



Otter Pond Homeowner's Association

Otter Pond April 2026

The swallows have come to save us from the midges in the air and in our mouths during our walks. Thank God for swallows!

Regarding the volunteer board's efforts to update the covenants and bring the updates to a vote, I will take a moment to editorialize here:

Your HOA board is voluntary and largely inexperienced in leading an HOA (I don't mean any offense by saying it this way). Each generation that served before often takes with them all of the lessons learned while serving. Moreover, more seasoned neighbors may have knowledge that a new HOA board doesn't even know they need! To those of you in Otter Pond that have served your neighbors in any capacity, thank you for stepping forward and doing so! To those of you that never have, you don't know what you are missing and we don't know what we are missing. We want you and we need your wisdom. Regardless of whether you have served in Otter Pond, your experience and wisdom is valuable! To that end, consider sharing your generational knowledge! Your backgrounds, your careers, your experiences can shape our neighborhood for the better as well as help us save time and money. Passively allowing your neighborhood leaders to 'figure it out for themselves' while you hold on to pearls of wisdom which might prevent us from re-inventing the wheel is tragic.

Case in point, the covenants were painstakingly revised by a small group dedicated of neighbors with little knowledge

of past attempts by others. It was disappointing to have their efforts squashed at the last minute by so many with their anonymous vote and no further input. Let me be clear that it seems that the input was very useful to the board so they are thankful to get it but it would have also been appreciated 6-12 months ago when the process was started.

Therefore, if you have knowledge or know how (and I know you do), do not fall back on an excuse not to avoid helping your neighbors that are volunteering their own time for you.

'I am sure they can figure it out, I am too busy, I am too old, I am too young, let someone else do it, I would rather stay in my house, I don't want to give up my pickleball' all sound like selfish excuses when good hearted people are trying to serve us all.

But again, please know that HOA board greatly appreciates your feedback.

Where were we?

Shout Out!

- To Kim Silvester for helping Janene repaint the Otter Pond signage at our entrance!
- To Dave Beard for giving time and energy to repairing the irrigation system at the marina and retention pond, saving all of us lots of money! So appreciated.
- To all of you being proactive and getting rid of weeds before they spread.
- To those of you that are thinking and planning to use less water this summer.

Also from the President

- The next HOA meeting is 04/07/26 at the Claggett house at 2011. This is a location change from what was previously posted.
- Covenants are being revised after there were some recommendations at the March

HOA meeting. Thanks to those of you that came in person to share feedback!

Neighborhood happenings:

- A couple more houses have come up for sale if you haven't noticed: 2002 and 2031, as far as I know.

Dam Update:

- No updates

Committee Reports

Architectural Review Board (ARB) chaired by Janene Beard:

- Welcome to 3 new members: Stacey LaMourey, Michelle Wilson and Wendy Shima! Thank you for volunteering!
- Reminders:
 - Weeds: If you have rocks as part of your landscaping, it most likely has weeds. Please spray them and pull them. Don't make your weed problem also your neighbors' weed problem.
 - Shrubs: Trim them back off of the sidewalk. Leave room for people to walk side by side.
 - Trees: If they are dead or if there are dead branches, please remove them.
 - Sidewalks: If there are rocks or debris on the sidewalk, please sweep them up (you don't have to be the owner of the house to push rocks back to where they belong).
 - Docks/shoreline: While the water is low, consider this a good time to move rocks back up that may have fallen. If your dock needs to be leveled, this is a great time to do it.

Social Committee chaired by Carrie Galusha and Tina Davis:

- Check the social committee's facebook page for updates and photos. [https://](https://www.facebook.com/share/g/169naJhhHp/)

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- Mentioned last month, the Easter Egg Hunt will be this coming Saturday April 4th at 11am. It will be hosted by the Mulkeys once again at 1839 Otter Pond. If you plan to attend, please notify Sierra Mulkey at 314-210-4003. There are games for all ages so adults will have as much fun as the tiny kids (this writer can confirm this having gone last year). If you are coming, please bring a snack to share. I am told that a cunning and clever egg hunter might find a free coffee card this year.
- The big voters on the neighborhood garage sale date in May have selected 05/30. Get your stuff together! The more of us setting up, the more people we get, the more we all sell, and the more fun we have!

