



**The Ranch
at Prescott HOA**

Newsletter

**June 30, 2010
Fourteenth Issue**

Message from the Chairman

This is the last issue of our quarterly HOA Newsletter before the **Annual Meeting** which will be held September 22, 2010 at the Hassayampa Inn in the Marina Room. We are pleased to have two guest speakers, City of Prescott Councilwoman and former Mayor Pro-Tempore, Mary Ann Suttles, and a Representative of Law Enforcement.

We are entering the process of electing new HOA Council Members for the ensuing year, 2010-2011. The existing Council Members continue to serve until the Annual Meeting when the newly elected Council takes office.

For those of you interested in serving as a Member or an Alternate, I offer the following encouragement, having served as an Alternate and as a duly elected Council Member for Unit IV.

The Ranch at Prescott consists of 9 units identified using Roman Numerals I through IX. It is of great importance to have elected Representatives and Alternates for each Unit.

1.) Council Member Candidates who are nominated and receive the largest amount of votes become the duly elected Representatives for their respective units. The nominated

candidate or write-in candidate receiving the next amount of votes becomes the Alternate, who sits in for the Council Member in their absence.

This election of HOA Council Members is always held in late August.

I embrace and encourage common sense solutions to issues facing homeowners and property owners in this finest development known as The Ranch at Prescott. We are all members of equal standing in our HOA.

2.) All members are urged to contact their duly elected representatives in their respective units when there are issues they wish to be addressed and/or discussed at Council Meetings. Duly elected or appointed Alternates are requested to do the same.

**Rosalie A. Naigle, Chairman
The Ranch at Prescott HOA
aranar@att.net**



Mary Ann Suttles – HOA Annual Meeting Guest Speaker



Once in politics, it is hard to stay away for good. Just ask Mary Ann Suttles, who managed about a two-year hiatus from the local political scene before she was talked into running for a second term on the Prescott City Council.

A 30-year resident of Prescott, Suttles first served on the Council from 1991 to 1995. She was recruited for a second term and in the fall of 2003 won election. "If you're in politics and you like it, you're back," she said.

Suttles made a downtown parking garage a priority issue in her second term and, in May 2005, the Garage on Granite — a five-story, 503-space parking structure, opened on South Granite Street. She also is focused on long-term water management, keeping close tabs on the City's acquisition of ranch lands north of the Prescott Active Management Area and plans for water importation from the ranch. She is also intent on ensuring that the City attracts business and jobs.

"What commercial (development) we can continue to get into town would be a plus," she said.

Suttles and her late husband, Ken, raised two sons in Prescott, Corey and Ryan, who attended Prescott schools and now live with their families in Cedar Rapids, Iowa, and Lubbock, Texas, respectively. She enjoys photographing her extended family members, including grandchildren, Max, Emily, Carter and the newest arrival, Kendall.

When she is not working, attending meetings of the Republican Women of Prescott, the Prescott Frontier Days' board and a variety of other community organizations, Suttles enjoys keeping up the yard in which her late husband labored.

FLASH!! BULLETIN!! Effectively immediately!

The HOA Governing Council voted to reduce the number of monthly Council meetings from 11 to 6 annually. Regular Monthly Meetings will be held in January, March, May, August and October on the 4th Thursdays at 3:00 p.m. in the HOAMCO Offices located at 3205 Lakeside Village, Prescott, AZ 86301. The Annual Meetings are always held in September.

New Council Meeting Schedule for 2010 is as follows:

** No meeting scheduled for July 2010 **

Next scheduled meetings

August 26, 2010

2010 Annual Meeting

Hassayampa Inn – September 22, 2010

October 28, 2010

** No Meetings in November and December 2010 **

The Ranch at Prescott Homeowners Association

New Council Meeting Schedule for 2011

** No Meetings in February, April, June, July, November, and December **

January 27, 2011

March 24, 2011

May 26, 2011

August 25, 2011

September 2011 Annual Meeting - to be Announced

October 27, 2011

All regularly scheduled HOA Council Meetings are held

When: on the 4th Thursday at 3:00 p.m.

Where: HOAMCO Offices, 3205 Lakeside Village, Prescott, AZ 86301

2011-2012 Ranch Directory

- **Overwhelming response** for the 2011-2012 The Ranch at Prescott HOA Directory continues to be received.
- **Special Thanks** to all of you who have sent in the forms which were provided in the March 31, HOA Newsletter.
- Our intent is to have the new Directory available for delivery **before January 2011**.
- For those of you who wish to be included in this Directory we are providing another opportunity for you to respond before the **October deadline**.

