



# **CIMARRON LAKE HOA**

## **July 2025 Newsletter**

### **YOUR CURRENT BOARD OF DIRECTORS ARE -**

Ted Martin, President (email-martinbulldogs@sbcglobal.net)

Deborah Bachman, Secretary/Treasurer (email-deb.bachman57@gmail.com)

Michael (Todd) Gardetto - Vice President

### **LAKE CIMARRON HOMEOWNER'S ASSOCIATION 2025 BOARD MEETING SCHEDULE**

(ALL MEETINGS ARE HELD ON WEDNESDAY AT THE MOHAVE VALLEY FIRE DEPARTMENT)

(SUBJECT TO CHANGE)

AUGUST 13, 2025 AT 6:00 PM

NOVEMBER 5, 2025 AT 6:00 PM

**The Management Office and your Board Member's are working on the following and waiting for responses or has updates on. (Please check the website for updates)**

- The rock refresh for the common area has begun and should be completed soon. Waiting on EPCOR to install meter so the area between Winterhaven and Desert Bloom can be completed.
- New construction is underway in the community which means large trucks coming through our streets as well as additional construction traffic. If you notice any violations to our documents by the construction crew, please notify D & E Management at (928) 758-9999.
- Working on updating the website.

**The Arizona Legislature passed statute 33-1818 which discusses a community, such as ours, and its ability to govern the public streets within the community.**

Currently our association CC&R's state the following:

*The statute requires any association for which the declaration (CC&R's) is recorded before January 1, 2015 and that regulates any roadway for which the ownership has been dedicated to or is otherwise held by a governmental entity (Mohave County), the existing regulations continue in effect until a meeting of the membership on the question of whether to continue to regulate public roadways.*

At the meeting on May 14, 2025 the votes were tallied and the results were :

- 87 owners voted to retain the rules for public roadways as written in the CC&R's
- 25 owners voted to have the county monitor the roadways within the association



Are you looking for a great opportunity to give back to your community? The Mohave Valley Fire Department "Response Rehab Team" is looking for volunteers. We assist the department with rehydration and food during major incidents and during training exercises. We provide you the training and you are only asked to attend the monthly meeting. You respond based on your availability. This is a rewarding program and the firefighters really appreciate us being there.

For more information, please contact:

John Peurifoy (Team Leader Co-Lead) (951-314-2091)

Carrie Hardin at Fire Station 811 (928-768-9113)

### **BULLETIN BOARDS VS. MAIL BOX POSTINGS**

The new bulletin boards next to the mailboxes have been placed for the community to post upcoming events, meeting dates, etc. If anyone would like to have something posted please contact your Board Members - Deb Bachman at [deb.bachman57@gmail.com](mailto:deb.bachman57@gmail.com) or Ted Martin at [martinbulldogs@sbcglobal.net](mailto:martinbulldogs@sbcglobal.net) for approval and posting. Must be Cimarron Lake Association items only. You may also reach out to our management office - D & E Management @ (928) 758-9999. **PLEASE DO NOT TAPE ITEMS TO THE MAILBOXES !!!**

## 2025 Community Survey:

In February of 2025, a group of property owners requested a Community Survey be drafted for feedback about how the current management company was perceived carrying out the duties of managing our H.O.A. the results are as follows:

Number of surveys mailed out to property owners: 312

Number of surveys returned: 88

Questions and results:

- 1) In the past 12 months, did you contact D and E Management Company regarding an issue?  
YES – 36                      NO – 48
- 2) Was your issue resolved?  
YES – 22                      NO – 20
- 3) Was it resolved in a timely manner?  
YES – 17                      NO – 23
- 4) Was it solved to your satisfaction?  
YES – 18                      NO – 22
- 5) Do you feel our current management company is providing the services required to manage our community?  
YES -36                      NO – 34
- 6) Would you accept an increase in quarterly dues to ensure our community is managed Properly? What would be an acceptable amount?  
YES – 15                      NO – 61  
Suggested Amounts: 1-\$10 ; 1-\$25 ; 1-\$30 ; 2- \$30-\$50 ; 3 - \$50 ; 1- \$100 ; 1-\$120 ; 1-\$150
- 7) How long have you lived in Lake Cimarron?  
Less than 1 year – 30 plus years
- 8) Are you a full-time or part-time resident?  
Full-Time – 58      Part-Time – 22
- 9) Would you, or a family member be interested in holding a Board Position if the Board went to a 5- Member Board?  
YES – 21                      NO – 63
- 10) Do you or a family member read the Quarterly News Letter?  
YES – 80                      NO – 5

