



Otter Pond December 2025

I had the help of my whole family getting our lights up the Friday after Thanksgiving. It was faster and safer than ever! I am sorry to all of you that had to be barked at by my dog. She is a lover and she means well.

Shout Out!

- To the ever helping Dave Beard for placing a new faux rock to cover the pump at the tennis courts, for cleaning all of the leaves at the entrance, and for removing the pump at the silt pond so that it could be replaced.
- To Jamie Saff for donating a new concrete pad for the above listed repair.
- Thanks to Janene Beard for recognizing and promoting the good and the generosity of all of you every month.
- Have someone that deserves a shout-out? Let me know!

Also from the President

- The snow season is upon us! Perhaps even today as I write this on 11/30 with grey clouds overhead. We need all of your snow plowing prowess as we care for one another and keep our sidewalks safe and walkable.
- Join us stalwarts in the morning! Shovel or plow your section and then look to help a neighbor. You may get a hot drink out of your generosity!
- You will probably notice that many households drop flags along their yard boundary. This helps those riding push plows to better see where sidewalk ends and grass/sprinklers start. Consider doing the same? Especially if you are counting on someone else to plow your sidewalk?

- Christina Files gave me permission to share that she will be stepping down as HOA board president at the end of this year. She has been tremendous in helping move so many things forward for us. Join me in thanking her will you?

Neighborhood happenings:

- The annual HOA gathering is coming in January! The date is TBD at the moment. As always, it will be held at Cascade Hall on the CMU-Montrose campus downtown. We will get brief updates from committee members, review the budget, vote on the budget, and vote on volunteer members for the board.
- Your brain, your style and you skills are in high demand. Consider a resolution this New Year to serve our/your community by finding a place on the board? New to the neighborhood? Joining the HOA is a great way to meet your neighbors and learn about what makes this place special.

Dam Update:

- No updates, the pond is full

Committee Reports

Architectural Review Board (ARB) chaired by Janene Beard:

- Remember that ARB forms (found on the HOA site [here](#)) are required for any work on the outside of your property.
- Still not sure if an ARB form is needed if you plan to paint your house? Add a garden? Replace your roof? Add a mud-wrestling pit? Add a tasteful 20' memorial to your favorite prog-rock band in your front yard? Submit an ARB and get approval before your work starts.
- Janene is looking for a volunteer to join her in courageously ensuring that our neighborhood not become full of front

yard memorials to mud wrestling pits and Rush. Call or text her to learn more!

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 are several exciting social committee notices this month!
 - The Grand Illumination of the neighborhood will take place December 7th. Have all of your lights and decorations set up by then.
 - The Annual Holiday Party will take place December 7th from 5:00 to 8:00pm at the Clagett house at 2011 Otter Pond Circle. RSVP to Tina Davis (number is further down here). Horse drawn carriage rides will occur from 5:00 to 8:00pm with pick-ups and drop-offs in front of the house. Reach out to Tina Davis at 703-727-4878 to schedule your ride
 - The holiday cookie exchange is December 12 from 4:00 to 6:00pm. It is being hosted by Jenny Pezzica at 2005 Otter Pond Circle! She would appreciate your RSVP at 970-930-7406. 2 weeks of parties, food and friends!
 - There is a flyer at the mailboxes with this info as well.

Pond Committee chaired by Valerie Harper:

- No updates

Boathouse Committee chaired by Ryan and Amber Potter:

- No updates

Open Space chaired by Janene Beard:

- Janene Beard at 858-354-7343 is entertaining calls and texts regarding needs

and projects in the neighborhood. It takes a village to keep our neighborhood looking great. You can help us!

- For now, she is asking for someone to help organize repainting the bridge at the marina and some maintenance issues with the wood. Can you help? Call or text Janene.

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:

- No updates



Otter Pond
Homeowner's Association

Please see the OtterPondHOA.com for all updates on all agendas and board meeting minutes.

