



**The Ranch  
at Prescott HOA**

**Newsletter**

**December 31, 2011  
Twentieth Issue**

## **Message from the Chairman**

As the current Chairman of your Homeowner's Association, I am looking forward to next summer with both anticipation and trepidation - perhaps concern would be a more appropriate term than trepidation.

So why should I be concerned about next summer? Although I really enjoy our moderate summer temperatures, I am concerned about dead trees and brush accumulation. On several recent inspection trips throughout the twenty-plus miles of roads in The Ranch, I have witnessed a noticeable increase in the growth of weeds and brush, not only on vacant lots, but also around many homes in The Ranch. Every property owner has an obligation to reduce the potential fuel load that can contribute to a major wildfire. The significant change in our weather patterns during the year 2011 also contributed to the increase in the growth of weeds and brush. In just the past few weeks, we have experienced some significant changes in our "normal" winter weather that extended into 2012 including chilling rain, moderate snow, freezing cold and then a fast moving warming trend that provided wonderful weather during the holidays. All this moisture from rains and snow will increase the growth and accumulations of weeds and brush next summer.

Now is the best time to reduce the potential fuel load for several reasons: the current rates for brush clearing by commercial vendors are lower during the next few months and their availability is much better during the winter months. We will soon initiate our annual Road Right of Way Weed Abatement Program. This is just another way of reducing the potential fuel load in The Ranch. All property owners should take a few minutes and plan for the annual summer threats that include lightning storms and high winds that can contribute to the spread of a wildfire. If you are unsure about the growth of weeds and brush on your property, you can always contact the fire prevention office of our local fire department for guidance. They are also much busier in the summer months. They can be reached at [928-777-1760](tel:928-777-1760) during normal business hours.

During the last session of the Arizona Legislature in early 2011, there were twenty-two bills that either directly or indirectly impacted the operation of Homeowner Associations in Arizona. Your HOA will soon be providing notice by first class mail of several new and revised HOA Rules to all property owners in The Ranch that were necessitated by either new or revised laws enacted by the Arizona Legislature\* or were enacted by the Governing Council of the HOA for general improvement purposes.

One revised rule enacted by your HOA pertains to our street lights in The Ranch. There is no change in the requirement of all homeowners to insure that the street lights in front of their homes are functioning properly from dusk to dawn on a daily basis. Rather, our revised rule merely clarifies the street light obligation of the homeowner. Our compliance inspection program will now place additional emphasis on street lights to insure that all street lights are operational on a continuing basis.

It should be noted that street lights constitute elements of both safety and security in The Ranch that cannot be compromised. Homeowners should frequently check the operation of their respective street lights. One positive issue that should be considered is the availability of new CFL light bulbs that can provide the same level of light (lumens) at significant reduced wattage - a factor that can contribute to reduced electric usage and lower homeowner power bills. In addition, there is a new federal law that went into effect on January 1, 2012 that requires the manufacturer of light bulbs to clearly print the lumen rating on all light bulb packaging to assist the buyer in making purchasing decisions.

It should be noted that some light fixture parts are available from HOAMCO. You can obtain assistance by contacting Tim Graves, our Community Association Manager. He can be reached at [928-776-4479](tel:928-776-4479) during normal business hours.

By now, all property owners should have received their annual Assessment bill. You may have noticed that the assessment dollar amount has not increased even though the HOA operational expense obligation has slightly increased. Both HOAMCO and your HOA are sensitive to retaining a positive level of service without increasing your assessment obligations.

I look forward to serving as your Chairman of The Ranch Homeowner's Association for the remainder of my term in 2012.

Sincerely,

**Richard Tetreault, Chairman  
The Ranch at Prescott HOA  
[rjt1@cableone.net](mailto:rjt1@cableone.net)**



\* For an extensive review of the 2011 Arizona Legislative efforts, please see the web site Blog of Carpenter, Hazelwood, et al, at: <http://www.carpenterhazlewood.com/>

(Carpenter, Hazelwood, et, al, specializes in legal services for Arizona non-profits and they have provided legal advice to your HOA on a request basis.)

# 2011-2012 HOA Council Officers



## **Richard Tetreault, Chairman - Unit VII**

Dick has resided at the Ranch in Prescott, Arizona, since the year 2000. He retired in 1999 as an Assistant General Counsel for Southwest Gas Corporation located in Las Vegas, Nevada. Dick is licensed to practice law in the State of Nevada and before various federal courts. Dick was appointed by the Supreme Court in the State of Nevada to be an Arbitrator and was subsequently appointed to be an arbitrator and mediator by the State Bar of Nevada to resolve attorney-client disputes. Dick has volunteered as a mediator for the Justice Court in Yavapai County, Arizona. Dick has previously served as a member, alternate member and Secretary/Treasurer of this Council.



