



The Ranch
at Prescott HOA

Newsletter

December 31, 2012
Twenty Fourth Issue

Message from the Chairman

Nearly six years ago, in February, 2006, the Council for The Ranch at Prescott held a Special Meeting to discuss the "immediate fire danger within the Ranch." It was at this meeting that the annual cutting of weeds program along The Ranch roadways was instituted and still continues today.

However, there was a second issue that was mentioned at the time, but never pursued to any significant extent. That was the "dealing with weeds and dry brush in common areas and providing fire safety indoctrination to the residents." At the time, there was no specific governmental program available to assist communities like The Ranch. Today, there is such a program and it is called Firewise.

Firewise Communities/USA is a simple, three issue program that is easily adapted to different locales. It works in the following way:

1. Wildland fire staff from federal, state and local agencies provide a community like The Ranch at Prescott with information about wildfire mitigation information tailored to our specific area and our specific needs.
2. Next there is an *initial* Assessment of the actual risk(s) existing at The Ranch today and the identification of possible solutions.
3. We then enlist a wildland/urban interface specialist to complete a *formal* Assessment of The Ranch and we create a Plan that identifies agreed-upon achievable solutions to be implemented by The Ranch.

We are now currently in the process of securing Firewise recognition for The Ranch. A *formal* Assessment of The Ranch has now been completed and we are currently working on a Firewise Plan. A draft of the Plan has been completed and has been submitted for consideration.

The importance of securing Firewise Recognition is not only for the information available from Federal, State and local Wildfire officials and programs, but also the possibility of securing federal grants to assist in the elimination of excess ladder fuel from HOA property plus the possibility of special grants to assist homeowners in clearing their respective properties is a real possibility.

As we begin a new year in The Ranch at Prescott, we can reminisce about some of the weather events in 2012. Most notably was the much needed snowfall in December. It may have caused some inconvenience for residents, but for our foliage and fauna, it was extremely beneficial. The slow melting snow will enhance growth, especially for our favorite trees. But there is a down side to the snow and that is the emergence of more brush in the summer.

While the snow may have caused some bother for residents, it is always a challenge for the City snow removal crews. I believe kudos are warranted for the City crews that begin the removal process around 4:00 am to clear the main arteries in The Ranch before attacking the numerous cul de sacs, I believe we are very fortunate to have this fine service available at The Ranch.

Once again, our Treasurer and Community Association Manager reported a small surplus in revenue that equates to another year without an increase in our annual assessments. Your Council is very conservative in regards to all expenditures.

When I purchased property in The Ranch in 1998 in anticipation of having a house built on the property, it seemed like a good decision based on a review of some personal concerns and interests that I harbored at the time.

However, in retrospect, I probably neglected to consider some of the more important intrinsic aspects of The Ranch that I now believe are very important issues that relate to the safety of the infrastructure but not generally known to most Homeowners in The Ranch. Some examples are as follows:

- **Ownership and maintenance of roads in the Ranch.** Many similar communities in or near the City of Prescott elected to own and maintain their own respective infrastructure. However, having dedicated roads to the City by the Developer was, in my opinion, an excellent decision then and today can be viewed positively in nearly every respect.

- **City water in The Ranch.** Based on my experience working for a public utility for most of my career, I found that The Ranch has one of the best designed water systems in the entire Yavapai County. Not only do we enjoy the installation of a Water Tank to support the City water system in the Ranch, but what is generally unknown to most residents is that our water system for both domestic use and for fire protection is far superior to most similar systems. Today, our water system has an interconnection with the Water System of Yavapai Hills that will assure that either community will have a tremendous abundance of available water for fire protection if an emergency need is ever manifested. Even the spacing of fire hydrants exceeds the average spacing in similar communities. In The Ranch, the average spacing of fire hydrants is approximately 500 feet.

- **Emergency service availability.** With a fire and ambulance station located less than two miles from anywhere in The Ranch, emergency service response is only minutes away.

Before closing, I believe that it is important to note that the cooperation of our Council Members during my several terms as Chairman has been noteworthy. While we may not always agree on issues, the best interest of The Ranch has always been paramount in our decision-making process.

Sincerely,
Richard Tetreault, Chairman
The Ranch at Prescott HOA
rjt1@cablone.net



2012-2013 HOA Council Officers & Members



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 50 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 three one year terms as its chairman.



Russell J. Parker, Secretary/Treasurer - 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.



Clark Moskop – Unit I

Clark first started coming to Prescott in 1966, while he was stationed at Luke AFB, Phoenix and met his wife Mary who is a native Prescottonian. He served twenty two years in the US Air Force retiring as a Chief Master Sergeant (E-9), Aircraft Maintenance Management. He then worked for General Dynamics Electronics Division which later became BAE Systems retiring as a Senior Software Program Manager. He is on the Board of Directors for the Prescott Antique Auto Club (PAAC) and is a volunteer for Coalition for Compassion and Justice (CCJ) Open Door Program. He was on the HOA board from his previous home and feels he can make a difference by representing the people in Unit I and getting more people involved in The Ranch at Prescott community.



Billie Powell – Unit II

Billie has resided in Unit II for approximately 16 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.



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.