OtterPondHOA@gmail.com

OtterPondHOA.com

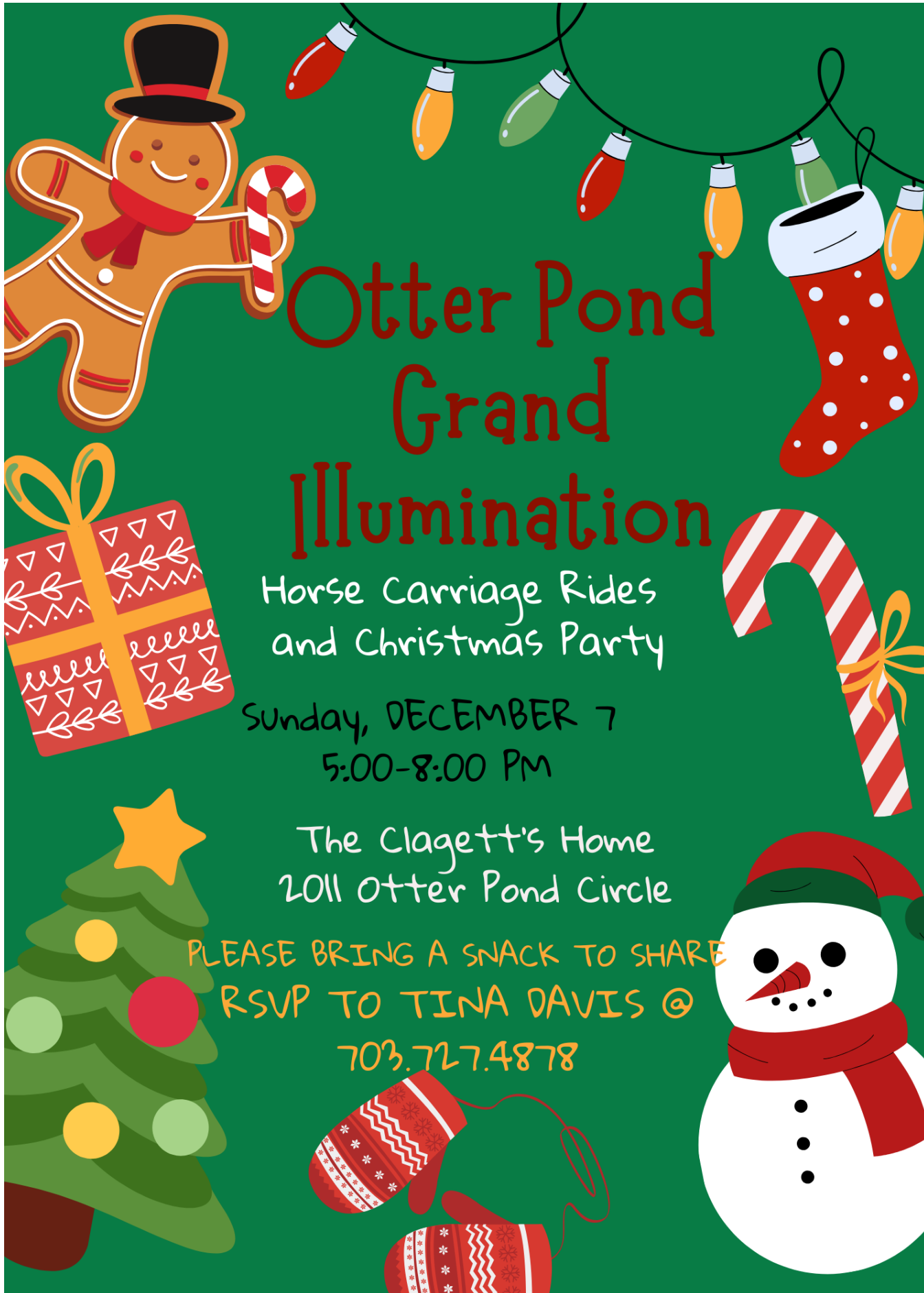
Regards,

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
Vanessa Stratton- bookkeeper
Tom Clagett - newsletter
Kevin Sanderford - finance committee
Valerie Harper - pond and silt pond
Amber and Ryan Potter - boathouse
Janene Beard - open space and architectural review board
Alma Buis and Frances Pink - neighborhood watch

Did you know you can score a free cup of coffee by just reading this? You simply need to find the hint imbedded in the letter. Sometimes it is carefully or cleverly hidden. But sometimes, the hint isn't even a hint. In this case, the hint involves the dog poop bags.



Otter Pond Grand Illumination

Horse Carriage Rides
and Christmas Party

Sunday, DECEMBER 7
5:00-8:00 PM

The Clagett's Home
2011 Otter Pond Circle

PLEASE BRING A SNACK TO SHARE
RSVP TO TINA DAVIS @
703.727.4878



● **PLEASE BRING 4 DOZEN COOKIES!**

BRING A TOTAL OF 4 DOZEN COOKIES—

- 1 DOZEN TO SHARE AND ENJOY TOGETHER, AND
- 3 DOZEN TO SWAP AND TAKE HOME DURING OUR COOKIE EXCHANGE!

COME READY TO TASTE, TRADE, AND LEAVE WITH A DELICIOUS ASSORTMENT OF TREATS! 🎄✨

📅 *Friday, December 12th 4-6pm*

📍 *2005 Otter Pond Circle*

✉️ RSVP to Jenny Pezzica
@ 970.930.7406

*Bring your
best cookies!*