The Ranch at Prescott Directory

The Ranch at Prescott Homeowners Association – Form Due - 30 October 2010

The Ranch Homeowners Association plans to update **The Ranch at Prescott Directory**. **One copy is available at no charge to all lot owners (unless absent)**. (Additional copies are available at \$5.00 each, and a \$3.00 mailing charge to absent lot owners.) The directory includes emergency numbers, HOAMCO and HOA contacts names and telephone numbers, lot owners' names, addresses, telephone numbers and e-mail addresses (optional) and street guides by units.



E-mail has become the most rapid and cost effective means of communication available. Residents are encouraged to list their e-mail addresses.

PLEASE HELP BY PRINTING ALL INFORMATION CLEARLY. If you do not wish to have your e-mail address or phone number listed, leave those areas blank. Print your name as you want it in the directory (i.e.: Bob vs. Robert, Jan vs. Janet). Different last names should be listed separately.

If you do not respond with the below form, you will not be included in the Directory.
Lot Owners: Please complete the below form to indicate that you wish to be included in the directory.

----- (Detach Here and Mail) -----

Please return the completed form if you wish to be included in the directory no later than 30 October 2010.

Please include check for any additional copies and/or mailed copies to absent lot owners.

Return form to: Rosalie Naigle, 417 Sunny Cove Circle, Prescott, AZ 86303

If there is no payment, the completed document may be scanned and emailed to Rosalie (aranar@att.net).

Name(s) _____ E-Mail Address _____

Name(s) if Different last Name _____ E-Mail Address _____

Street Address _____ City/State/Zip _____
(If other than Prescott, AZ 86303)

Phone Number _____ Lot No.(s) _____ # of Additional Directories @ \$5.00 each _____
(First copy free! Absent lot owners \$3.00 mailing charge per copy.)

Signature _____ Check enclosed for \$ _____
(Make check payable to: The Ranch Homeowners Association)

**For HOA Use Only: (Date Form Returned _____)*

Janice K. Brewer
Governor

Victoria Christiansen
State Forester

Arizona State Forestry Division

Office of the State Forester
1110 W. Washington St., Suite 100
Phoenix, AZ 85007
(602) 771-1400



Forest Health Information Alert

Pinyon Needle Scale Eggs Have Hatched in the Prescott Area

June 2010

Pinyon needle scale eggs have already hatched in the Prescott area. The immature scales "crawlers" have emerged from the egg state and have attached themselves to the needles on the ends of the branches.



This is the stage of the insect that initiates the damage to pinyons every year. The crawlers appear as tiny dots on the needles at the ends of the branches.

It is too late to remove the egg masses which were laid by the female scales in April. The crawlers can be chemically treated using an EPA-approved insecticide. The insecticide label should state that the chemical is for treatment of "scale crawlers".

CAUTION! Insecticides used improperly can be injurious to humans, animals, and plants. Follow directions and heed all precautions on the labels. **(Contact a qualified and licensed professional for the proper treatment of your tree(s)).**

Unless there are local water restrictions, consider slow, deep, and infrequent watering of the infested pinyons around your home, starting now, with a properly installed and maintained drip system, or with a soaker hose placed around the dripline of the tree. Continue watering until the "monsoon" rains are well established.