Will Hansen - Unit VI

Will has owned property in the Ranch since 1994. He has resided in Unit VI for approximately seven years. Will is a retired school administrator from the Chicago area with thirty-six years of experience in education and community involvement. He also has served as the council commissioner for the Des Plaines Valley Boy Scouts, which consisted of 16,000 scouts in forty-two communities in the suburbs of Chicago. Will has also served on condominium boards in the past and is familiar with association policies and management procedures.



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. As a Council Member 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 9 years and is very familiar with the legal documents of the Association. Scot has developed and managed The Ranch for the last 9 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.

2012-2013 HOA Alternate Council Members



Jim Lundquist- Unit II

Jim lives in the Oaks and moved to Prescott in July 2011. A friend of his moved here several years earlier and felt that the milder winter climate and opportunities for outdoor recreation activities would appeal to him. Jim grew up in Wisconsin and moved from the Twin Cities where he was an attorney and a school psychologist before he retired in June, 2011. Jim has found many volunteer opportunities in Prescott and is involved in Emmanuel Lutheran Church in Prescott Valley and in the CASA program through the Yavapai court system. He enjoys hiking, reading and listening to classical music and is delighted that the Phoenix Symphony has a subscription series in Prescott. He looks forward to his involvement as an alternate and is impressed with the professional approach that the Ranch takes toward management of the development.

Emese Sandor - Unit III

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. While residing in Florida, I earned my P.H.D. in Psychology. I served as a 2011-2012 HOA Council Alternate for Unit III and gave great attention to the community's aesthetic appearance of clearing properties and road improvement; and working on the islands' maintenance.



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.



Rob Spencer – Unit VII

Rob and his wife, Sandy, have resided in the Ranch since 2008. Rob received a Bachelor of Science degree from the University of Iowa in 1973, DDS degree from Iowa in 1977 and Master of Science in Orthodontics from Iowa in 1979. He maintained an orthodontic practice in Cedar Falls Iowa from 1979 until 2007. Wanting to live in an area with more outdoor activities, Prescott was the right location. Rob enjoys hiking and backpacking in the Grand canyon. New to the council, Rob wants to help contribute as needed to keep the Ranch a great place to live.

The Ranch at Prescott HOA Directory Coming Soon!

Thanks to all residents and lot owners who submitted their information for the **2013-2014 The Ranch at Prescott HOA Directory**. The final copies will be going to the printers soon, so be on the lookout for your copy to arrive in the near future. And a **Special Thanks** to Rosalie Naigle for her time in gathering and organizing the data for the Directory.

Homeowners Association Management Company (HOAMCO) Quarterly Report

Ownership Name Change

If an Owners' name needs to be changed or removed on your Association account, legally, your Association cannot perform that service by a phone call or written request. Changes or deletions of ownership or name changes require a legal document in order for us to execute that change. The following documents are required to be sent in to HOAMCO with your request:

- Marriage (changing name) - copy of the marriage certificate
- Death of a co-owner spouse - a copy of the death certificate
- Addition of Owner (adding spouse, child, partner, etc.) – copy of newly recorded deed.

If there are any other changes to a property ownership that may not be listed above, please contact Tim Graves at (928) 776-4479 ext. 24 or Tim@hoamco.com.

December 31, 2012 Financial Report:

Operating Accounts- CAB/AAFS:	\$80,527
Operating CAB MM Account:	\$54,163
Operating Metro Bank MM Account:	\$213,367
Construction Deposit CAB MM Account:	\$21,000
Accounts Receivable Assessments:	\$4,108

Tim Graves
Community Association Manager
HOAMCO
(928) 776-4479 ext. 24
tim@hoamco.com



Making Changes to Your Home

Any changes, modifications or renovations to the exterior of any home must be approved by The Architectural Review Committee. To understand the current design criteria, please visit our website, www.theranchatprescotthoa.org to review the Architectural Design Guidelines. Exhibit E contains the form that needs to be submitted along with details of any changes. If you still have questions regarding exterior home modifications please contact Jeff Kreutzer at (928) 776-4479 ext. 40 or jkreutzer@hoamco.com.

CC&R Review

3.7 Trash Containers and Collections. No garbage or trash shall be placed or kept on any Lot or other property, except in covered containers of a type, size and style which are approved by the Architectural Committee. In no event shall such containers be maintained so as to be Visible from Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, or garbage shall be removed from Lots and other property and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot or other property.

2012-13 HOA Council Officers

Chairman..... Richard Tetreault
Vice-Chairman..... Kent Robinson
Secretary/Treasurer Russell J. Parker

2012-2013 Ranch HOA Council Members:

Clark Moskop Unit I (clarkvet@cableone.net) 899-0265
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
Will Hansen Unit VI (whh1948@aol.com) 717-0946
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211
Scot Lee Unit IX (theranchatprescott@cableone.net) 778-7795

2012-2013 Ranch HOA Council Alternate Members:

No Alternate Unit I
Jim Lundquist Unit II (jimlundquist922@gmail.com) 445-4183
Emese Sandor Unit III (dietdoc@cableone.net) 227-1736
No Alternate Unit IV
No Alternate Unit V
Rich Muth Unit VI (muthman@cableone.net) 771-1013
Rob Spencer Unit VII (rnsddsms@gmail.com) 776-3067
No Alternate Unit IX

Newsletter Editor: Tim Graves, Community Association Manager
Newsletter: Mike Enders, Emese Sandor, Joan Petty, and Maxine Tinney

Calendar of Events

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

Next Council Meeting:

**January 24, 2013
March 28, 2013
May 23, 2013**

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