## **Kent Robinson, Vice-Chairman - Unit V**

Kent retired in 2004 as President of CH2M HILL International, Ltd. where he was responsible for a consulting engineering business and 3,000 host country employees in 25 principal locations outside of North America. A 25-year employee with CH2M HILL, he earlier worked 13 years with Union Carbide Corporation, including Union Carbide Europe, S.A., where he was Engineering Products and Processes Business Group Manager. During the past 48 years, he and his wife, Barbara, have lived in many different locations in the U.S., Europe and Asia. Kent has served on the boards of CH2M HILL International, Ltd., the West Liberty University Foundation; the Plano Symphony Orchestra; and the University of Denver's School of International Relations. Locally, he is Treasurer of the Smoki Museum Board of Trustees and a Lowell Observatory Advisory Board Member. Since 2005, Kent has served as the Unit V Representative to The Ranch at Prescott Homeowners Association Council, including two one year terms as its chairman.



## **Mike Enders, Secretary/Treasurer Unit IV**

Mike has resided in Unit IV since 1999 and is familiar with the legal documents of the Association. He has served as a council member or alternate on The Ranch HOA since the first election in 2005. He owns and operates Benttree Custom Homes, LLC. His background includes planning, development and construction of residential parcels and properties in Master Planned Communities having HOAs. Due to his exposure, Mike feels he has the experience to understand and deal with the various facets of HOA issues as well as the opportunity to interface with city and county departments, commissions, councils and trade associations. His objective is to continue to maintain the integrity of the Association's assets and to assure performance of its responsibilities thereby enhancing value for all current and future property owners in The Ranch at Prescott.

## **No Representative – Unit I**



## **Billie Powell – Unit II**

Billie has resided in Unit II for approximately 15 years and is familiar with the governing documents of the Association having served on the Council for The Ranch at Prescott. She also served on the HOA Board for The Oaks at The Ranch of Prescott. She has been involved with the Rotary Club Business CFD, PTA and sat on other HOA Boards in the past. Billie would like to see more involvement in the HOA from the members.

# 2011-2012 HOA Council Officers (continued)



## **Russell J. Parker, - Unit III**

Mr. Parker's family came to Prescott in 1876, and he moved here in 1951. Russell has owned his property since 1995 and returned to live here in 2001. He is familiar with the governing documents of the association being a charter member on the Council since 2005. In 2006-07 and 2009-10 he served as Vice-Chairman, in 2008-09 and 2010-11 as Secretary, of the HOA Council. He retired after 35 years as an educator at high school and community college levels in California. He worked in the construction trades to pay his way through college. Russ holds both a Bachelors and Masters degree in Education. He is a charter member on the Elks Opera House Foundation and is a past member and secretary of the Prescott Area Arts and Humanities Council. He is also the past President of the Friends of Yavapai College Music Foundation. Russ is interested in as much homeowner participation as possible in the running of the workings of The Ranch at Prescott HOA Council.



## **Rich Muth - Unit VI**

Rich and his wife Karen are originally from New York and moved to Tucson, Arizona in 1980. Upon retiring from IBM in 1995 after 30 years, Rich went to work for Morrison Knudsen which took them to the Monterey Bay area of California for the next 4 years. A few years later Rich joined the CH2M HILL Corporation returning to Tucson. In 2005 he fully retired in Prescott, moving to The Ranch. His background is in management in the field of Facilities Engineering and Operations. As a resident in The Ranch, Rich enjoys the great neighbors, the beauty, the wildlife and the quietness of our wonderful neighborhood and would like to help preserve this lifestyle for all of us. His hobbies are fishing, golfing and walking.



## **Maxine Tinney – Unit VII**

Maxine has jointly owned property with her husband, Robert Tinney, since 1997 in The Ranch at Prescott, and they have resided in Unit VII Phase II for the past nine years. Maxine has been an instructor of Mathematics, Science, and Technology and holds both a B.A. and M.A. in Mathematics Education and Teacher Certification in Mathematics, Science, and Technology. She has worked in education for almost 40 years, 30 years in overseas assignments with the Department of Defense and International Schools in Japan, Germany, Saudi Arabia, Qatar, and Taiwan. Maxine believes that our quality of life depends on both physical and psychological well-being. As an Alternate for Unit VII, Maxine supports the Association's governing documents including enforcement of the rules, regulations, and covenants; and works to enhance a pleasant and enjoyable living environment and to preserve secure property market values.

