
SEPTEMBER 04, 2024

Southern Bluffs

Homeowners Association Newsletter
Our Investment. Our Community.



UPCOMING EVENTS

Board Meeting: Oct 5 6PM
at the Clubhouse

HOA meeting: Oct 19 9AM
at the Clubhouse

Movie Night: Sept 7 at 4pm
at the Clubhouse

Trunk or Treat: Oct 31.
Clubhouse parking lot. TBA

Welcome!

Welcome to the first issue of our neighborhood newsletter where we can share information and updates on projects, tasks, meetings and all things HOA. The board, your leading teammates, are excited about this new avenue for communication and community. We hope you join us monthly via newsletter to tackle the issues that face us and our land in our corner of Cortez.

Movie Night: Inside Out

Movie night: September 7 at 4pm.

Cost: \$5 per person.

Film: Pixar & Disney's "Inside Out".

As a fundraiser and community event, the Clubhouse Manager and Clubhouse Committee will host a movie night for community members and their families to come and enjoy a family film. Popcorn, treats and water will be provided. A food truck from End of the Trail Catering will serve dinner options for purchase. The entrance fee will go directly toward the annual upkeep cost of the clubhouse.



Q & A

Have a question? Send it to Sally at secretarysbhoa@gmail.com and the board will respond in this section.

Q: What do I do when my next door neighbor is smoking cigars outside in their backyard while my small children are playing in my backyard and the smoke is strong and disruptive?

A: Speak to the neighbor about your concerns in a non-confrontational manner that would promote developing a mutually benefiting solution. The board has no authority over private property unless the matter is against the HOA bylaws and regulations. To find the HOA bylaws, please go to <https://southernbluffshoa.com/documents/>

Financial Overview

As a business, it's essential for us to maintain fiscal responsibility to ensure our viability. Strategies the board and other volunteers are using to achieve this:

Reduction in Costs:

- 1.Reduction of water use by improving the efficiency of the irrigation system.
- 2.Using as many volunteers as possible to reduce labor costs
- 3.Treasurer, EJ White, has applied for support from the City of Cortez Turf Replacement program and received an award of ~\$950. This was used to convert grass behind the Clubhouse to gravel and water-wise plants.

Increase in Revenue:

- 1.A Clubhouse committee was developed to help optimize Clubhouse marketing to increase revenue from rentals and decrease the deficit it creates financially to maintain it.
- 2.Encouraging all owners to pay their HOA dues
- 3.Raising HOA dues annually.



Financial Specifics:

- July - many sprinkler heads were replaced for efficiency and better use in the flower beds. ~\$2000K for parts and labor
- July - Weed mitigation was done by Advantage K Lawn on the north slope and east area under the cottonwood tree. \$305
- July- A water leak at the main valve underground was repaired. \$550
- The City of Cortez adjusted our water rate back to \$3.58/1000 gal. They had us at \$9.06/1000 gal which would not be sustainable for us.
- With the decrease in the water bill, we were able to put aside another \$10,000 in the road reserve fund bringing that total to \$30K. We still have \$20K in the operating reserve fund.
- We received several donations for the lot mowing done by Brad/Steve.

Did you know?

I was interested in the evolution of our management of the irrigation system, and George Cheney was happy to fill me in. This was his response:

IRRIGATION, WATER CONSERVATION, AND COST SAVINGS UPDATE

Our community now is intensively monitoring the irrigation of common areas. With the installation of a new, sophisticated timer last fall; an in-depth tour of the system zones with Edwin Wood in May; and with the aid of computer-assisted design for mapping the system by former Board president Robert Stump, we are now better able to watch all aspects of the system's performance during the months from April to October.

We have the complete lists of programs, zones and settings, which we adjust using the map as a point of reference, per the needs of the 38 zones. At the same time, we collect notices and observations of system malfunctions, asking Woods Design Landscaping to repair sprinkler heads when possible and replace them as needed. We try to cluster at least several such instances to be addressed in a single service call.

Several of us who are doing the daily monitoring literally run to the clubhouse if there's a surprise storm with a decent amount of rain, to turn off the system. All settings, plus the map, are posted in the clubhouse. Turning the irrigation off altogether, during rainy spells, is the simplest thing to do during rainy spells.

