President’s Corner
by Lynn Snyder

The Yavapai Hills HOA (YHHOA) Board of Directors (Board) places top priority on the safety of the Members and YHHOA Office Staff (Office Staff) within our Community. The introduction of the coronavirus (COVID-19) pandemic has required the Board to make key decisions in the closure of the clubhouse, and use of the recreation area facilities at “Members own risk,” or until the clubhouse reopens, which includes the Community pool. With the advice of the Community lawyer, government health agency data, and the support of the Governor’s “Stay-at-Home” Executive Order, the Board continues to take reasonable measures during this pandemic. As new data is provided, the Board will continue to monitor the developments of the coronavirus, and act in the best interest of the Community.

During the clubhouse closure, the Office staff is onsite and continues to meet your business needs through email, telephone, or teleconferencing. Regularly scheduled Board or committee meetings that have not been canceled are being conducted with the use of teleconference or videoconferencing software. These tools allow us to maintain the social distancing recommended for safety and avoid group gatherings. During this challenging time, I’m proud to be part of a community where neighbors help neighbors in shopping, picking up prescriptions, or just conversing while walking outside within the recommended social distance, to keep our spirits up. There is no place like Yavapai Hills!

Speaking of the clubhouse, we have new appliances. After many years, the dishwasher, stoves, microwaves, and refrigerators (Cont’d on Pg. 2)

Getting to Know You
Meet Anne & Ian Critchley
By Gail Trembly

Every time a member of our Communications Committee meets and writes an article about our Yavapai Hills neighbors we ask that one important question - where did you move from and how did you find Prescott? These neighbors may qualify for the longest journey to reach Yavapai Hills.

We meet Anne and Ian Critchley and if you’ve ever met them you might have noticed a bit of an accent. Anne is originally from Alsager, a small village near Stoke-on-Trent in the county of Cheshire, England. The area is known for its bone china. Ian hails from a town you may have heard of called Liverpool, a city historically known for its shipping. He attended The Liverpool Institute High School for Boys, where most of the boys played music: some were talented, some were not but there were two young students by the names of Paul and George who truly put Liverpool on the map. “All the kids were in bands, I wish I could have joined their band; it was only lack of talent that held me back” says Ian.

(Cont’d on Pg 3)
President’s Corner  
(Cont’d from Pg. 1)

have been replaced to meet the Community needs.

Additional plans to refresh the clubhouse with Board approval include painting the club- house interior, replacing the interior flooring, repainting the exterior railings, and parking lot repairs. Parking lot minor repairs include crack sealing, seal coating, and restriping, along with concrete repairs around the parking lot and clubhouse. We appreciate all the hard work and effort in the research and recommendation process provided by the Facilities Committee.

With the recent resignations of long-standing Board Director Tom Fuentes and newly elected Director Joe Fauty, we welcome our newly elected Board Members Mike Havercamp and Darko Rosic. We appreciate the dedication both Tom and Joe provided to the Community. We also say farewell to David Seelye, who recently passed away. David was a long time Architectural Review Committee (ARC) Member and a recent CC&R Amendment Sub -Committee and Finance Committee Member.

We’d like to express our gratitude to the Community and our Office Staff, Sandra O’Clock, Community Manager, and Katie Bauman, Assistant Community Manager. In difficult times we work together to successfully get through these challenges. Better days are yet to come!

COVID-19 and Fire  
by Bill Perry

In the excellent movie “Only the Brave,” about the Granite Mountain Hotshots, a recurring theme is the word “fuel,” in this case the vegetation that grows so abundantly in these hills and which on a hot summer day will ignite into fire that will burn anything—and anyone—in its path.

The Yavapai Hills Firewire Committee, a volunteer group of your neighbors, is dedicated to reducing fire danger to us and our homes by having fuel cut back in our common areas. But they can’t do it on our private property. That’s our responsibility and that’s where Covid-19 comes in.

