



**The Ranch
at Prescott HOA**

Newsletter

**September 30, 2010
Fifteenth Issue**

Message from the Outgoing Chairman

As the third quarter of this 2010 year draws to a close my term as Chairman expires. I feel pleased that I was able to continue the goals and objectives as established by previous HOA Council Representatives and the respective leadership of: E. Kent Robinson, 2005-2006 Chairman; Dion Mannen, 2006-2007 Chairman; Michael Allen Peters, 2007-2008 Chairman and E. Kent Robinson, 2008-2009 Chairman.

The Council was able to see the promised continuation of the street chip seal paving for the remaining streets in The Ranch and to urge reconstruction of Lee Boulevard in the City's FY2011 Capital Improvement Program (CIP) budget. I wish to report the successful completion of the street chip seal paving and feel sure the newly elected Council will be following through with the push for the reconstruction of Lee Boulevard.

My main focus was to control costs through the elimination of unnecessary spending by utilizing the Newsletter and electronic media via (Website and e-mail) as much as possible. Kudos to all those who participated in the implementation and updating of the searchable Website.

We were able to reduce the number of monthly meetings, keeping them short and productive, based on the suggestion that fewer meetings could encourage more members to volunteer for Council positions. Thus the motion to suspend the June, July and November monthly meetings this year and put into place an annual meeting schedule was approved at the May 27th meeting. All meeting minutes are available on our HOA website (<http://www.ranchatprescotthoa.org/>).

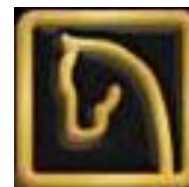
The Council also approved the streamlining of the Committee Structure by implementing the proposed Committee Structure as presented in 2005 with fewer Standing Committees utilizing the effectiveness of Ad Hoc and Sub-Committees. Those five Standing Committees are:

Architectural Committee, Finance and Budget Committee, Government Liaison Committee, Communications Committee and Maintenance Committee. A special Ad Hoc "Legislative Affairs Committee" was formed under the standing **Government Liaison Committee.** The Newsletter, Directory and Website Sub-Committees fall under the **Communications Committee.**

The 2011-2012 HOA Directory has more than 250 entries so far, and more entries are being encouraged until the October 30th Deadline. If you know of any member wishing to be included in the 2011-2012 Directory, there is still time.

I extend special thanks to our Association Manager, Ruta Norkus, the 2009-2010 Council Representatives and Association Members with best wishes to the newly elected Council.

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



The Ranch at Prescott HOA Annual Meeting September 2010



Members are welcomed to the 2010 Annual Homeowners Association Meeting at the Hassayampa Inn held on 22 September.



Property owners and HOA Council members enjoy refreshment and time to chat before the meeting (above and below).



The Ranch at Prescott HOA Annual Meeting Speakers



Rosalie Naigle, Council Chairman of The Ranch at Prescott Homeowner's Association (left)
Mary Ann Suttles, City of Prescott Councilwomen and HOA Guest Speaker (center)
Amy Bonney, Sergeant with Prescott Police Department and HOA Guest Speaker (right)

Councilwoman **Mary Ann Suttles** shared topics of Prescott Community interest including Tourism Forum, 2007-2010 Tax Revenues, City job positions, water management, City Parking Garage, and Prescott's Volunteer Programs. She also addressed Ranch subject matters including the chip sealing of some Ranch roads, opening of new mall stores, waste-water management, utility costs and signage. She announced the City of Prescott's authorization of **Scot Lee** as an official volunteer to enforce City Code Chapter 8-6-2 with regards to signs located in, on, or across the City's right-of-way within The Ranch.

Sergeant **Amy Bonney** with the Prescott Police Department spoke about the City's cost-saving value of using inmates for Community Service, minor crimes within The Ranch, and need for Ranch citizens to guard themselves against Identity Theft. She encouraged participation in **Volunteer Programs** such as the Prescott Police Department and other City agencies, *Block Watch*, *Crime Prevention through Environmental Design (CPTED)*, and *Watch Your Car Arizona*. She shared some statistics about Prescott's Drug Use and Abuse, and she emphasized the importance of community members educating themselves about **Proposition 203** and that to read carefully the wording and meaning in the proposed amendment to Arizona State Statutes concerning Medical Use of Marijuana.