Comments: 42 owners provided comments, that is critical feedback to the Board and Management Company.

## **ANIMAL COURTESY**



When walking your animals in our community, please remember that they should be leashed. Also it is important to remember to immediately clean up after you pet. Take along a baggie with you to pick up waste with and then dispose of it properly. Please clean up no matter where they go (vacant lots, neighbors yard, etc). By taking a few extra simple steps to clean up after you pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!!

## **HOME SMOKE DETECTORS**

By Sonia Gallegos

According to the National Fire Protection Association, it is recommended batteries for smoke detectors to be changed every 6 months; some people find it helpful to remember this task by changing batteries on Daylight Savings day which is coming up on March 9<sup>th</sup>. If you are unable to change the batteries in the smoke detector because it is placed on vaulted or extra high ceilings, the Mohave Fire Department will change the batteries for free; just call 928-768-9113 for an appointment. It is recommended to replace smoke alarms every 10 years and it is helpful to have at least fire extinguishers in your kitchen and bedroom. If a fire breaks out, it is recommended, if possible and safe, to close the door to the room where the fire is to contain it as much as possible until help arrives.

## **WEEDS! WEEDS! AND MORE WEEDS!!!**



How we all hate them! We have had a lot of wet weather and we all know with water comes weeds. Please, if you have not done so already, have your weeds sprayed or pull them as they come up. If you own a vacant lot it may be beneficial to have your lots sprayed. If taken care of early, there will be less of a chance of them taking over. Our yards reflect the beauty of the community so please help to maintain the charm that drew us all to our community. If you have weeds in the back yards that are visible from the street, please also address those.

## NOTICE FROM BOARD OF DIRECTORS

The social media Face Book page titled "[Lake Cimarron Community](#)" or "[Lake Cimarron Community Public Group](#)" or "[Cimarron Connections](#)"

Is in NO WAY affiliated with Lake Cimarron Property Owners Association or D and E Management.

This Face Book page is a closed private page, that says, "represents the neighborhood ", and to join, one has to provide their street address.

This Face Book page is not inclusive of the property owners within Lake Cimarron, there are also members that live outside of Lake Cimarron, and those that do not own property in Lake Cimarron.

Information that is disseminated by individuals within the Face Book page, is not always accurate or the correct information, and in cases provides conflicting information to the facts.

To find accurate factual information on the business of Lake Cimarron Property Owners Association it can be found at the link below:

[dandemanagement.com](http://dandemanagement.com)

(Login - LCOwner)

(Password - lcpoa10066) case sensitive



### MOSQUITO CONTROL

Cimarron Lake Association sprays every Wednesday from March through October to try to control the mosquitoes around the neighborhood. The areas treated by our association are grassy areas around the lake. In addition, the lake is also treated to keep the larvae from growing. All other areas of our community are treated by Mohave County. As of May 2024, Mohave County Environmental Health Division (MCEHD) did not have any schedule for mosquito spraying.

Our Mosquito population increases when the farm fields are flooded for their irrigation. If you want to forecast an increase in the mosquito population, one only needs to observe the active farm fields in close proximity to our neighborhood. When the fields are mowed for harvest, that should be an indication that it will not be long before we see an increase in those pesky pests. After the field is baled and bales removed and stacked, that field will be flooded again for another growth, that is when the larvae will hatch and become the flying pests. If you want to call the county to request that they fog to reduce those pests, just watch when the fields are harvested and bales removed, that's when it is time to call the county and request them to fog, so that they can fog when the mosquito population is at its highest density.