Because of the virus, many of us are self-isolating and have time on our hands. This is a perfect opportunity to go out into the fresh air and get some low-impact, full-body exercise that will not only make us healthier but will greatly reduce the chance of fire burning down our homes. With just a pair of loppers (I prefer the anvil type) and a sharp pruning saw, we can cut away excess vegetation as big as large tree limbs before stacking it in front of our homes. Besides enhancing neighborhood safety and our own health, cutting brush will increase our property values, promote more wildlife and allow us to see it.

Our HOA office has information that tells us how to stack the slash and call the Prescott fire department Chipper Service who will gladly disappear it for FREE. Cutting brush is very satisfying work that will create something pleasing to remember from these otherwise perplexing times.

Be A Good Neighbor...

Weeds! Weeds! Weeds!

We have had rain this year, and that means weeds. As in years past when we get moisture the first thing that grows is the weeds. The Yavapai Hills HOA does have a Landscape Maintenance Policy for Improved and Vacant Lots. Please be vigilant in maintaining your property.
Meet Anne & Ian Critchley
(Cont’d from Pg. 1)

After high school Ian was sponsored by Rolls Royce Motor Cars to study Mechanical Engineering at Bath University. Once he graduated, he returned to the north of England to work for the company. It was during this time that he met Anne. That was 1969, and they have been together ever since.

The couple then moved to Yorkshire where Ian completed his Masters and PhD in Combustion Science at Leeds University before returning to Rolls Royce, but this time at their Aero Engine Division in Derby. After a move to London for a couple of years, an irresistible opportunity to move to Canada came up so, with a newborn baby boy in tow, they moved to Montreal where they lived for 15 years. Their second son was born there and Anne became a stay-at-home mom while the boys were immersed in French both at school and at home. Once the boys became more independent, Anne returned to the classroom, learned French and was employed by a research branch of ICI, a chemical and pharmaceutical corporation.

Another job offer presented the opportunity to show their sons a bit of Europe, this time Scandinavia. The family then moved to Sweden for 4 years where Ian was employed by Volvo Aero Division. It was a great experience for the whole family. “Very different, we loved the lifestyle and the nature but the weather… not so much!” With all their moving Anne and the children quickly became trilingual. Ian is still working on it!

So how did they get to America? As part of his work Ian attended international symposia and conferences and, while attending one in Phoenix, he was approached about taking a position there. Having never been to AZ he wanted to take some time to explore a bit before he accepted the offer. His drive brought him up north to Prescott and by chance that night was Acker Night. He was amazed with the entire event and the friendliness of our community. He liked the feel of the town, the scenery, outdoor activities and of course the climate. He accepted the position and worked in Phoenix at Allied Signal/Honeywell for 20 years while Anne was employed with the Phoenix Public Library. During that time, he introduced Anne to Prescott and they visited often. They didn’t know they’d finally make their home here, but once they retired, the choice of location was obvious and they moved here in 2018.

No matter where they lived their family enjoyed getting outdoors. They ski downhill and cross country, kayak and are members of the Prescott Hiking Club. As you can imagine, after living in Montreal all that time, they are huge Canadiens hockey fans and the boys still play. Ian loves the local bike trails and is a member of Bike Prescott. He is also on the board of the Yavapai County Chapter of the Arizona Archeology Society. Here in Yavapai Hills Anne has joined the Scrabble group and they’ve added pickleball to their fitness routine. Ian volunteers for the Over the Hill Gang and his experience with trail clearing, construction and maintenance helped toward the development of our Teapot Trail here in Yavapai Hills, which they hike frequently with their dog, Pepper.

Their boys now live in Utah and Massachusetts and Anne and Ian have been graced with 5 grandchildren. While they miss their family and friends back in England and try to visit as much as possible, they have no regrets about their decision to live here in Yavapai Hills.
Architectural Q/A
By Jan Todsen, Chair

What happens if I notice an Architectural Design Violation?

