkeep of the landscaping – headed by Paul Jones (paj1943@gmail.com)

Any resident is welcome to join any of these committees. Simply contact the chair of the committee you are interested to and you'll be invited to their next committee meeting.

Neighborhood Committee Update: The Fall Social on October 26th was a great success. Over 60 residents gathered at the Clubhouse for excellent food and pleasant conversation. The committee is now working on the upcoming Christmas Social. We are actively looking for new committee members to help with this committee's goal of building community through social events and communication. Please email the committee Chair, Saren Loosli, if you are interested (saren@joyschoolco.com).

Security Committee Update: The gates are now closed 24/7. New security cameras are in place at the Clubhouse and gate and new secure keys for the pool/clubhouse have been given to home and lot owners (if you still have an old key, please trade it in at Paul Properties). Residents have reported that security is much enhanced thanks to these changes. The new exit gate code is 3052 for bikers and hikers (you need to know your own individual code or clicker to get back into the entrance gate). The upper gates work with all residents' clickers but your code won't work on upper gates unless you live in upper section (if you're on a bike or on foot and don't have your clicker, you can use the walking entrances into the upper section).

Architecture/Landscaping Committee Update: The Landscaping Committee has worked with our landscapers to enhance the appearance of common areas. They have also developed the enclosed information spelling out what our HOA landscapers are responsible for and what is your responsibility as a homeowner.

Thanks for all you do to make our neighborhood a great place to live. We look forward to seeing you at the Christmas Social and Annual HOA Meeting in February.

Sincerely,

The Cliffs Board of Trustees

Gary Banks (President) – garybanks3@msn.com

Kelvin Smith (Treasurer) - keltax@beyondbb.com

Brent Facer - brent@bmfinvestments.com

Val Holbrook - val.holbrook@hotmail.com

Saren Loosli (Secretary, Interim member) – saren@joyschoolco.com

The Cliffs of Snow Canyon Landscaping Information December 2009

Some neighbors have wanted to know exactly what Desert Sun Landscaping is responsible for doing and what Allan Goeser (who runs Desert Sun) can do around your home and what's covered by homeowners' dues.

Besides maintaining all common areas, Desert Sun has a specific list in their contract detailing what they are responsible for. For the A Home lots (7 to 94; 118 to 170; 172 to 182; and 199 to 228), HOA-covered landscape services are provided for the front yards only, from street curb to front wall or gated courtyard of home. Corner lot maintenance also includes the side yard adjacent to the street. For B Home lots (1 to 6; 95 to 117; 171; and 183 to 198 where back lawns are in view of the wash, golf course or other common areas and are therefore considered "limited common areas"), HOA-covered services are provided for the entire lot as allowed by the owner (some have locked, gated courtyards).

HOA-covered landscaping services for all included areas of A and B lots include: weekly mowing and edging of lawn (if any), blowing or raking debris and weeding. Twice yearly: pruning and trimming shrubs and plants, fertilizing lawns. Spring: applying pre-emergent weed control. Allan's crew will adjust timers for drip systems and sprinklers as the weather requires. If a homeowners' irrigation control box is not in a place accessible to the landscapers, that homeowner must take responsibility for the adjustment of watering schedules as the weather requires.

As far as any necessary plant replacements, homeowners can do this work themselves or pay to have Allan's team do it. Any plant replacement done by Allan must be approved by and billed to the lot owner. Allan charges per hour for labor. Materials are charged at cost plus 10%. The approved plant list is being revised and will be available soon. Meanwhile, the old list begins on page 45 of the Property Development Guidelines. Allan knows what plants are permissible, so he can help you.

Please be aware of your irrigation system. Periodically check the emitters to ensure proper watering of your lawn and landscaping. Call Paul Properties immediately with any problems. They in turn will contact Allan. Allan will let the homeowner know if there will be any charge associated with fixing the problem.

Marsha McCoy
Landscape Committee