If and when a schedule is available it will be posted on [mohave.gov](http://mohave.gov) website under the "Top stories & Public Notices". If you are experiencing a mosquito problem you may call the Mohave County Health Department at 928-757-0901 ext. 5033

## EPCOR NOTICE

At EPCOR we're committed to providing water and water service you can count on. As part of that commitment, our water quality experts conduct more than 300,000 tests each year to monitor contaminants.

You are receiving this notice, in accordance with Arizona Department of Environmental Quality requirements, to let you know of recent tests specific to EPCOR customers located in the area highlighted on the map at the bottom of this message.

In April 2025, routine monthly compliance tests were conducted that indicated chlorite levels in the Willow Valley/King Street distribution system were slightly above the maximum allowable level allowed by federal drinking water standards. The standard, or maximum contaminant level, for chlorite is 1.0 mg/L and the average level of chlorite during the month of April was 1.09 mg/L.

We understand that this information may cause concern. Please know that we took immediate action to address the issue. We worked closely with regulatory agencies, conducted additional monitoring, and made operational adjustments to bring chlorite levels back into compliance as quickly as possible. Additional chlorite samples collected on April 24, 2025, showed the average chlorite level in the distribution system at 0.62 mg/L, thus meeting the water quality standard. Chlorite can cause health effects if consumed at elevated levels over a long period. Most people are unlikely to experience any immediate health problems, but sensitive groups, such as children and those with certain health conditions, may be at a higher risk.

*Some infants and young children who drink water containing chlorite in excess of the Maximum Contaminant Level (MCL) could experience nervous system effects. Similar effects may occur in fetuses of pregnant women who drink water containing chlorite in excess of the MCL. Some people may experience anemia.*

### **Do I need to do anything?**

No. You are receiving this notice because the Arizona Department of Environmental Quality regulations require notification within 30 days of discovery. Additionally, you do not need to use an alternate source (e.g. bottled) water supply. However, if you have specific health concerns, please consult your doctor.

Please share this information with all other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

### **Want more details?**

The full Willow Valley/King Street Interim Water Quality Report [is available here](#) for your review. It includes testing results and additional information about your drinking water.

To learn more about your water and water quality, please visit [epcor.com](http://epcor.com).

We regret any inconvenience this notice may cause you. Our Water Quality experts are available to answer questions you may have at 1-800-383-0834 or [mywater@epcor.com](mailto:mywater@epcor.com).

## **SOLAR OR ELECTRIC LANDSCAPE LIGHTS FOR YARDS**

By Sonia Gallegos

Solar lights used for landscaping are inexpensive, come in a variety of designs and are easy to install. The average cost range for 10 solar lights is around \$120.00. Solar lights need maintenance such as battery changes and periodic cleaning of the small solar panel. Solar lights are not as bright as wired lighting and often have to be re-aligned after a strong storm and are easily pushed over by pets. Wired lights are brighter than solar, come in a variety of styles, can be on a timer and remotely maintained on an app and cost around \$200 per light installed by a landscaper. Once installed, wired lighting requires less maintenance than solar lights and offer a variety of colored lighting. Either option enhances the appearance of your front and back yard for years to come.

## **Updates from your Management Company**

D&E Management is working smarter for you!

We're implementing a few changes to speed up our response times, be better prepared to answer your questions, streamline payment processing and communications, and overall save your community money!

### **Changes and Improvements:**

- Cash is no longer accepted as a form of payment.
- ACH goes live July 1. Visit our website to find the ACH authorization form for autopay direct from your bank to ours.
- Office hours open to the public: Monday through Thursday 8am-5pm, Friday 8am-12pm
- Appointments are encouraged. Call 928-758-9999 to schedule with your community manager.
- Statements will be sent via email unless you otherwise elect for paper statements.

Questions? Send us an email! [info@dandemanagement.com](mailto:info@dandemanagement.com)