



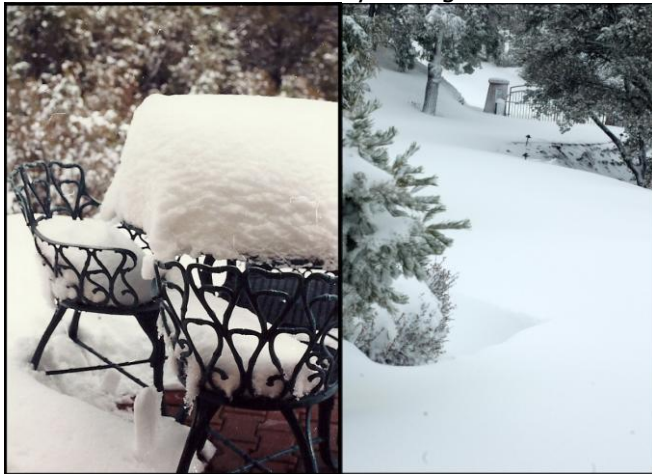
**The Ranch  
at Prescott HOA**

## Newsletter

**March 31, 2010  
Thirteenth Issue**

### Message from the Chairman

Think the snows of this December, January, and February were terrific snowstorms? Two of the below photos were taken in 1997. The last snowstorm of this duration in The Ranch was 13 years ago.



*Snow piled on lawn table in January 1997 (left) and 27" snow drifts in January 2010 (right).*

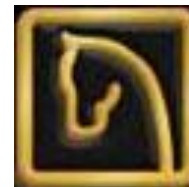


*A Christmas, Winter Wonderland on December 22, 1997.*

Just as it took three days before the snowplows cleared all the streets in the Ranch in 2010, in 1997 it took three days for the Circles to be plowed after the main streets were cleared.

Having resided in Arizona since 1963, my family has witnessed this cyclical happening which occurred approximately every 10 years or so. We would drive up from Phoenix for a day in the snow. Prescott was a much smaller community at that time. The road into Prescott was a two lane winding road. Walker Road was a gravel road leading to Lynx Lake, a wonderful remote camping area for those of us wanting to escape the summer heat of the valley. ADOT had not yet dissected the working Ranch by cutting through it to develop Highway 69, which ultimately resolved into a four lane access into Prescott. This resulted into the opportunity for progress of what is now known as our wonderful and finest development, The Ranch at Prescott.

**Rosalie A. Naigle, Chairman  
The Ranch at Prescott HOA  
[aranar@att.net](mailto:aranar@att.net)**



#### **Prescott City Council Voting Session**

Meetings will be held twice monthly on the second and fourth Tuesdays. These voting session meetings are to be held on a three month trial basis! All other Tuesday meetings will be devoted to study sessions, workshops, show and tell, etc., depending on the need. HOA members are encouraged to attend these City Council meetings, which are held in City Council Chambers at 3:00 p.m. They continue to be televised on the Community Access Channel 13.

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 in the Prescott Area

March 2010

According to the Arizona State Forestry Division, female pinyon needle scales have already laid their eggs in the Prescott area. This native insect which defoliates and kills pinyon pines can be found spread over thousands of acres from Prescott Country Club to the Prescott Basin, and to Williamson Valley all the way up to Hootenanny Holler.

Due to the recent warm weather, female scales have already emerged from their over-wintering stage on the needles in these areas. Very noticeable clusters of yellow eggs held together in loose, white, cottony webbing have been laid by the females mainly in branch crotches, along the underside of branches, on the trunk, and at the base of the tree. The females die shortly after egg laying is completed.



Heavily infested pinyons can be easily detected by the yellow or orange discoloration of the older needles towards the back of the branch. The needles are covered with small, black, bean-shaped scales which pierce the foliage and remove the sap, causing the needles to discolor, dry, and fall off. Small trees may be killed within a few years; whereas, larger trees may lose one or more branches and may take years to die.