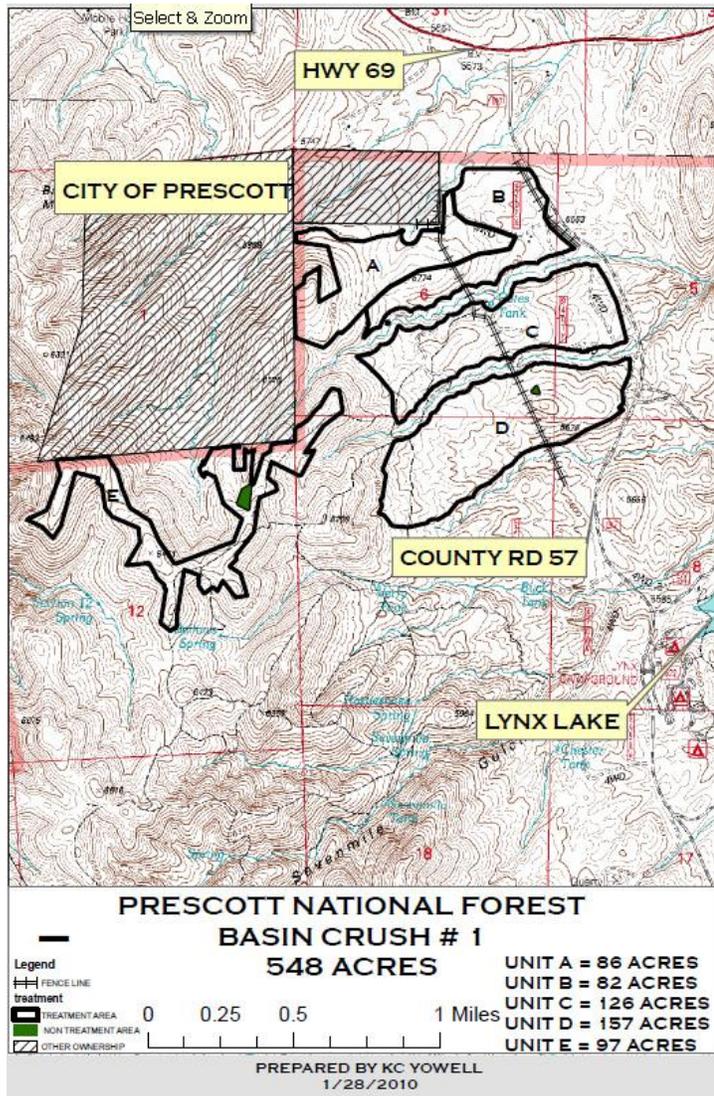
Also refer to the Cooperative Extension watering brochure at:
<http://cals.arizona.edu/pubs/water/az1298.pdf>.

For further information about this insect, or other forest health concerns in the Prescott area, contact: Bob Celaya, Forest Health Specialist, Office of the State Forester at (602) 771-1415 or the Prescott Field Office at 928-778-9567.

Brush Crush and Chip Sealing

Prescott National Forest Basin Crush near The Ranch

Within the next 30 days the Prescott National Forest will be conducting a "brush crush" in areas surrounding The Ranch. This practice helps mitigate fire risk by utilizing heavy machinery to crush and stack brush and trees and thin out the forest. These brush piles may be burned later in the year when conditions are favorable for this type of activity.



City of Prescott Chip Sealing on The Ranch Streets

The City of Prescott is scheduled to chip seal some of the streets in The Ranch starting around 19 July 2010. West Lee Boulevard will be included in the CHIPSEAL PROJECT as well as streets in Units I and III.



**THE RANCH
CHIPSEAL
PROJECT LOCATION**

This map is a product of
The City of Prescott GIS

Living with Ranch Wildlife and the Dangers of Feeding

People who live in The Ranch at Prescott can expect to see many types of wildlife. Animals that frequent The Ranch include mountain lion, coyote, bobcat, javelina, mule deer, fox, skunk, squirrel, rabbit, chipmunk, raccoon, ringtail, reptiles, and numerous small animals and birds. You can usually enjoy wildlife watching from a distance, but sometimes wildlife encounters involve conflict and frustration to the property owner. Javelina roam through yards, digging up roots and bulbs, and taking munches of new flowers or cactus. Mule deer may eat grasses and tender branches of new trees and shrubs. Band-tailed pigeons may devour seeds from feeders very quickly, and, on occasion, ringtails and chipmunks find shelter in attics and garages. Mountain lion sightings have occurred in both June and July in The Ranch.

Wild animals are not pets and caution is advised for one's own safety. Wild animals may carry distemper, mange, parasitic worms, or a vast array of other communicable diseases and parasites. As most of us are aware, bird's feeder may attract beautiful bird species, but the birds, in turn, may attract fox and coyote, while ground feed may attract mice, pack rats, chipmunks, squirrels, and skunks.

Be aware of the consequences of feeding wildlife! Whether animal friend or foe, Ranch homeowners can expect wild animals to repeatedly return to plants, food, water, and shelter opportunities they present. Homeowners should either accept wildlife or modify their situation to remove whatever is attracting the animals. Always work with your neighbors to achieve a consistent solution to any wildlife situation, and keep in mind that doing a combination of things is best in creating an environment to deter or attract wildlife.



