



Otter Pond June 2025

I think I have finally hidden the coffee card too well because I noticed that it appeared to sit untouched for 2 weeks in its hiding place. It was sitting on the bricks of the front entrance sign. Note taken, I will make it easier for you. But I will not make it too easy because free coffee must be earned. For those that don't know what I am talking about, I have been hiding a hint to the location of a free Loony Bean coffee card in the HOA letter for fun but to also encourage everyone to read the letter with important updates for the goings on around here.

Shout Out!

- Thank you to all of you that work hard to make our neighborhood the friendliest and prettiest.
- To my wife for making sure my punctuation in these notes meets the highest standard!
- To Ken Johnson and his service to the architectural review board!
- To the humming bird that decided to make a nest in the willow tree in our back yard.

From the President

- If you are submitting an ARB, THANK YOU! We appreciate you making improvements and ensuring that you are following the process. Just know that it will be quicker to drop off the form with an ARB committee member rather than mailing it.
- Also, please forgive any hiccups we have had recently with committee members out of town.

Neighborhood happenings:

- It was so fun to see so many neighbors walking the sidewalk and visiting during the huge garage sale! The next garage sale will probably occur in September.
- The lot at 1921 Otter Pond Circle appears to have sold.
- If you are a new neighbor, we would all love to meet you, to learn your names and learn your story if you care to share. Send me an email or swing by my (Tom and Mindy's) house at 2011?

Dam Update:

- [From HOA president Christina Files]
 - The dam inspection May 9 went well. We exercised the emergency release valve successfully and visually inspected the dam for any issues.
 - There was a wet spot that was gone 1 day later that was attributed to the recent snow. In attendance were Jason Ward (State Dam Safety engineer), Tadd King, and Christina Files.
 - Next inspection will be 2027

Committee Reports

Architectural Review Board (ARB) chaired by Janene Beard:

- Its time to turn on your water and mow your lawns on a regular basis.
- Please spray and or pull the weeds in your rock gardens too; they are getting too big.
- It is the homeowner's responsibility to remove the weeds from the crack in the street in front of your home.
- If your backyard faces Otter Pond Park, please clear all dead branches and limbs off of the trees. I've noticed there are quite a few hanging over the fence.
- Thanks to Ken Johnson for his years of hard work helping to review ARB applications. His attention to detail was

spot on and he will be missed in his position.

- If you are interested in joining my committee, I'd love to have you!
- For now all ARB forms can be dropped off with Kevin Dawson at 1821 Otter Pond (303-507-6959) until June 14th.

Social Committee chaired by Carrie Galusha and Tina Davis:

- Check the social committee's facebook page for photos. <https://www.facebook.com/share/g/169naJhhHp/>
- The next event is planned to be the classic watermelon social this June. Date is TBD. If anyone would like to volunteer to host, please contact Carrie Galusha at 970-201-9349 or carrielberger1@gmail.com.

Pond Committee chaired by Valerie Harper:

- The aerators will be running 24/7 for a few weeks instead of the usual 8pm to 8am. It appears that at least one of the aeration diffuser heads is not working properly which is affecting water circulation.
- We will be cleaning or replacing the aeration diffuser heads in mid-June. As stated in last month's news letter, it will take a while for the pond to recover after its drainage last year.
- There is algae in the pond and I have contacted EcoResources about algal mitigation.
- The compressor station was making an unusual noise due to a faulty fan. If you hear a noise coming from the compressor station that does not sound normal, please text Valerie at 970-417-7024.
- Water quality results from April will be posted on the Otter Pond website (listed below).

Boathouse Committee chaired by Ryan and Amber Potter:

- No updates

Open Space chaired by Janene Beard:

- I am looking for some volunteers to help move small rocks from an Otter Pond backyard to the front entrance towards the end of the month. Please send me a text (number is below) if you can help. This will be a morning job.
- The water has been turned off at the monument due to leaking issues. We hope to have it filled with flowers by July.
- I am seeing great improvements in the health of the lawns and far fewer weeds in the rocks. I love our new contractors!
- If something looks like it isn't getting water, if there is a broken sprinkler, please let Janene know ASAP at 858-354-7343

Reserve Committee chaired by Dave Beard:

- The two year review for the Reserve Study needs to be completed this year. I am looking for volunteers to analyze assets within the community for replacement or maintenance cost estimates, along with the projected lifespan. Once that data is obtained, we need to update our database and review what assets qualify as reserve components and compare what the HOA Reserve Account Balance is versus what is currently maintained.
- Please volunteer for this very important task. By obtaining the best estimate for the replacement or maintenance of the HOA's high cost common area assets, we will greatly reduce the need for special assessments as we will be saving money for these anticipated costs on an annual basis.

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 has been cut back to 90% until further notice. He is not sure if there will be other cut backs this year.



Please see the OtterPondHOA.com for all updates on all agendas and board meeting minutes. When you walk around the pond in the morning with your dog leash in one hand and coffee in the other, thank you for using the poop bags located at the marina and at the outlet to clean up after your little beasts.

OtterPondHOA@gmail.com

OtterPondHOA.com

Regards,

Your friendly volunteer HOA board members:

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

Otter Pond Chairpersons:

Tadd King - ditches

Tina Davis and Carrie Galusha - social

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

Alma Buis and Frances Pink - neighborhood watch