If you observe an architectural design violation or have a question if an owner has an approval or a modification exemption, the quickest way to obtain results (in most cases), is to kindly ask the owner the status, or if he/she may be willing to address the issue/concern.

If you do not know the neighbor, or are unwilling to directly discuss your concern/question, please take a date/time stamped picture, whenever possible. You may attach the picture to a written request and forward to Sandra O’Clock. Your date/time stamped picture is important documentation of your observation.

If your concern is a compliance issue, your documentation will be forwarded to our HOAMCO Compliance Officer for review/investigation. If your documentation is a design or modification issue, Sandra will research your issue/concern to determine if approval or an exemption was granted or if a potential violation has occurred. If there has not been an approval or exemption previously granted, she will forward the issue to the Compliance Officer for processing.

How long will the process take?

Depending upon the type of issue/concern, the process for both Compliance or Architectural Design Guideline Modification could take many months to resolve. The HOAMCO staff works diligently to resolve issues as quickly as possible. However, our HOA potential violation processes are designed to ensure due process is being followed for all of our owners, and our owner’s privacy is protected. There are many additional variables that can contribute to the resolution time to include, but not limited to, owner availability, cooperation; if building lot plans can be easily obtained; permits completed and available, etc. If application needs to be made to our ARC Committee to gain approval time the meeting(s) agenda availability; if appeals are involved, or other process steps completed; as well as the completeness and readability of paperwork may, also, contribute to the process time. In all cases, the staff will continue to follow-up and monitor that the processes are being followed to ensure the owner involved receives fair and equitable treatment.

Will I know the results from an issue that I brought to the HOA’s attention?

Due to the HOA members’ confidentiality, the status of the resolution will be privately maintained by our staff. If you are concerned that you do not see resolution to your issue/concern after several months, you may ask Sandra O’Clock, our HOA Manager, and she may advise you if the issue is still under review, or has been resolved.
» Do you have difficulty trimming your toenails?
» In-home foot care for high risk people, diabetics, or others who cannot care for their feet themselves.
» Clipping, cleaning and filing for better foot health and comfort.

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YHHOA CC&R Amendment Sub-Committee
By Jan Todsen, YHHOA VP, Chair

In January 2020, the Covenants, Conditions, & Restrictions Amendment Sub-Committee was formed to evaluate the findings of the previous HOA CC&R Review Group that re-read word for word all 18 phases of our residential CC&R’s. Several of our current CC&R’s were written 30+ years ago by various developers and attorneys, and need updating and consolidating to meet the needs of our current homeowners as well as assisting with governance issues and concerns.

The mission of the YHHOA CC&R Amendment Sub-Committee is to review the differences between the 18 existing Community Covenants, Conditions, and Restrictions (CC&Rs), analyze recommended amendments, and advise the Board reasonably and productively, on how best to amend and consolidate into one CC&R for homeowner approval. The sub-committee homeowner members: Bruce Carr, Geerie Meany, Sandi Gravitt, Sharon Melpolder, Chairperson, Jan Todsen, and HOA manager, Sandra O’Clock; met initially with an attorney from Carpenter, Hazelwood, Delgado & Bolen and heard a presentation, as well as asked questions, on how to best accomplish the consolidation.

The members are focusing on two main goals: What existing provisions cause governance difficulty, and what missing provisions would make governance easier? The previous Review Group had identified 5-7 conditions/restrictions that fall within these two categories for reexamination, as well as outdated legal definitions to modernize in order to assess if the CC&R’s could be consolidated into a common language.

The Sub-Committee will be working toward drafting potential amendments during this year. After legal review of the potential updates and HOA Board approval of the proposed amendments, all homeowners in all CC&R Units and Phases be given the opportunity to be educated on potential amendments, ask questions/provide feedback, etc. Our legal counsel will be given any potential modifications to analyze.

After finalization of the proposed amendments all homeowners will receive a copy of them in order to give written consent. It is imperative that all homeowners take their valuable time to evaluate the proposed amendments when they are distributed, and return their written consent in a timely manner.

