



Otter Pond September 2026

I am so thankful for the clear skies and periodic rain we've received. It makes the morning air smell so wonderful. Thanks to all of you that are proactive in caring for your neighbors! Solving a need or problem for someone always beats out reporting a problem to someone else. There is a lot to share this month starting with tons of shout outs to all of you who make Otter Pond the special place we love.

Shout Out! SO many this month!

- To Carrie Galusha and her family for hosting such an amazing bike parade event!
- To Adam Galusha for adding more weed cloth to the path leading to the tennis courts.
- To the team who organized the bike parade: Janene Beard, Katie Burgoyne, and Danielle Musser.
- To Katie Burgoyne who had the idea of calling in an ice cream truck. What a fun twist on an old OP tradition!
- To Danielle Musser who purchased the attractive and REUSABLE 'Otter Pond Event' banner as well as some fishing poles for community use which are now stored in the boathouse.
- To Janene Beard by helping get all the balloons put together.
- To what is essentially a free hot drink just waiting to be collected from the OPP gazebo.
- To Adam Galusha for building the arch that can be used for plenty of other events.
- To Adam Smith for helping move the table and setting up some shade.
- To Eleanor Galusha: THE PARADE WAS HER IDEA!
- To Jo Delgado for donating drip heads for the broken ones at the entrance monument.
- To all of you who came out with your bikes, appetite for ice cream and for those of you at your that hosted a rest station on your driveways!
- To Kevin Dawson for taking water samples to the Mesa County health department for testing.

Also from the President, Kevin Dawson

- There is some interest in planting shade trees around the property at the boat house (and possibly the tennis court?). If you want to help donate money to a shade tree fund, just get a check to Vanessa Stratton and write 'tree fund donation' on the memo. If you would like to create a memorial for someone or something, we would be happy to work with you in that accomplishment.
- Please email comments to otterpondhoa@gmail.com regarding the direction you would like us to take regarding our tennis/pickleball court. We are looking at significant upkeep costs over the next several years, and some input from our owners would be appreciated.
- Also: the city will be coming out to fix the cracks in the Otter Pond roads this fall. Thanks to those of you that reached out.

Neighborhood happenings:

- September Garage Sale is around the corner! It will be the morning through afternoon of Sept 19. We will get the sign out, you get your stuff out! The more that participate, the more traffic we can all benefit from.
- There is a new Otter Pond Facebook page coming! Be on the lookout for an invitation to join. It will be called "It's on the porch". This page is for Otter

Pond residents only and will allow you to sell items, give items away, or look for items. It should be a fun addition to the neighborhood. It will be an administered page allowing only OP residents.

- Did you know that the city of Montrose uses an app to quickly identify and repair pot holes, cracks, faulty lights and other public works issues? Download the app by visiting the public works website [here](#). Its called SeeClickFix.

Dam Update:

- No updates

Committee Reports

Architectural Review Board (ARB) NEWLY chaired by Stacy LaMourey:

- Please join me in thanking Janene Beard for her voluntary contribution of time and energy in helping us all with ARB stuff.
- Stacy is now your point person for submitting ARB forms.
- She can be reached at 719-761-6386.

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/>
- Thanks to Danielle Musser, Tina Davis, Katie Burgoyne, Janene Beard, Adam Galusha, Adam Smith and Eleanor Galusha (as mentioned above in the shout-outs).
- Thanks to all of you Otter Pond residents for making the bike parade such a success!
- I wrote '1st annual' as a hopeful wish and I think we will try it again next year.
- We need a volunteer for the holiday party! Please reach out to Carrie or Tina if you would like to host this year's holiday party.

Pond Committee chaired by Valerie Harper:

- The latest e.coli measurements in the pond remain at safe levels.
- Many thanks to Dave Beard and Blaine Stratton for spraying algaecide on the pond this summer.

Boathouse Committee chaired by Ryan and Amber Potter:

- No updates

Open Space chaired by Janene Beard:

- Janene is looking for volunteers to help with fall leaf clean up in Otter Pond Park. Help keep board dues down by donating some of your time. We will shoot for late October, early November after the big leaf drop happens. I would also be happy with you taking a few bags and raking them up on your own. It doesn't have to be when others are there. Call or text Janene at 858-354-7343.
- Did you know?
 - Pampas Grass spreads multiple ways
 - Wind-blown: seeds from a single mature pampas grass plume can produce up to 100,000 seeds. The wind easily catches them for miles to new yards.
 - Self seeding: seeds drop close to the plant as well and fill in empty spots around the main clump to create dense thickets.
 - Root expansion: the root system forms tough dense clumps called tussocks. These clumps grow larger and wider each year; slowly taking up more space.
 - Cattails spread multiple ways as well
 - Underground rhizomes: aggressive underground root systems grow horizontally just beneath the mud.
 - New shoots: these rhizomes send up dozens of new green stalks turning a

single plant in to a dense colony very quickly.

- Outward expansion: roots can push out in to deeper water or onto moist banks, allowing the patch to widen every year.
- Wind-blown seeds: one brown, sausage-like flower head can produce over 200,000 tiny seeds and they end up everywhere.
- If you have either of these plants, please consider your neighbors that might not want them growing in their front or side yards.
- If you live on the pond, please cut down and kill them so that they do not grow into the pond and require professional removal.
- It has been noted that this is already happening on the west side of the pond.
- If something looks like it isn't getting water, if there is a broken sprinkler, please let Janene know ASAP (once again, at 858-354-7343).

Reserve Committee chaired by Dave Beard:

- Dave Beard met with the Board at the most recent August meeting where he reviewed results of the Reserve component audit which included updated contractor bids and cost analysis conducted by neighbors Jo Delgado, Damon Burgoyne, Jack McKelvy and David Beard.
- New allocation methods were proposed. The Board will get back to David with answers on the proposals sometime soon. The Reserve Study will be updated shortly thereafter

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:

- No updates

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
Stacy LaMourey- architectural review board
Janene Beard - open space
David Beard - reserve committee

Alma Buis and Frances Pink - neighborhood
watch