**Did you know that
Skunks don't like
Mothballs?**



**Javelina can be
dangerous to pets
and humans!**



**Bobcats can take
down animals 8 times
their body weight!**

Homeowners Association Management Company (HOAMCO) Quarterly Report

For Sale

Is your home or property currently for sale? It is very important during these economic times for your property to be at its best once you decide to put it on the market. Most of us will take the time to make sure that the property is neat and tidy so that it is most appealing to potential buyers. One thing that can be easily overlooked is the real estate sign itself. There are areas of The Ranch that are subject to high wind gusts. During compliance inspections we are often finding real estate signs that are blown over or crooked. It is not uncommon for the signs to blow off the posts completely or have one of the riders blow off. Please touch base with your realtor regularly and request they review their sign is standing upright and has a neat appearance. Every little bit counts in today's market and curb appeal is as important as ever. The Ranch rules also request that signs be placed parallel to the curb and on the owner's property, out of the city Right of Way. Flyer boxes and info tubes are not allowed. If these guidelines are followed it will insure for a uniform and tidy appearance of all real estate signs and help our community maintain the appearance that drew us to it initially. The association greatly appreciates your assistance in this matter!

We are on the Web.....

The Ranch website has a multitude of information to offer community members. We have recently added the 2010 Architectural Design Guidelines which can answer many of your questions if you are considering making changes to your home. The Architectural Submittal form is also included in this update. There are back issues of newsletters, Council meeting minutes, agendas and HOA financials all available, just a mouse click away. Please check back often as it is a great way to stay informed with what is going on in your community!

www.ranchatprescotthoa.org

June 30, 2010 Financial Report:

Operating Account CAB:	\$ 83,712
CD Accounts (Operating):	\$ 102,335
Bank Reserve Account:	\$ 28,920
Operating Money Market:	\$ 101,157
Accounts Receivable Assessments:	\$ 5,118

Ruta Norkus
Community Association Manager
HOAMCO
(928) 776-4479 ext. 24
ruta@hoamco.com



Are you interested in serving the Ranch Community??

At the end of July we will be sending out forms entitled **Statement of Interest Forms**. If you are inclined to run for The Ranch at Prescott Council, this is your chance! Our annual election will be held in August with ballots due back to the HOAMCO offices in September. If you are interested in being on the ballot, please fill out and return the form you receive in July! For those of you not interested in running, it is very important that you review the candidates and cast your vote for the candidate of your choice. The Council plays an integral role in shaping your community, and it is important for you to participate in the election process. Please keep a close eye on your mailboxes this summer for these important mailings!!

2009-10 HOA Council Officers

Chairman..... Rosalie A. Naigle
Vice Chairman..... Russell J. Parker
Secretary/Treasurer Richard Tetreault

Ranch HOA Council Members: (09/2009)

Joan Petty, Unit I (petty@northlink.com) 445-4959
Billie Powell Unit II (billie37@live.com) 445-5330
Russell J. Parker Unit III (rsparker@cableone.net) 442-3617
Rosalie A. Naigle Unit IV (aranar@att.net) 771-1129
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118
Rich Muth Unit VI (muthman@cableone.net) 771-1013
Dion Mannen Unit VII (dionmannen@aol.com) 443-8924
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994
Scot Lee Unit IX (scothoainit9@hotmail.com) 778-7795

Ranch HOA Council Alternate Members:

No Alternate Unit I
Amy Wilcox Unit II (adwilcox@mindspring.com) 708-0012
No Alternate Unit III
Mike Enders Unit IV (mgenders@aol.com) 443-5821
Vinny Clarke Unit V (Clarke@northlink.com) 717-063
No Alternate Unit VI
Henry Lenhart Unit VII (henlee3@earthlink.net) 759-2221
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211
No Alternate Unit IX

*Newsletter: Mike Enders and Joan Petty
*Newsletter Editor: Rosalie Naigle

Calendar of Events

**HOA Council Meetings are held
3:00 p.m. at the HOAMCO offices
3205 Lakeside Village
Prescott, AZ 86301**

**Next Council Meetings:
August 26, 2010**

You are Invited!

**ANNUAL MEMBERSHIP MEETING:
Wednesday, September 22, 2010
3:00 p.m. at the Hassayampa Inn
in the Marina Room**

**October 28, 2010
(No November or December Meetings)
January 27, 2011**

**The Ranch At Prescott Homeowners Association
3205 Lakeside Village
Prescott, AZ 86301**