## **Unit IX – E. Scot Lee**

Scot has owned property in Unit IX of The Ranch for approximately 8 years and is very familiar with the legal documents of the Association. Scot has developed and managed The Ranch for the last 8 years. He has been actively involved and on-site daily. He would like to see The Ranch at Prescott continue to build the fine quality of homes and to have all residents lead a harmonious lifestyle.

# 2011- 2012 HOA Alternate Council Members

## Unit I – No Alternate



### **Ellie Laumark- Unit II**

Ellie retired to Prescott in 2008 from Minnesota where she was a supervisor with the Minnesota Dept. of Health. Ellie loved The Oaks at first sight and helped two friends to buy homes there. She owns a home 198 Barcelona and plans to live there some time in the future. Ellie describes it as "The classiest little neighborhood in all of Prescott."

### **Emese Sanders - Unit III**



I am a native of New York City; the place where my mother walked me to school and there was a certain house I felt was my home! Predominantly, I attended Catholic academic institutions; where I earned the following degrees and honors: B.A. Cum Laude in Psychology, M.A. Psychology, Dean's List, Psi Chi (National Honor Society in Psychology), Who's Who Among Students in American Colleges and Universities, B.A. Nutrition and Dietetics, M.S. Nutrition. I counseled autistic children and volunteered with seniors and Desert Storm Veterans. My dietetic internship was concentrated in Kosher cuisine, traditions as well as dietary diseases. While residing in Florida, I earned my P.H.D. in Psychology. My travels took me from the East coast to the West Coast of the United States, South America and Europe; these diverse cultural and regional inhabitants enriched my horizons. My hobbies include searching for antiques, art and experimenting with new health foods for controlling health conditions; and searching the fountain of youth and health.

### **Rosalie A. Naigle – Unit IV**



Rosalie has resided in Unit IV of the Ranch for the last 16 years. She is a retired Certified Property Manager and Trust Officer, and former Certified Real Estate Appraiser. She has held the CPM "Certified Property Manager" designation since 1985. Prior to retiring she handled all aspects of managing properties held in trust, including commercial and residential. She served as Newsletter Editor 1985-87, Treasurer 1986-87 and was elected 1989 President, and served as 1990 Past President of the Greater Phoenix Chapter of IREM (Institute of Real Estate Management). She served as 2009-2010 HOA Chairman and has been the Alternate Council Member for Unit IV for the past two years. She will continue as Editor of the HOA Newsletter and Directory. A few of the organizations she has been involved in are the Greater Phoenix IREM Chapter; Valley National Bank Quality Service Instructor, Valley Bank Institute, Toastmasters, member of the Phoenix Board of Realtors. She is a former music student at Yavapai College and Tutor of Music Theory.

### **Vinny Clarke – Unit V**

Vinny Clarke has lived in Unit V of The Ranch since 1995. Vinny retired in 1995 from the "Greatest Job in the World". He worked 31 years in the New York City Fire Department.

# 2011- 2012 HOA Alternate Council Members

(continued)

## Henry (Hank) Lenhart - Unit VII



Henry and his wife Marilee have owned property in Unit VII Phase I for the past 14 years and they have moved into their new home on Windcloud Drive. After 35 years of service, Henry retired from the Oxnard, California Fire Department as a Chief Fire Officer. He prepared and administrated a budget exceeding 8.2 million dollars, managed over 100 City's Neighborhood Councils, and served on the City's Financial Task Force. He designed and implemented "Project Safe Community" – a fire safe partnership with residents and the business community. He served as a board member for 10 years on the Oxnard Employee's Federal Credit Union, on the City's Community Development Architectural Review Board, major projects i.e., Costco, Sam's Club, Wal-Mart, and two golf course planned communities. His education includes a Masters of Public Administration from Cal State Northridge and a Bachelor of Science from the University of La Verne. Presently he is a Peer Assessor for the Commission on Fire Accreditation International.

## Robert Tinney – Unit VII



Robert and his wife, Maxine, purchased property in The Ranch at Prescott in 1997 and moved to Prescott in 2001. Robert is retired from a career in education serving as a teacher of business, English and physical education for the first few years of his career and a school administrator (Human Resources Specialist) for the remainder of his nearly forty years in education. Most of those years were in overseas assignments with the Department of Defense and International Schools in Japan, Germany, Saudi Arabia, Qatar, and Taiwan. Robert previously served for two years as an elected member of The Ranch at Prescott HOA Council and served as treasurer of the council during that time.

