



The Quail Run HOA Newsletter

Published bi-monthly by Neighborhood News Inc. for the Quail Run Homeowners Association

TAKE - LOCK - HIDE - REPORT

Lately we've been plagued by a string of seemingly random criminal events ranging from annoying (felony) mail theft to (felony) grand theft auto.

While some of these issues aren't entirely new, as a board we're actively researching the most effective ways to further increase security measures around the complex in a way that maximizes impact for the spend.



In the meantime, we're asking everyone to do a couple things-

- Reduce criminal incentive by minimizing the number of things worth taking- get your mail at the end of every day, lock your cars, secure or hide valuables, and just generally keep a lookout.
- If you have a Ring camera or similar pointed at the streets or common areas, consider changing the detection zones and alert settings to potentially capture more activity visible in frame without setting off your alerts every time a car passes. This could eventually prove immensely helpful in tracking down potential suspects.
- CALL IT IN! This one is often overlooked but it's incredibly important. While there's no promise anything will immediately happen, even if you call something in the call gets logged, a heatmap of activity is generated, and resources are allocated to those hotspots based on perceived need. If APD or any other agency doesn't know we're experiencing more criminal activity, they don't know to send more patrols around. If you see something, err on the side of caution and just call it in.

Quail Run Homeowners Association Board of Directors

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If you have questions or comments for the Quail Run HOA Board of Directors, please send an email to board@quailrun.org.



Get In Touch

Quail Run Homeowners Association is professionally managed by RealManage. You can send RealManage an email at QuailRun@ciramail.com, call their office at 1.866.473.2573, or visit their website at www.RealManage.com.

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Upcoming Events

Quail Run HOA Monthly Board Meeting

Wednesday, July 19, 2023
6:30 pm

Via Zoom, link at
[QuailRun.org/calendar](https://www.QuailRun.org/calendar).

Agenda to be emailed out in advance.

We have a lot of new business to go over that directly impacts the entire community so we encourage you to tune in and share your thoughts.



Maintenance request? General inquiry? Is your place feeling more haunted than normal?

Remember to submit all thoughts, questions and requests to www.quailrun.org.



IF YOU'D LIKE TO SUBMIT AN OP-ED OF YOUR OWN...

Submit your article through the portal at www.quailrun.org and we'll consider your piece for the next installment of our newsletter.



PICK UP AFTER YOUR PETS

Did you know most landscaping companies stipulate that we have to pick up after our pets? It's true! And with good reason. Imagine a 60" mower blade riding over the top of a fresh, steaming pile of... butternut squash. Gross.



This one's simple- please pick up your pets! Not only is it the right thing to do, it's required in our rules and bylaws. Lately we've noticed a pretty significant uptick in the amount of free-range turds and they're causing nothing but trouble.

So please, for everyone's sake, make haste in bagging up waste so no one's walls are covered in paste. Failure to do so will result in more rhyming- plus we're absolutely going to fine you, sorry, not sorry.

WATERING SCHEDULE

With summer bearing down on us, you might have noticed the green in the grass just can't keep up with the brown. Due to city ordinance, we're only allowed to let our sprinklers run **once a week- Tuesday nights from midnight to 8am**. Until we get enough rain to raise the water table or until the sun decides to take things down a notch, this is probably going to be the norm.

But there's something you can do! It's entirely legal to hand water your patch of dirt- pretty much as you please. Should you feel inclined to coax some grass back to life with a garden hose, try to water in the early mornings or closer to sunset to maximize the water's effect on the grass and minimize evaporation.

New project?

Now reach our full listing of vetted and reliable service providers **ONLINE**

Yes, the businesses that you have come to know and love in your newsletter are now available in our **NEW Online Service Directory**.

NeighborsWeb.com
Online Business Directory





Pedestrian Safety

Our neighborhood is a wonderful place to walk, jog, stroll with babies/young children and exercise pets. In addition to its physical health benefits, walking provides fresh air, sounds of nature, and surprise encounters with neighbors.