HOA Chairman **Rosalie Naigle**, after Approval of the 2009 Annual Meeting Minutes, presented the **Chairman's Report** including accomplishments of the 2009 HOA Council, current HOA Council Meeting Schedule, status of Five Standing Committees and sub-committees, and significance of The Ranch projects.

HOAMCO Association Manager **Ruta Norkus** presented the **Treasurer's Report** with Balance Sheets of Assets, Revenues and Expenses as of December 31, 2009, a seven month Update ending July 31, 2010; answered inquiries about the "Right to Dry" (drying clothes outside) which would not comply with Ranch CC&Rs; weed abatement; and Trail upkeep. She reminded HOA members that The Ranch at Prescott website at www.ranchatprescotthoa.org contains copies of the HOA Documents, CC&Rs, Architectural Guidelines, Meeting Minutes, Newsletters, and Financial Reports.

The Ranch HOA Council 2010-2011 Election Results

The HOA members have elected the following individuals to the HOA Council (October 2010 – September 2011):
Joan Petty (Unit I), Billie Powell (Unit II), Russell J. Parker (Unit III), Mike Enders (Unit IV), Kent Robinson (Unit V),
Rich Muth (Unit VI), Dion Mannen and Richard Tetreault (Unit VII), and Scot Lee (Unit IX).

Alternates: Rosalie Naigle (Unit IV) and Michael Peters and Maxine Tinney (both Unit VII)

Those not in photo are Richard Tetreault (Unit VII) and Alternates: Michael Peters and Maxine Tinney (Unit VII).



The Ranch at Prescott Homeowners Association's Gift to the Chairman

Russ Parker, the Vice Chairman of the HOA Council, presents Rosalie Naigle, 2010 out-going HOA Council Chairman, with a set of four lovely Ranch-insignia-etched Wedgewood glassware for her service to The Ranch at Prescott HOA.



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 of the month at 3:00 p.m.

Where: HOAMCO Offices, 3205 Lakeside Village, Prescott, AZ 86303

NOTICE! FLASH! BULLETIN!!

The Ranch at Prescott HOA Newsletter will be sent in color to all members with e-mail addresses effective with the December 31, 2010 issue. Those members having e-mail addresses who want to receive the newsletter (in black and white print) via snail mail are asked to contact Rosalie Naigle via e-mail aranar@att.net or phone (928) 771-1129. All other members who **do not have e-mail** will continue to receive the newsletter via US Mail. Eventually postal rates will be subject to increases. The Newsletter Committee would like to have this policy in place as a cost saving measure right now.

The Ranch at Prescott HOA Newsletter Committee

The Ranch at Prescott HOA Directory

LAST CHANCE to Submit Your Name - 2011-2012 Ranch Directory

- **We have received an overwhelming response to our invitation to be included in the 2011-2012 The Ranch at Prescott HOA Directory.**
- **Special Thanks** to all of you who have sent in the forms which were provided in the June 2010, 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 Homeowners Association – Form Due - 30 October 2010

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.

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

Please return the completed form or facsimile 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 absentee lot owners.

Return form to: Rosalie Naigle, 417 Sunny Cove Circle, Prescott, AZ 86303 (Telephone: 928-771-1129)

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

Name(s) _____ E-Mail Address _____

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

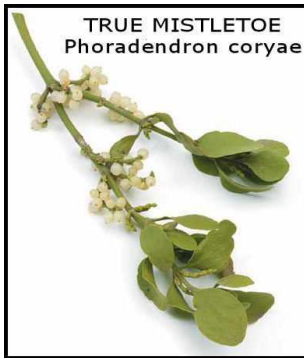
Street Address _____ City/State/Zip _____
(If other than Prescott, AZ 86303)

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 _____)*

TRUE MISTLETOE

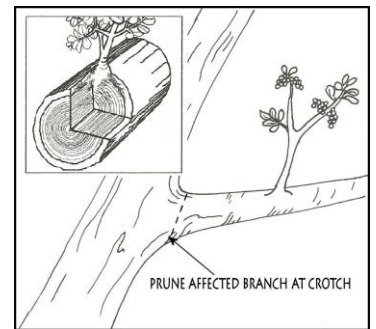


Identification – Leafy mistletoes have green stems with thick leaves that are nearly oval in shape. The mistletoe plants are either female (produce berries) or male (produce only pollen). The small, sticky, whitish berries are produced from October to December.