Pond Committee chaired by Valerie Harper:

- 200 Rainbow Trout were added in the pond 03/12. No word on how the trout felt about this.
- If you fish, its catch and release (I am looking at you Kingfishers, Herons, and Ospreys).

Boathouse Committee chaired by Ryan and Amber Potter:

- No updates

Open Space chaired by Janene Beard:

- Water will be coming on soon. If you see a broken sprinkler or areas that look dry, please notify Janene Beard ASAP at 858-354-7343.

Reserve Committee chaired by Dave Beard:

- From Dave:

The Otter Pond Homeowners Association strives to maintain a Reserve Balance of 100% of the

current lifespan value of defined Reserve Components in order to minimize the need to require special assessments of the membership. The Reserve Components are defined by both lifespan and repair or replacement cost. Our annual operating budget probably can absorb the repair or replacement of assets that are of minimal cost but assets of great cost should be allocated funds on an annual basis so that we are able to slowly and diligently save money for the day when that higher cost asset needs repair or replacement,

In order to try and maintain accurate cost estimations of Reserve Components between physical review periods, which is every 2-3 years, the components are adjusted annually by inflation and lifespan projections. Those projections are derived from research from different cost estimation sources.

Since the cost of Reserve Component repair or replacement becomes a projection between physical review periods, it becomes imperative to physically review each Reserve Component and reestablish its cost to the current market trend. This is accomplished by either obtaining contractor estimates, current repair or replacement costs we just completed or internet cost searches of Reserve Components needing complete replacement, like signs, trash cans, irrigation pumps, etc.

I NEED YOUR HELP! I am looking for volunteers to help me accomplish this year's physical review. Depending on your experience, you can obtain contractor bids, or you can look up complete replacement costs on the internet, or you can review what is or should be assigned as a Reserve Component from defined parameters against the list of all common area assets of our HOA and their asset value.

This review should not take too long if I can get have 5 other volunteers! I would like to start the review by the beginning of June.

I really appreciate the help. Please contact me directly if you would like to volunteer or have any

questions. My telephone number is: 858-354-7342.

Thank you!

David Beard
Reserve Committee Chairman

Financial Committee chaired by Kevin Sanderford:

- No updates

Bookkeeping chaired by Vanessa Stratton:

- No updates

Neighborhood Watch chaired by Alma Buis and Frances Pink:

- No updates

Ditches and Irrigation chaired by Tadd King:

- As you've probably noticed, the big canal is full.
- Tadd expects that irrigation water will come on somewhere between April 11 and April 18. There is always the possibility for that date to move again.
- There will be water restrictions this year: we are starting at 50% of what we would normally get and it still may be reduced more as the season progresses.
- It will be important for all properties using the water to monitor their pumps regularly and be certain that they have a 'sump area' sufficient for their pumps to not run dry.
- Additionally, it is a good idea to make sure that low/no water sensor is working properly to avoid pump failures.



Otter Pond
Homeowner's Association

Please see the OtterPondHOA.com for all updates on all agendas and board meeting minutes.

OtterPondHOA@gmail.com

OtterPondHOA.com

Regards,

Your friendly volunteer HOA board members:

Kevin Dawson - president
Brian Wilson - vice president
Mindy Clagett - secretary
Vanessa Stratton - treasurer
Paul Sheya - member at large

Otter Pond Chairpersons:

Tadd King - ditches
Tina Davis and Carrie Galusha - social committee
Vanessa Stratton- bookkeeper
Tom Clagett - newsletter
Kevin Sanderford - finance committee
Valerie Harper - pond and silt pond
Amber and Ryan Potter - boathouse
Janene Beard - architectural review board
Janene Beard - open space
David Beard - reserve committee
Alma Buis and Frances Pink - neighborhood watch