Most likely to die from the effects of the scale are pinyons growing on drier granitic outcrops, south and west facing slopes and transitional zones between pinyon-juniper and grassland vegetation types.

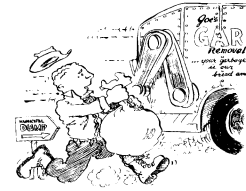
Control of this stage of the insect involves Step 1: Washing the eggs off branches & trunk with a garden hose equipped with a high pressure nozzle, & allowing eggs & litter one to two days to dry. Step 2: Raking eggs, litter and debris out from under the tree, and Step 3: Disposing of the eggs in plastic garbage bags. Raking may not be practical if heavy brush, rocks or other material is present under the tree. However, washing the eggs off the tree is still recommended.



**Step 1 (Forest Service Drawings)**



**Step 2**



**Step 3**

“Removal of the eggs from your pinyons will be simplified if you have already treated your vegetation for fire prevention reasons”.

“Repeated washings may be necessary since not all eggs will be laid at once.” If you wash too late, eggs will have hatched and the young scales (crawlers) will have moved to the needles where they can be treated with registered insecticides. Egg hatch usually occurs in May, providing a long period of time for egg removal. However, male & female scale activity was first noted this year in early February---so don't wait!

Unless there are local water restrictions, consider slow, deep, and infrequent watering of your infested pinyons nearest your home, starting as soon as your soils dry out, with a soaker hose placed around the drip line of the tree. Continue watering until “monsoon” rains are well established.

Refer to the **Pinyon Needle Scale** publication issued by the Cooperative Extension at:  
<http://cals.arizona.edu/pubs/insects/az1315.pdf>

For **Watering Trees and Shrubs** brochure at: <http://cals.arizona.edu/pubs/water/az1298.pdf>

For **Fire Prevention Treatments** information: <http://firewise.org/>

For additional assistance with **Insect** or other **Forest Health** concerns in the Prescott area, contact:  
 Bob Celaya, Forest Health Specialist, Office of the State Forester (602) 771-1415 in Phoenix  
 or the Prescott Field Office at (928) 778-9567.

**Utility Box, Mailbox and Tennis Court Vandalism and Graffiti:** There is nothing artistic about vandalism. The difference between graffiti and art is permission. The recent incidents of utility box, mailbox, and tennis Court vandalism and painting of graffiti has been reported in The Ranch. Intentional vandalism, including graffiti, should be immediately report to the police and may result in criminal prosecution. Vigilance is a key factor in abatement. If someone sees graffiti, citizens are encouraged to clean graffiti and to take a picture for the police. The stylized writing and moniker just might identify the person responsible! Community member should report crimes in progress via 911. At the February HOA Council Meeting, the Council authorized that signs be purchased and installed that restrict parking and trespassing in some areas that have encountered vandalism problems.

**Newsletter Correction:** Our HOA Newsletter published in this current format since 2007 was not the first Newsletter. Three previous Newsletters were published in 2006 and circulated via the newly formed Website at that time. It must be noted that Phil and Joy Alvarado along with Jan Gallo were the first Editors.

## 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 then 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](mailto:aranar@att.net)).**

|                                      |   |
|--------------------------------------|---|
| Name(s) _____                        | E-Mail Address _____  |
| Name(s) if Different last Name _____ | E-Mail Address _____  |
| Street Address _____                 | City/State/Zip _____<br>(If other than Prescott, AZ 86303)  |
| Phone Number _____ Lot No.(s) _____  | # of Additional Directories @ \$5.00 each _____<br>(First copy free! Absent lot owners \$3.00 mailing charge per copy.) |
| Signature _____                      | Check enclosed for \$ _____<br>(Make check payable to: The Ranch Homeowners Association)                                |

\*For HOA Use Only: (Date Form Returned \_\_\_\_\_)

# Homeowners Association Management Company (HOAMCO) Quarterly Report

## Changing the CC&R's

Every now and then I get a question from a homeowner who is interested in presenting a CC&R change to the Council. Recently I received a few so I just wanted to share some details regarding the process. It is not impossible to change a CC&R, but it isn't trivial and the measure needs to have significant support!