We are working to strike several balances: keeping existing grass reasonably green while limiting water usage; watering medians with trees enough for the trees' health while minimizing overflow from those narrow strips; watering areas with 100% sun-exposure more than areas with some shade. At the same time, we are considering length of days, heat, and rainfall.

Meanwhile, the board and other volunteers are xeriscaping select areas and then capping some irrigation lines and replacing certain fittings with more efficient and targeted drip lines. This is a work in progress, especially considering our vast common areas (approx. 2.5 acres in all). The difference in water usage has been considerable already.



Board Members

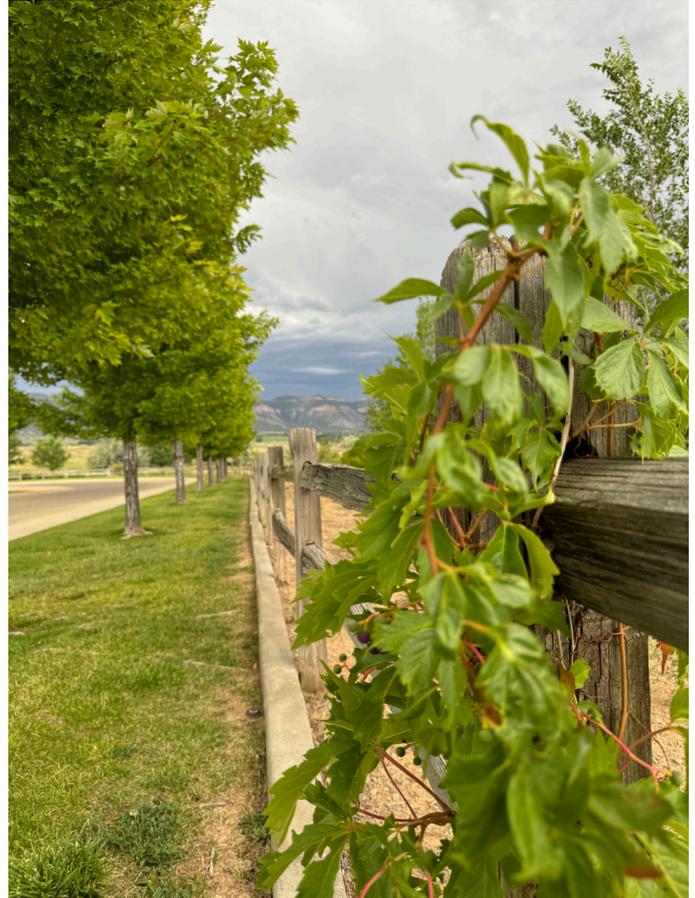
Our volunteer-elected leaders generously offer their services and individual expertise to ensure the smooth operation of our business, the preservation of our hard-earned investments (our properties), and the maintenance of fiscal responsibility throughout the process

President

Karen Sheek and her husband, John, moved to Southern Bluffs in 2018. Karen is a retired educator who taught over 30 years at the junior high/middle school in Cortez. She was a partner in Seas'nings Catering in Cortez for almost 20 years and served on the Cortez City Council for 8 1/2 years, serving as Mayor for 6 of those years. She is active in the community and has served on a number of boards over the years. She grew up in Phoenix and has family and friends who still live there. She initially served on the Southern Bluffs Architectural Review Committee and moved to the Board when a vacancy occurred.

Vice President

Marilyn Zion moved to Southern Bluffs in 2021 but originally moved to Cortez as a child and lived most her adult life on a small farm in Hesperus. Marilyn is a retired educator where she spent 15 years as an elementary school teacher and then 17 years as a library media specialist. Since retirement, she was an active member of a committee that prevented closure of two rural libraries by funding and establishing a combined independent library called Southwest La Plata Library District. Currently, she serves as VP on the SBHOA Board in addition to participating in a couple other local organizations, while also caring for her 93-year-old mom.



Secretary

As an almost 4-year resident of SB, Sally Planalp served as HOA Secretary for over 3. She was a college professor for 40+ years and retired as Professor Emerita at the University of Colorado. She has written dozens of articles in academic journals and local newspapers on topics such as communication skills, emotion, ethics, close relationships, fairness, trust, and health care. She considers her primary duties as a Board member to keep the HOA functioning and financially sound and to maintain our shared property (clubhouse, park, and streets). When she can, she hikes, reads, and spends time with people she cares about.

Volunteers

Thank your neighbor!

