

July 2025



Otter Pond July 2025

I am working on this during some much needed vacation time today. You know how some sounds and smells might be unpleasant if it weren't for the pleasant memories they bring? For me summer is the pleasant smell and sound of lawn mowers, gasoline, weed whips, miter saws, sun screen, cut grass, grills, fireworks, the songs of mourning doves and robins. With these senses, it is so fun to watch all of you out and enjoying western Colorado. As you enjoy your beverages (coffee and otherwise), the marina has a nicely made sign with the safest and best ways to play in the pond.

Shout Out!

- Valerie Harper, Paul Sheya, Brian Stratton and David Beard for working many, many hours out on the boat updating the

aeration system and changing out 5 of the diffuser heads. They had to trace lines and pull up heads to change them!

- Thank you to Dave Beard for his hard work in Otter Pond Park. He was working to cut overgrown and dead vegetation back.

Also from the President

- No updates from Christina Files or Kevin Dawson

Neighborhood happenings:

- New neighbors!
- **Ashley and Mike Van Zeeland** are the new owners of the southern lakefront lot at 1921.
- We are excited to have the chance to build a home in this wonderful community. Our whole family fell in love with the area and the view from the lot when we visited my sister, Vanessa Stratton, earlier this year. Once we start building and spending more time out there, we

will certainly take the opportunity to introduce ourselves to the neighborhood and get to know folks.

- **Emily and Wheeler Juell** are the new owners of 2033 Otter Pond Circle.
- Hello neighbors! We're Emily and Wheeler Juell, and we just bought the home at 2033 joining the neighborhood and truly appreciate the warm welcome we've already received.
- While we're local to the Ridgway/Ouray area, Montrose is new to us, and we are thrilled to be planting roots here as we prepare to welcome our first little one this fall! It already feels like the perfect place to begin this next chapter.
- I (Emily) work as a photographer and birth doula, and Wheeler is a graphic designer. In our free time, we love spending it outdoors, cooking, and exploring new places.
- We are currently doing some renovations before moving in, but we hope to be settled soon. We're looking forward to seeing you all!
- Please join me in welcoming the Juell and the Van Zeeland families!

Dam Update:

- No updates

Committee Reports

Architectural Review Board (ARB) chaired by Janene Beard:

- A new CC&Rs (Covenants, Conditions, and Restrictions) committee has been formed with a goal of revising the old version of the CC&Rs. Members are Kevin Dawson, Janene Beard, Paul Sheya, Brian and Carrie Briggs. There is room for more if you are interested in joining.

Attention lakefront homeowners:

- Plants, trees, weeds, and grasses are growing along the bank. This vegetation needs to be removed out of concern for the pond liner's longevity.
- Compliance letters with fine schedules will be sent to homeowners who do not complete this maintenance during the month of July.
- To the homes that back up to Otter Pond Park:
 - Please help keep your shrubs and trees off of the split rail fencing

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/>
- Thank you to Amber Kline and her family for hosting the watermelon social a couple weeks back!
- The ice cream social will be coming in August. Details are coming soon. Let's make it the biggest event yet!

Pond Committee chaired by Valerie Harper:

- Presumably, you got the email last week that the pond was sprayed with algicide

Boathouse Committee chaired by Ryan and Amber Potter:

- No updates

Open Space chaired by Janene Beard:

- If something looks like it isn't getting water or if there is a broken sprinkler, please let Janene know ASAP at 858-354-7343

Reserve Committee chaired by Dave Beard:

- Dave is eagerly looking for some help with the reserve committee:

- The two-year review for the Reserve Study is due to be completed
- Assets that we- the neighborhood- have already purchased need to be looked over in order to determine what should be replaced and what can last longer: from sprinklers to structures
- Keeping track of the neighborhood's assets is the best way to prevent a future assessment (which we all agreed was not that fun)
- If you have some extra time and or if you aren't already involved in serving the neighborhood, please consider joining Dave in this! Email Dave at beardclan66@gmail.com

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:

Christina Files - president
 Kevin Dawson- vice president
 Mindy Clagett - secretary
 Vanessa Stratton- treasurer

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 committee
 Dave Beard - reserve committee
 Alma Buis and Frances Pink - neighborhood watch