True Mistletoe at a Glance

- True mistletoes are parasitic flowering plants with characteristic clumps of growth that are easily visible on the host plant.
- True mistletoe seeds are disseminated by birds that eat or transport the berries and deposit seeds on host plants.
- True mistletoes reduce the growth of infected hosts, but it usually takes many years for true mistletoe infections to kill a mature tree or shrub.
- True mistletoes are controlled by periodic manual removal of aerial shoots, by cutting off infected trees and shrubs.

Prevention/control – True mistletoes are not aggressive pathogens, and it can take decades for mature, infested trees to die. Control of true mistletoe depends on physical removal of the aerial shoots from the host plant by pruning infected branches or by periodic removal of the shoots. Breaking off shoots every two or three years will reduce competition between mistletoe and the host. Repetitive pruning will also prevent spread since the mistletoe will not have a chance to produce seed, but aerial shoot removal does not eradicate the mistletoe. Periodic aerial shoot removal is the only control in trees with main stem or trunk infection. The most drastic, and possibly the best control measure, is to remove severely infested trees.



Area wide efforts to clean mistletoe from trees in a neighborhood or development may be effective in preventing infections in new trees, but requires the awareness and action of property owners throughout the development. Without community cooperation, infestation will recur.

True mistletoe prevention is not practical because the dissemination of seeds by bird behavior is not predictable.

Safety Warning – It is best to employ a landscape company to remove high branches affected by mistletoe.

Holiday Mistletoe Folklore – A man might steal a Kiss under the hanging mistletoe branch, but when he does, one berry must be plucked from the plant and discarded. Once the berries are gone, the Kissing charm is spent.

Homeowners Association Management Company (HOAMCO) Quarterly Report

The End to An Excellent Growing Season

The days are getting shorter, the sun's rays feel a little gentler and the evenings are much cooler; all signs that we are reaching the end of our growing season. Mother nature was very kind to northern Arizona and supplied us with ample moisture throughout much of 2010. Our weed season was at full tilt for a large part of the summer, and we were able to keep things in control with high membership participation in The Ranch's Annual Weed Abatement Program. All four cuttings were necessary to keep the weeds at bay this season! All that moisture and sunshine spurred the growth of the bushes, trees and plants in our yards. Now is the time to do an inventory of your property to see if it is necessary to get the hedge clippers out and tidy up the yard before it gets too cold. This a great idea to review your yard from different perspectives:

Are any of your trees and bushes infringing on your neighbors property?

Are any of your bushes or plants creating a line of sight problem when entering or exiting your driveway?

Did any your trees and bushes creep out into the street creating a hazard for motorists?

Do you have any weeds that have sprung up in an area of your yard that you do not normally visit?

If you take the time to review your entire property from different angles you may notice areas that normally get missed or see things through your neighbors' eyes.

Your participation in the Weed Abatement program and in maintaining your properties at The Ranch is greatly appreciated by the Association, Council and the entire community!

September 30, 2010 Financial Report:

Operating Account CAB:	\$ 48,533
CD Accounts (Operating):	\$ 101,352
Bank Reserve Account:	\$ 28,961
Operating Money Market:	\$ 102,374
Accounts Receivable Assessments:	\$ 4,440

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



Thanks for your participation!

Thanks to your participation, The Ranch at Prescott HOA had a very successful Annual Meeting and Election. There were approximately 80 members in attendance at the Hassayampa Inn and 346 ballots were cast in the Annual Election. The IRS Ballot passed with a resounding 335 votes in favor of IRS Revenue Ruling 70-604 for tax year 2010.

It was very nice meeting and chatting with many of you and getting the opportunity to place a face with a name.

Lost and Found: A maroon wind breaker was left at the Annual Meeting. If you find you are missing one, please email or call with a description. Contact info Ruta@hoamco.com or (928) 445-5836 x24.

2010-11 HOA Council Officers

Chairman, Vice Chairman, Secretary/Treasurer will be selected before or at the October 28 HOA Council Meeting.

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
Mike Enders Unit IV (menders@aol.com) 443-5821
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
No Alternate Unit II
No Alternate Unit III
Rosalie Naigle Unit IV (aranar@att.net) 771-1129
No Alternate Unit V
No Alternate Unit VI
Michael Peters Unit VII (judgeuno@aol.com) 717-0111
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:

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

January 27, 2011

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