## Unit IX – No Alternate

### Homeowners! Beware of Solicitors or Trespassers!

There have been reports of unknown individuals knocking on doors in The Ranch late at night wanting to use the phone or having other queries. In that case, call **911** immediately. **Soliciting** without a City of Prescott **License** and/or **Trespassing is not acceptable**. Residents are advised to consider not answering if unknown individuals are at the door even in daylight hours. A report to Police Dispatching at **445-3131** would be quite appropriate.

**NO TRESPASSING**  
**8:00 p.m. to 8:00 a.m.**  
**VIOLATORS WILL BE PROSECUTED**  
**Arizona Revised Statute 13-1502(a)**

The City of Prescott's document on ***Peddlers, Solicitors, and Transient Merchants*** may be found at <http://www.cityofprescott.net/ d/peddler.pdf>.

The City of Prescott Police Department Enforcement of Arizona State Trespassing Statute may be found at <http://www.cityofprescott.net/ d/NoTrespassAuth.pdf>.

# Homeowners Association Management Company (HOAMCO) Quarterly Report

## CC&R Review: Who Let the Dogs Out?

It's a bird; it's a plane.....no it's a dog wandering around all alone with no owner. Maybe the dog slipped out the front door, maybe someone left the backyard gate open, or maybe the dog simply strayed into The Ranch at Prescott. Whatever the case may be, if you happen to notice a dog on the loose please do not hesitate to call Prescott Animal Control at 928-777-1135 or myself at 928-776-4479 ext. 24.

The following section of the CC&R's for The Ranch at Prescott applies to pets:

**3.12 Animals.** .....All dogs, cats and birds permitted under this Section shall be confined to an Owner's Lot *except that a dog may be permitted to leave an Owner's Lot if such a dog is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other lot.* Upon the written request of any Owner, Lessee or Resident, the Architectural Committee shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular dog, cat or bird is a nuisance or making an unreasonable amount of noise or annoying or disturbing any Owner or Resident.

## December 31, 2011 Financial Report:

|                                  |            |
|----------------------------------|------------|
| Operating Account CAB:           | \$ 73,218  |
| CD Accounts (Operating):         | \$ 236,674 |
| Bank Reserve Account:            | \$ 34,018  |
| Operating Money Market:          | \$ 24,071  |
| Accounts Receivable Assessments: | \$ 3,108   |

**Tim Graves**  
Community Association Manager  
HOAMCO  
(928) 776-4479 ext. 24  
[tim@hoamco.com](mailto:tim@hoamco.com)



## **WARNING: Packrats Love Wire**

Did you know that packrats love to utilize wire as a building material for nest construction? It's true! **Fact:** Packrats have stripped wiring from cars and homes, causing significant damage and safety hazards. Recently, a homeowner in The Ranch at Prescott lost control of a vehicle due to brake failure. A mechanic determined that a packrat had chewed through a brake line. **Important!** If you notice any type of packrat activity or spot a nest, Bryan Colby, an independent pest control specialist, at 928-710-9277 is recommended at the homeowner's expense. Homeowner may wish to notify Tim Graves, at 928-776-4479 ext. 24.

**2011-12 HOA Council Officers**

Chairman..... Richard Tetreault  
Vice-Chairman..... Kent Robinson  
Secretary/Treasurer..... Mike Enders

**2011-2012 Ranch HOA Council Members:**

No Member Unit I  
Billie Powell Unit II (billie37@live.com) 445-5330  
Russell J. Parker Unit III (rsparker@cableone.net) 442-3617  
Mike Enders Unit IV (mgenders@aol.com) 443-5821  
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118  
No Member Unit VI  
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994  
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211  
Scot Lee Unit IX (scothoainit9@hotmail.com) 778-7795

**2011-2012 Ranch HOA Council Alternate Members:**

No Alternate Unit I  
Ellie Laumark Unit II (ellielaumark@gmail.com) 708-0164  
Emese Sandor Unit III (dietdoc@cableone.net) 227-1736  
Rosalie Naigle Unit IV (aranar@att.net) 771-1129  
Vinny Clarke Unit V (clarke@northlink.com) 717-0635  
No Alternate Unit VI  
Henry Lenhart Unit VII (henlee3@earthlink.net) 759-2221  
Robert Tinney Unit VII (tinneys2@hotmail.com) 541-9211  
No Alternate Unit IX

\*Newsletter: Mike Enders, Joan Petty, and Maxine Tinney  
\*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:

**January 26, 2012  
March 22, 2012  
May 24, 2012**

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

