



Otter Pond April 2025

Lots of news for this month! To quote our friends at Jurassic Park, 'hang on to your butts'.

Shout Out!

- Shout out to David Beard for digging out silt and rewiring the irrigation pump.
- Shout out to Brian Stratton for digging silt and dumping it.
- Shout out to Justin Musser for dumping silt.
- Thank you to Brian Stratton restructuring our website. Its up and running; check it out!
- Thank you to all of you that go above and beyond for one another in this little neighborhood!

Neighborhood updates to remember:

- The Shaws at 1803 are selling their home and appear to be under contract. We will miss you!
- Adrienne Marshall at 1819 has sold her home. We will miss you, too Adrienne! We do not know the new neighbors yet.
- 1921 Otter Pond remains for sale.
- 2002 Otter Pond remains for sale or rent.
- 2004 Otter pond remains for sale.
- The Verbiscar's previous home at 2007 has been posted for sale.
- 2033 has been posted for sale.
- 1833 was for sale, the listing has been removed.
- Please join me in welcoming Bob and Susie St Onge to 1816
 - "We are very excited to become part of the Otter Pond community. Bob and I (Susie) met in Telluride in 1972, the first year the ski area opened. We've lived in

the "down valley" area for 53 years. We raised two daughters in Sawpit and now have 4 grandchildren: 2 in Placerville next door to Tammy's parents-the Albins, and 2 in northern Colorado.

- We retired several years ago. I was a Telluride elementary teacher for 33 years (I knew Tammy and Tony & families when they were growing up).
- Bob was a contractor of custom homes on several mesas. We have just sold some property on East Miami in Montrose where we have played, ranched, and had our horses in the winters for 34 years.
- We plan to move into 1816 when we realize we can't shovel snow or ski much more. We will be renting it out for a few years. We love to play pickle ball at the fabulous Montrose Rec Center.
- We love to ski, ride our e-bikes and horses, and raft with our family and friends.
- We look forward to putting our inflatable kayaks in the pond this summer. We love the Otter Pond neighborhood and look forward to meeting you!"
- Join me also in welcoming the Burgoyne family to 1910. Katie, Damon and their boys:
 - "We moved from Pine Junction (off of 285) between Conifer and Bailey. We have 10 year old mirror identical twin boys that we homeschool. We love camping, hiking, skiing, paddle boarding, and playing golf. Our boys also mountain bike and are excited to try some sports at the Rec Center and play junior golf this summer. I (Katie) am a former golf instruction and we are looking forward to having a golf course so close! We made the move to Montrose looking for a slower pace of life, wanting to spend more time as a family.

- We own two companies: Amramp Accessibility, which focuses on home and business accessibility and providing modular handicap ramps that can be rented or purchased among other things for ADA modifications.
- We also own Twin Edge Contractors, which they plan to merge with Amramp Accessibility to become Twin Edge Contractors and Accessibility and run by Damon who is a licensed and insured contractor.
- I (Katie) make content for a marketing company, enjoys standup paddle boarding and am a yoga instructor.”
- Important also:
 - Many, if not all, of you received a mailing from the City of Montrose announcing a Public Hearing for a proposed sketch for a development for the current farm land directly to our neighborhood’s east: between Ogden and Otter Road as well as between Otter Road and Kinikin.
 - The annexed land, proposed to be called Pioneer Ranch Addition and Leonard Farm Addition is 264 acres and would be zoned as single family residential (44%), multifamily (34%), commercial (2%), and open space (20%).
 - The hearing will be Wednesday April 9th at 5:00pm at City Council Chambers and public are invited to attend and offer comment.
 - Many of us probably have opinions about this and we thought that dropping a notification here might be appreciated if you didn’t see the letter in the mail.
 - A scanned version of the letter and drawings are attached at the end of this thing.
 - At this point, it doesn’t appear that it will impact your ability to enjoy a hot beverage at our tennis courts.

Also from the President and Vice President

- Christina wanted to mention that May will be the month for the annual Otter Pond yard sales. Planning is underway and we are deciding on a weekend.
- Kevin Dawson, your vice president, is looking for people interested in updating the covenants. There is a word doc of the covenants that can offer an iterative process of review and commentary between everyone interested. If that is you, let Kevin know via email at kevinzdawson@yahoo.com before April 30. We are in pursuit of logical, practical, feasible edits and with a focus toward serving the community.

Dam Update:

- No updates

Committee Reports

Architectural Review Board (ARB) chaired by Janene Beard:

- If lawns are overgrown on to the sidewalk, please edge them to make it easy for pedestrians with strollers and walkers to use.
- On April 10th, the landscape company will be working on getting our irrigation up and running for the season. The landscape maintenance will also begin their work.
- If you notice sprinklers not working or dead spots in communal areas, please let Janene Beard know at 858-354-7343.
- Trees: if you have dead trees or branches, please remove the dead parts. If limbs are hanging over the sidewalk, they must be cut above 6 feet so that people may walk safely.
- Shrubs and ground cover: please make sure they are trimmed back 8-12 inches from the sidewalk.

- Weeds are coming up! Here is a simple and inexpensive way to keep them under control:

Combine:

- 1 gallon of strong vinegar (Home Depot).
- 1 tablespoon of Dawn dishwashing liquid.
- 1cup of Epsom salt.
- Spray this mixture on weeds during a sunny day for best results.

Social Committee chaired by Carrie Galusha and Tina Davis:

- The Easter Egg Hunt is Saturday April 19th and there is a gathering at the Mulkey household as well.
- There is now an Otter Pond Social Events Facebook page. Social updates can now be found at the following: <https://www.facebook.com/share/g/169naJhhHp/>

Pond Committee chaired by Valerie Harper:

- Trout were added to the pond March 18.

Boathouse Committee chaired by Ryan and Amber Potter:

- Kevin Dawson had asked that anyone storing stuff in the boathouse clear it out so that it may be easier to achieve some needed repair work.

Open Space chaired by Janene Beard:

- Nothing further. See ARB section

Reserve Committee chaired by Dave Beard:

- No updates

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:

- The irrigation water will be turned on April 12th or 19th . Tadd is waiting to hear back from the ditch rider.



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:

Christina Files - president
 Kevin Dawson- vice president
 Vanessa Stratton- treasurer
 Tammi Padilla - member at large
 Mindy Clagett - secretary

Otter Pond Chairpersons:

Tadd King - ditches
 Tina Davis and Carrie Galusha - social
 Kevin Sanderford - finance committee
 Vanessa Stratton- bookkeeper
 Tom Clagett - newsletter

Valerie Harper - pond and silt pond
Amber and Ryan Potter - boathouse
Janene Beard - architectural review board
Alma Buis and Frances Pink - neighborhood
watch