Our volunteers are the heart of our organization and without them we could not function. Thank you volunteers!

Many roles with many hats:

John Sheek, Mel Elliott, Brad Ray, Steve Eberhart, Alan Thompson, Gene Williamson, Robert Stump, Preston Dillon, George Cheney, the Mornings, and Tanya Wilhelm.

ARC Committee:

Roger Fulks, Christina Myers, and Buford Greenfield.

Clubhouse Committee:

Melissa Morning, Jessica Schliesser, Lacey Ray, Jason Giacchino, and Mary Jo Batroff.

Treasurer:

EJ (Erica Jo) White and her son, Asher, moved to Southern Bluffs in 2017. After graduating from Arizona State University with a bachelor's degree in plant biology and entering the workforce she quickly realized working with numbers and finance was a better fit for her. In 2008 she graduated with a master's degree in accounting. She currently works full time as a Financial Controller for Crow Canyon Archaeological Center, a multimillion-dollar nonprofit located here in Cortez. Her goal for the HOA is to create a sustainable financial position for the future of the community. In her free time, she loves kayaking, camping, hiking, and spending time with her son and her three dogs.

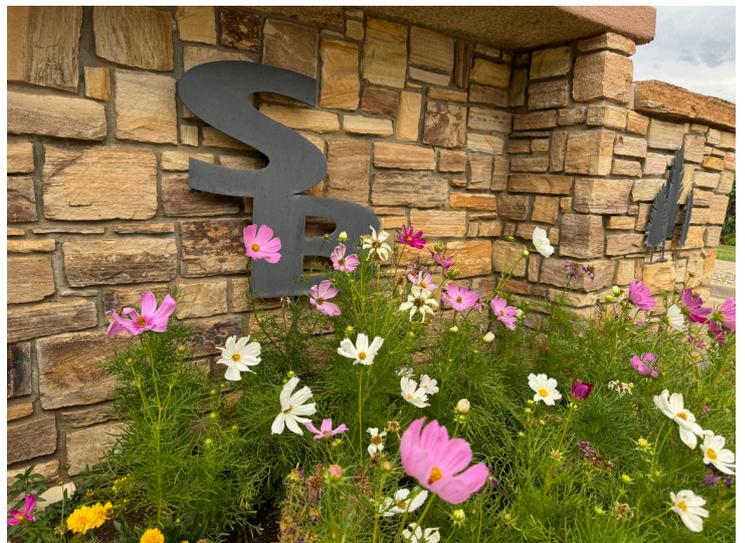
Board Members Cont...

Director

Cindy Elliott and her husband moved into this beautiful neighborhood in January of 2022, and have lived in the Cortez area 45 years. She is now a semi-retired Cosmetologist of 35+ years and she enjoys volunteering! She is on a nondenominational Christian committee for a Women's Ministry that meets monthly. She and her husband have two children and three wonderful grandsons aged 13, 11 and 5 which are "the joys of their lives." Her desire and goal is to be approachable and helpful to anyone in this subdivision.

At-Large Director

Crysta Connell has been a Physician Assistant for over 14 years, with 8 of those years spent taking care of patients in Montezuma County. She and her family moved to Southern Bluffs in 2021, and they've really come to love the community. Crysta's wife, Natasha, and their three kids enjoy all things Disney, Holiday decor, home improvement projects, and traveling. When she's not working, Crysta loves gardening, yoga, cooking, and getting involved in whatever craft project her kids are up to. Recently, she joined the SWHOA board to fill a vacancy, where she's focusing on improving communication, encouraging learning, and boosting teamwork.



Donors

For the lot mowing done by Brad and Steve:

Judy Barlow \$100, Susan Bittick \$30, John Sperling \$50, Joyce Porter \$100, Cynthia Karl \$50

Total \$330

Sally Planalp and George Cheney donated \$350 in Bark Mulch

Contractors

Clubhouse Manager

Dominique Hancock is the Clubhouse marketer and manager. You can contact her to schedule your next event at clubhouse@southernbluffshoa.com or call/text (970) 560-1960.

Landscaping and Lawn Care

Woods Design provides lawn care such as mowing and weed eating (excluding the roads and lots), maintenance on sprinklers, and aerating and fertilization of grounds. Please do not contact them. If you have concerns, please notify the board to have them addressed in efforts to effectively and cohesively communicate our needs and preserve a good working relationship.

