



## ***THE QUAIL CALL***

**A Community Newsletter – August 2020**

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Welcome to **The Quail Home Owners Association's Newsletter, [The Quail Call](#)**. The purpose of the newsletter is to inform you of what the **Quail HOA** is working on to maintain and improve the quality of our neighborhood as well as other pieces of information, reminders, etc. We hope you find this newsletter informative and helpful. Please do not hesitate to contact the HOA Board if you have any questions or concerns.

Our website has many useful documents, we encourage you to take a look; its address is [www.quailhoa.org](http://www.quailhoa.org). If you wish to login to view the Homeowner's Directory and/or HOA Meeting Minutes, the password is: quailhoa

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**FROM OUR PRESIDENT, STEVE SCHLOSS**

*president@quailhoa.org*

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As we all continue to battle this virus, I am reminded of that great leader, Winston Churchill.... "Attitude is a little thing that makes a big difference". Keep your attitude up every day and look on the brighter side! I am trying my best to use this advice as I deal with the county regarding our road situation and future repairs. The long awaited engineering report, which will outline the costs and plan to repair our roads, is sitting with the county staff as they go back and forth with their consultants who conducted the survey and review to try and ensure the details are clear. I have learned that this report will be distributed to all homeowners sometime in September which will be followed up by a survey to gather homeowners' opinions and wishes related to the services the county provides. I hope everyone participates in this survey and that we "sing" with

one voice. Following the survey results, the county will conduct community outreach meetings to discuss survey findings and where we go from there including options to find funds for the repair.

As many of you already know, a small portion of your property taxes goes into a special fund that is designed to be used for our roads, lighting, and sewer. This funding mechanism has been in place for the past 20+ years, however, there is only \$155,000 in the funds today. I have asked the county for a full report, since the beginning of funding, for a year by year accounting (what went in....what went out) and should have that report soon.

We have also been investigating the possible installation of security cameras on Valley Greens Drive. We have a number of quotes and have been getting more details on how this system would work, who would manage the video feeds, etc. Given the expenditure will be over \$10,000, we are planning on conducting our own survey with the membership to determine if this purchase is a wise investment. Please watch for this email survey coming to you soon...we want to hear back from the entire membership.

I wish to personally thank the number of members who have worked with Ramsin and me over the past few months to clean up our neighborhoods. Broken fences, weeds popping up everywhere along with low hanging tree branches that block sidewalks have been addressed and we are hoping to see a vast improvement before the end of August. A special request from me: please pay particular attention to the median strip of land between your sidewalk and the road. Most look great, but we have a number of areas in our community that need greater attention. First impressions from potential home buyers means a lot and these areas are very visible. We have also noted that with the crumbling of our roads, weeds have taken hold in the cracks; this looks terrible and increases damage to the asphalt. We have been discussing possible HOA actions to spray or remove these weeds along with county help but if you have the patience and the time, go outside your home and see what you can do to remove unwanted weeds.

I leave you with this quote from Mr. Churchill "you will never reach your destination if you stop and throw stones at every dog that barks".



- 🐿️ Quail Lodge continues welcoming new owners into its neighborhoods. Some of these homes may undergo updating, be it big or small. Please be patient with noise, trucks, etc. as work is being done.....good things are worth waiting for and the final result will be a favorable one!
- 🐿️ A few members of the HOA Board will be handing out (or may have already) a **Disaster Ready Guide** which we recently acquired. This is a large, fold out poster with easy step-by-step preparedness measures you can follow to be ready (for you and your pets) for any type of emergency.....how timely! Perhaps hang it inside your garage on a wall near your entry door for quick reference or somewhere else where it's highly visible. Let's all be well prepared, this is a perfect new project to embark upon while we are home looking for things to do....and yet another excuse to visit Home Depot to purchase more plastic bins!
  - As I handed out these posters, I was quite impressed with how well many of you were prepared for evacuation, I saw a lot of suitcases and favorite pillows near the front door and cars parked in the driveway, ready to go at a moment's notice. Good job!
  - While putting your plan in place and making your lists, it may be a good idea to type up the same lists on your computer, print them off and keep them very safe place for quick reference. Just need to remember where that safe place is!!!



- 🐿️ As Steve Schloss mentioned, please try to remove (or ask your gardener to do so) the weeds growing in the cracks of the asphalt road in front of your house. As these weeds get taller and wider in girth, they break apart the asphalt.

As you may well assume, the neighborhood get-togethers are on hold until we are ready to congregate again. And when that time comes, The Quail HOA will throw a humdinger of a party! How nice it will be to socialize and catch up with everyone as one group. So until that time comes, think of some stories you'll share and some jokes you've learned along the way!

Rest assured a Hawaiian Luau and Halloween Party is somewhere in our future, start planning what you'll wear, break out those sewing machines (or your credit card) and be ready to clear your calendar to attend these parties!



