



## Otter Pond Homeowner's Association

### Otter Pond February 2026

**I**t was great to see so many of you at the annual HOA meeting this January! Thank you to all of you that stepped forward to help move the neighborhood forward with new leadership and fresh ideas! Minutes from the HOA meeting are posted on the HOA [website](#). Reference the board meetings agenda/meetings section.

Most of us are now crushed by the Broncos' loss. Brian Wilson is crushed by the Bill's loss as well as coaching turnover.

I did forget to hide coffee cards at the HOA meeting. I think all of you did too because no one asked me about this. As usual, a hint regarding the location of a Looney Bean coffee gift card is embedded in this newsletter. Can you find the clue?

2026 dues are coming due! See comments below from Vanessa.

I hope I am not the only one that gets so excited when the bald eagles descend in January to take out a few noisy geese on the ice. It was so awesome to see these enormous birds perched in all of your trees! I have seen lots of people enjoy their hot drinks from the north bench by the dam outlet and enjoy the view of the Cimarrons as well as the fresh goose carnage.

### Shout Out!

- To all of you volunteer shovelers and plowers out there early clearing your neighbor's driveways and clearing the sidewalks with your own backs and machines.

- To our outgoing president Christina Files for her hard work and dedication to the board for so many years. Please thank her when you see her!
- To our new president Kevin Dawson
- To our new vice president Brian Wilson
- To our new HOA board member at large Paul Sheya

### Also from the President

- Kevin is working hard to complete revisions to the covenants. This will be something that will require a vote by everyone.
- More details are coming concerning the revisions and the voting process.
- From our new Vice President Brian Wilson:
  - We have observed a lot of cars driving too fast through Otter Pond - especially, the entryway.
  - This is a gentle reminder that there are many new small children in the community.
  - Please be cautious and observe the speed limit to keep everyone safe.

### Neighborhood happenings:

- No new neighbors as of now.

### Dam Update:

- No updates

### Committee Reports

#### Architectural Review Board (ARB) chaired by Janene Beard:

- No updates

#### 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/>

- There probably won't be a valentines observance this year based on low participation from previous years. Be on the lookout through the facebook page for fun new ways to get out there and meet your neighbors.

Pond Committee chaired by Valerie Harper:

- (From Vanessa Stratton and Stacey LaMourey):
  - LET'S MAKE A SPLASH!
  - Our neighborhood is one of the gems of the community: for morning walks, afternoon picnics, and of course: fishing.
  - Mark and Stacey LaMourey have donated some money to stock the pond.
  - If you are interested in contributing money to stock the pond this year, we need to raise at least \$1,000
  - Contributions (no matter the size) will go directly to purchasing high quality stock and to maintain the beauty of our shared outdoor space. Let's work together to make our pond a thriving spot for families and nature lovers alike.
  - Interested in donating?
    - Make your checks out to 'fish fund'
    - Mail your check to 1826 Otter Pond
    - Alternatively, add any extra funds to your dues in a single check. Please include a memo titled 'dues and fish'

Boathouse Committee chaired by Ryan and Amber Potter:

- No updates

Open Space chaired by Janene Beard:

- No updates
- If something off, please let Janene know ASAP at 858-354-7343

Reserve Committee chaired by Dave Beard:

- No updates

Financial Committee chaired by Kevin Sanderford:

- No updates

Bookkeeping chaired by Vanessa Stratton:

- It's that time of the year again! While the geese are playing in the pond, we are busy preparing for another wonderful year in Otter Pond.
- We've officially sent out the 2026 dues via email so be sure to check your inbox (or possibly, your spam)
- We want to keep everyone's records clear and late-fee-free!
- \$560 are due to the HOA by 03/15/2026
- If received after 03/15, a late fee will be assessed.
- Please mail your checks to the following:
  - 1826 Otter Pond Circle
  - Montrose, CO 81401
- Questions? Reach out to Vanessa Stratton at [strattonvanessa@gmail.com](mailto:strattonvanessa@gmail.com)

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](http://OtterPondHOA.com) for all updates on all agendas and board meeting minutes.

[OtterPondHOA@gmail.com](mailto:OtterPondHOA@gmail.com)

OtterPondHOA.com

Regards,

Your friendly volunteer HOA board  
members:

Christina Files - president  
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  
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