As you take your daily walks, consider these pedestrian safety tips from The National Highway Traffic Safety Administration:

- Follow the rules of the road and obey signs and signals.
- Walk on sidewalks whenever they are available; if there is no sidewalk, walk facing traffic and as far from traffic as possible.
- Always keep alert – don't be distracted by electronic devices that take your eyes (and ears) off the road.
- Cross streets at crosswalks or intersections, whenever possible, where drivers expect pedestrians. Look for cars in all directions, including those turning left or right. If a crosswalk or intersection is not available, locate an area where you have the best view of traffic. Wait for a gap in traffic that allows enough time to cross safely and continue watching for traffic as you cross.
- Never assume a driver sees you – make eye contact with drivers as they approach to make sure you are seen.
- Be visible at all times – wear bright-colored clothing during the day and wear reflective materials or use a flashlight at night.
- Watch for cars entering or exiting drive-ways or backing up in parking lots.
- Avoid alcohol and drugs when walking – they impair your abilities and judgment.

Do you know it's safest to walk against traffic? Remember to go "against the tide" when on foot.



Keep your home safe when away on vacation.

Here are 4 easy ways to reduce risk when you're away from home:

- Ask neighbors to watch your home.
- Lock your doors, including the garage door.
- Put lights on timers to give the impression that you are home.
- Don't post photos on social media until you return home.



Hot Asphalt!

Air Temperature → Asphalt Temperature

77°	125°
86°	135°
87°	143°

At 125° skin destruction can occur in just 60 seconds.

Paws will get burned.



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STAY SAFE IN THE SUMMER HEAT

NEVER LEAVE YOUR CHILD ALONE IN A CAR

Don't risk your child's life by leaving them in the car. A child's body can heat up five times faster than an adult's and even in cooler weather, cars can heat up to dangerous temperatures very quickly. On a mild day, the temperature inside a car can rise 20 degrees above the outside temperature in just 10 minutes or less.



- Make a habit of checking your vehicle before leaving it. Look before you lock!
- Keep a stuffed animal or other reminders next to you in the car as a cue that your child is with you.
- If you ever see a child alone in a car, dial 9-1-1 immediately!

DON'T FORGET OUR FURRY FRIENDS

Pets can get dehydrated quickly, so make sure you take precautions to keep your pet safe.



- Give your pet plenty of water when it's hot outdoors. Make sure to fill their water bowl before you leave.
- Make sure they have a shady place to get out of the sun.
- Be careful not to over-exercise your pet. Too much playtime in the hot sun is dangerous for them.
- Hot asphalt and tar can burn sensitive paw pads, walk your pet on grass or dirt when possible.
- Keep your pet indoors when it's extremely hot outside.
- Never leave your pet in a car! Pets can overheat in minutes so don't put them at risk! Leave them home during hot weather.

Source: www.atcems.org

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Recipe Corner

Chicken and Snap Pea Pasta with Creamy Garlic-Basil Sauce

Ingredients:

- Kosher salt and freshly ground black pepper
- 1 lb. gemelli or other short pasta
- 8 oz. snap peas, trimmed
- 2 tbsp. unsalted butter
- 4 cloves garlic, chopped
- all-purpose flour
- 1 ¼ c. whole milk
- 2 c. shredded rotisserie chicken (about 8 ounces)
- 1 ½ oz. Parmesan, grated (about ½ cup)
- 2 tbsp. chopped fresh basil, plus more for garnish



Directions:

1. Bring a large pot of salted water to a boil. Cook pasta according to package directions, adding peas during the last 2 minutes of cooking time. Reserve ½ cup pasta water, then drain.
2. Meanwhile, melt butter in a large skillet over medium heat. Add garlic and cook, stirring, until fragrant, 1 to 2 minutes. Add flour and cook, stirring, 1 minute. Slowly whisk in milk, stirring constantly. Cook, stirring occasionally, until thickened, 3 to 4 minutes. Season with salt and pepper.
3. Stir in pasta and peas, chicken, Parmesan, and basil. Stir in reserved pasta water, 1 tablespoon at a time, as needed to make a sauce. Garnish with basil. Serve immediately.

Source: www.countryliving.com



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