- 🦋 Homeowner membership is at 149 out of 163 properties, that's a 91.4% membership.
- 🦋 The Board's goal is to reach 100% membership. If you have a neighbor who isn't an HOA Member but would like to join, please suggest they visit our website at [www.quailhoa.org](http://www.quailhoa.org). In the "About Us" drop down window there is a link to "Join Us". Or they may call any Board member who would be happy to assist.
- 🦋 Please welcome the newest members to our Homeowners Association. They are:
  - Susan and Paul John at 7092 Valley Greens Cir
  - Sharon Myler at 7061 Valley Greens Cir
  - Pam and Ron Okamoto at 7030 Valley Knoll Road
  - Cindi and Jim Shaw at 7027 Valley Knoll Road
  - Michelle and Gennadi Shapiro at 8071 Lake Place



## REAL ESTATE REPORT

Something new to add to the **Quail Call**..... You may have received this already, via regular mail and here it is again.

As you can see, the amount of activity in our community is increasing!

Quick Summary of Comparable Properties										
Residential Summary										
Res. Single Family										
<b>ACTIVE</b>										
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	
7026 Valley Knoll Road	Carmel	3	2 2	5	3,692	\$650.05	22,197 (sf)	\$2,400,000	41	
8072 Lake Place	Carmel	3	2 1	11	3,251	\$705.94	12,117 (sf)	\$2,295,000	40	
8007 River Place	Carmel	4	3 1	18	2,871	\$661.79	11,876 (sf)	\$1,900,000	44	
8017 River Place	Carmel Valley	3	2 1	5	2,772	\$685.06	10,809 (sf)	\$1,899,000	42	
8044 Poplar Lane	Carmel	3	3 1	60	4,013	\$472.22	13,810 (sf)	\$1,895,000	53	
<b>ACTIVE</b>										
# Listings:	5	AVG VALUES:		20	3,320	\$635.01	14,162 (sf)	\$2,077,800	44	
<b>CONTINGENT</b>										
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	
8021 River Place	Carmel	4	2 1	0	3,306	\$748.64	9,944 (sf)	\$2,475,000	38	
8071 Lake Place	Carmel Valley	3	2 1	7	2,409	\$726.44	10,315 (sf)	\$1,750,000	55	
<b>CONTINGENT</b>										
# Listings:	2	AVG VALUES:		4	2,858	\$737.54	10,130 (sf)	\$2,112,500	47	
<b>SOLD</b>										
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price COE
7092 Valley Greens Circle	Carmel	3	3 0	8	3,718	\$578.54	12,717 (sf)	\$2,150,000	35	\$2,151,000 07/17/20
7061 Valley Greens Circle	Carmel	3	2 0	182	3,045	\$656.81	10,769 (sf)	\$2,095,000	52	\$2,000,000 06/29/20
7027 Valley Knoll Road	Carmel	3	4 1	210	3,675	\$380.95	1.51 (a)	\$1,599,000	42	\$1,400,000 01/31/20
<b>SOLD</b>										
# Listings:	3	AVG VALUES:		133	3,479	\$538.77	29,824 (sf)	\$1,948,000	43	\$1,850,333
# Listings Total:	10	AVG VALUES FOR ALL:		51	3,275	\$626.64	18,054 (sf)	\$2,045,800	44	\$1,850,333
<b>Quick Statistics ( 10 Listings Total )</b>										
		Min			Max			Median		
List Price		\$1,599,000			\$2,475,000			\$1,997,500		
Sale Price		\$1,400,000			\$2,151,000			\$2,000,000		

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## FEATURED PLANTS-OF-THE-MONTH

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Steve spoke about the median strip in front of our homes, therefore, this would be a good time to look at some plants choices if you are thinking of updating or replanting your strip.

Among many other plants to choose from, ground covers are an excellent choice; some grow 6" tall and some even taller. Here are a few you may want to consider, these happen to all be evergreen.

**Manzanita (Arctostaphylos uva-ursi)** is commonly used in this area. It's a low grower but in several years' time, it will become a 6'+ wide plant. You can allow it to grow to the edge of the surrounding hardscape to fill the entire space or cut it back to a 2' wide circle to allow it to grow out all over again (about every 5 years). It requires very little water and has pretty little pink flowers in the spring.



**Ceanothus 'Carmel Creeper'** can really fill up a space and can grow to over 12" tall. If you prefer keeping it shorter, it can withstand a hard cut in height, it will grow back quickly. The purple/blue flowers appear in the spring and the foliage is always shiny and dark green.



**Australian Fuchsia (Correa pulchella)** is a new favorite with many varieties to choose from. This plant can grow up to 2' tall and best of all, it blooms in the winter and spring adding a little interest to the garden when other plants are taking a break. Foliage can be green or variegated (green and white) and flowers can be white, pink or coral, all depending on the variety you like.



***This has been quite a year and we are proving to be quite resilient!***

***Please remain safe and if there's anything the HOA Board  
can help you with, please ask.***

***Lisa Protsman***