Firstly, an actual CC&R change needs to be voted on in writing through a ballot of association members. More than 67% of the votes need to be in favor of the proposed change.

If the Declarant owns any lot, any CC&R change also needs their written approval.

If the above are successful, the measure is signed off by Chairman or Vice-Chairman of the association and is then recorded with Yavapai County.

## Spring is Here!

The calendar is indicating that spring is on its way, although Mother Nature seems to be holding on to winter weather longer than usual. From the questions I've been getting, many of you are giving thought to your landscape and the overall curb appeal of your homes. It seems that new windows and refreshing the exterior of your house with a new coat of paint are going to be popular projects over the next couple of months. It is very important that all exterior changes to your home are reviewed and approved through the HOA's Architectural Committee. The submittal form can be obtained from the HOAMCO offices by contacting the ARC department. In addition The Ranch's website has the Design Guidelines and Rules & Regulations available in the Community Info section, under Control Documents; they can serve as a great resource for questions and guidance. The website address is [www.ranchatprescotthoa.org](http://www.ranchatprescotthoa.org). PLEASE remember, if you are not sure, it is better to ask before starting a project and finding it does not meet the Association guidelines.

## HELP!! My Globe was broken in the last storm – where do I get a new one?

The globes, sensors, mounting brackets and even the posts can be purchased from the HOA. They are available at the HOAMCO offices from 8 AM to 4 PM, Monday through Friday. Please contact me by email or phone and I will let you know the cost and leave it for pick-up at the front desk. Acceptable forms of payment are a check made out to The Ranch at Prescott HOA or cash for the exact amount.

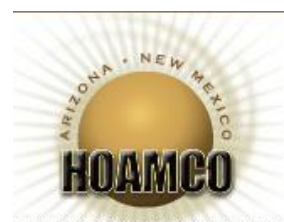
## March 31, 2010 Financial Report:

|   |                   |
|---|-------------------|
| <b>Operating Account CAB:</b>           | <b>\$ 92,113</b>  |
| <b>CD Accounts (Operating):</b>         | <b>\$ 101,071</b> |
| <b>Bank Reserve Account:</b>            | <b>\$ 28,876</b>  |
| <b>Operating Money Market:</b>          | <b>\$ 100,951</b> |
| <b>Accounts Receivable Assessments:</b> | <b>\$ 6,718</b>   |

**Ruta Norkus**  
**Community Association Manager**  
**HOAMCO**

**(928) 776-4479 ext. 24**

[ruta@hoamco.com](mailto:ruta@hoamco.com)



## Reminder for the Annual City of Prescott Cleanup

The City of Prescott Solid Waste Division provides an Annual Cleanup to help dispose of items too big for regular trash pick up. The following dates are for the **2010 Annual Cleanup**:

**Thursday and Friday routes** start June 28th—July 2<sup>nd</sup>

**All items must be placed on the curb by 7:00 a.m. on Monday of the pick up week**, bagged, boxed, and/or bundled, no longer than 4 feet and not weigh more than 75 lbs.

**Items they will not pickup are:** tires, oil, auto batteries, household hazardous materials, demolition debris and appliances without certificates.

### 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 (scothoaunit9@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 Chairman: Mike Enders

\*Newsletter Editor: Rosalie Naigle

# Calendar of Events

**HOA Council Meetings are held at 3 PM  
on the fourth Thursday of each month  
with the exception of  
November and December,  
at the HOAMCO offices,  
3205 Lakeside Village  
Prescott, AZ 86301**

### Next Council Meetings:

**April 22, 2010**

**May 27, 2010**

**June 24, 2010**

**July 22, 2010**

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