Should you have any questions/concerns regarding this process, you are welcome to observe the sub-committee at work (providing meeting space available). Please contact Sandra O’Clock for the meeting time and place to arrange to attend.

Potential New Cell Tower in the Yavapai Hills Area
By Communications Committee

Based on information currently available, Verizon is planning to install a new 4G stealth cell-phone tower within our neighborhood.

Objective of this new site is to improve coverage and capacity in the surrounding area.

Details:
- The location is 4044 Bar Circle A Road, near the existing water tower. Note that this lot is not contained within the Yavapai Hills HOA.
- Tower will be camouflaged as a 55-foot Mono-Pine tree with aged pine bark enclosed within an 8’ CMU wall.

Prescott Planning & Zoning was planning to hold a public hearing regarding this tower, but as of this writing, it has been postponed until further notice due to Covid-19. If you have any questions regarding this meeting, contact Tammy DeWitt, Community Planner at tammy.dewitt@prescott-az.gov or 928-777-1319.
Did You Know (Fun Facts and Trivia about Arizona)?

The geographic center of Arizona is located 55 miles southeast of Prescott.

The Castilian and Burgundian flags of Spain, the Mexican flag, the Confederate flag, and the flag of the United States have all flown over the land area that has become Arizona.
This To Shall Pass
By Bill Perry

I wrote an article for this Roundup edition entitled “Staying in Shape.” It talks about gyms and group sports, including pickleball. But then that sneaky virus hit us and we began self-isolating, making the article irrelevant—so I'll try again.

By the time this piece gets published, I hope we'll better understand the effects of Covid-19 and possibly see some light at the end of the tunnel. Maybe, within a year, it will all seem like a bad joke. Most importantly, despite how burdensome it may feel to us now, we should remember that we've experienced dozens of threatening pathogens before and emerged from them smarter and stronger for the experience.

In the first half of the twentieth century, a mysterious viral disease called *poliomyelitis*, “polio,” origins unknown, arrived each summer to paralyze as many as 15,000 Americans. Even a U.S. President, F.D.R., was crippled and wheelchair-bound by it. But it was in the summer of 1952 when it hit most dramatically, infecting and paralyzing 58,000 people and killing 3,145 of them. Many of the survivors ended up dependent upon crutches, wheelchairs and even iron lungs, large, enclosing respirators that allowed them to breathe. I had a grade-school classmate whom it crippled and we only saw him on a horse after that, his preferred means of travel.

Polio’s source was a mystery, but we knew it was somehow related to water. As a result, swimming pools were closed and my friends and I were forbidden one of our favorite amusements, riding pirate’s rafts on the irrigation canal near our house. But then, along came a young researcher named Jonas Salk, who invented a vaccine that stopped the disease in its tracks. We were all inoculated, and by 1979 the U.S. was polio-free. Today it’s but a faint memory.

Although Covid-19 is a Chinese import, a little research reveals that the western U.S. has plenty of its own endemic diseases: hantavirus, rabies, tularemia, bubonic plague, Valley Fever, Lyme disease, giardia, and many others. We’ve lived with them all our lives and rarely give them a thought. Most of us who’ve grown up here are immune to some of them, like Valley Fever. But on this crowded earth, we can count on being regularly surprised by the arrival of exotic diseases like Ebola, AIDS—or Covid-19. One of the great opportunities in this current situation is that it will hopefully wake us up as a nation to take the threat of pandemic seriously.

And, despite our seclusion, we should still remain fit. Sales of exercise equipment, barbells and such are soaring. Those of us here in 5500’ high Yavapai Hills can work out with long walks—with or without Fido—and down these steep avenues. Plus, we have homes to maintain and brush to cut and stack.

(Cont'd on Pg 11)
Be A Good Neighbor….

Prescott has abundant wildlife, including deer, javelina, coyotes, mountain lions and even the occasional bear. It could have been one of the reasons you decided to move here. Viewing wildlife from a distance, however, is far different from trying to attract wildlife to your property by placing food or water outside.

Please do not feed the wildlife. Here are some of the reasons why?

Feeding wildlife may sicken or kill them. Wildlife may not have the enzymes to digest food not found in their natural diet. In addition, human food does not provide the minerals wild animals need, leading to digestive disorders, malnutrition, and other diseases.

Feeding wildlife may place yourself, your pet, or your neighbors in harm's way. The wildlife start to associate the food with humans, becoming too comfortable around people. This can result in safety issues for both people and small pets. While the occasional deer may not be a safety hazard, a javelina or mountain lion may be a different story. As a result, Arizona Fish & Game's only option may be to search for and kill the wildlife. This has happened in the quad city area, in Sedona, and in the valley in recent years.

Feeding wildlife is illegal in Prescott. Each day of the continued violation may be considered a separate offense, escalating from a written warning to fines.

Be aware there is a notable exception in Section 5-3-16(D)(4) of the Prescott City Code: “Feeders placed to attract birds, squirrels, or other wild animals that do not pose a public safety threat.” For more information, please go to the “Living with Wildlife” section of the website www.azgfd.com for Arizona Fish and Game.

Conscious Explorers Celebrate One Year Anniversary
By Debra Andrews

If you haven’t heard of or checked out the Conscious Explorers Group, you’re missing out! In February we celebrated our first anniversary! Over the past year we’ve had some wonderful speakers share fascinating subjects with us on various topics associated with wellness and integrated healing, which is our body’s natural state. We began with one of our own neighbors demonstrating the benefits of the cross-crawl technique associated with brain function, which she witnessed many years ago and how it had helped a young child’s challenges. There have been topics such as Heart-Brain Coherence by another neighbor who is trained in and spoke about “Addiction in Families”. Yet another neighbor, a wonderful retired medical doctor who is also a professionally trained Homeopathic doctor, shared the benefits of homeopathy and other interesting information. There were also talks on Essentials oils, and the benefits of Shiatsu massage in healing. One of our neighbors is a talented artist who offered a painting class in her home studio; it was a blast. The list goes on…

So, if you have a curious mind and are interested in and open to new thoughts and ideas, please come join us the first Tuesday of the month in the Clubhouse 6:00-7:30 pm. We are also open to engaging new speakers as well. So, if you know anyone who’d like to share like-minded topics to the group, we are open to hearing about it!

If you wish to be added to our Evite list, please send an email to Debra Andrews at melawho@gmail.com.
New HOA Website
By Sharon Kaplan

As of this writing, the new Yavapai Hills website has not yet been approved by the HOA Board. However, the approval and launch will be happening before the next Roundup. Look for an eblast with the news. When that happens, go to www.yavapaihillshoa.com and check it out.

The GALLERY, EVENTS, NEWS and ABOUT US pages are available to everyone without logging in. Property owners will have to log in to view more information.

HOA members should note that your log in for the old website will NOT work in the new website. Instead, HOA members will first need to go to the REGISTER page. Once logged in, you will need to go to your MY PROFILE page to indicate which of your personal information you would like to appear in the HOA MEMBERS section. Otherwise, unlike the old website, only your name and address will be displayed. Everyone should find the new website easier to navigate and easier to use.
The Roundup is the official bimonthly publication of the Yavapai Hills Home Owners Association.

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Email: yavapaihills@hacmco.com
Business Hours: M-F 9 am to 4 pm
Pool Hours – Everyday 7am – 9pm

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Full page insert (8.5x11) $50 per issue, advertisers to provide finished printed pieces.

Deadline for ad submission is the 10th of February, April, June, August, October, and December. **Preferred format for advertisements is a.jpg file; may be emailed to HOA Office, Attention Sandra O’Clock.**

The YHHA does not endorse or recommend any vendor or advertisements.

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