



**The Ranch  
at Prescott HOA**

**Newsletter**

**March 31, 2012  
Twenty First Issue**

## **Message from the Chairman**

At a recent social event, I was approached by a Homeowner who resides in The Ranch at Prescott. After brief introductions, the gentleman asked me what was the most challenging aspect of being the Chairman of our Association. Without any hesitation, I told him that new HOA legislation was at the top of my personal list of concerns.

It has only been during the past two years that the onslaught of Arizona HOA legislation has become a paramount challenge to Homeowner Associations throughout Arizona. In early 2011, there were twenty-two HOA-related Bills introduced into the Arizona legislature. In early 2012, there were nineteen new proposed Bills. Fortunately for our HOA, many of the proposed Bills never became law. However, just monitoring proposed legislation requires an abundance of time and effort that yields no tangible benefit to your HOA. Some of the new legislation has been carefully and intentionally crafted in an effort to limit and impede the ability of your HOA to govern effectively. Other proposals range from the bizarre to the ridiculous.

By way of example, there was a Bill proposed in this current session of the legislature dubbed the "Leash Law." Fortunately, this Bill failed and is now history. However, this Bill serves as a classic example of how far people will go to obstruct the benefits of HOA's. This Bill would have permitted dogs and other animals to run free throughout the development. Containing dogs and other animals from running free throughout our development is, of course, the subject of specific safety rules established at the inception of our HOA to protect

both the animals as well as the public. These rules are typical with most other HOA's throughout the country. In addition, most communities throughout Arizona and elsewhere have similar and specific municipal laws restricting the freedom of dogs and other pets. Thus, even if this particular HOA Bill had been enacted into law, it would most likely have been preempted by existing municipal laws. This particular endeavor by the Legislature serves as an example of the ominous and ridiculous scope of proposed legislation in Arizona.

Several other Bills currently pending before the Arizona Legislature could impose serious personal financial liability upon Council Members. Who would want to volunteer and serve on an HOA Council when faced with personal financial liability?

However, what appears to be the most threatening HOA-related Bill currently pending before the Arizona Legislature is **Senate Bill 1222 - Community Ombudsman**. This Bill, as amended, requires HOA's to hold a biannual election to elect an ombudsman who will have the final decision-making authority regarding any disputes, controversies and decisions within the Association! If enacted into law, this Bill will create what has been described as a "super Council member" with unquestionable authority over all Council activities, including, but not limited to, the level of assessments and normal expenditures. This bill was sponsored by State Senator Lori Klein (R-Anthem).

If you are so inclined, you may express your opinion regarding this legislation by contacting:

**Senator Steve Pierce** (R-District 1, Prescott) who is currently President of the State Senate. His contact information is: Phone: (602) 926-5584  
Email: [spierce@azleg.gov](mailto:spierce@azleg.gov)

Additional information about these and other Arizona Bills can be found at:  
<http://azleg.gov/bills.asp>

Sincerely,

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



## City of Prescott's 2012 Annual Cleanup

The City of Prescott Solid Waste Division provides an Annual Cleanup to help dispose of extra items and trash, some too big for regular trash pick up.

**Scheduled routes are as follows:**

**Monday routes will be picked up starting April 30<sup>th</sup>**

**Tuesday routes will be picked up starting May 7<sup>th</sup>**

**Wednesday routes will be picked up starting May 14<sup>th</sup>**

**Thursday & Friday routes will be picked up starting May 21<sup>st</sup>**

**City crews will sweep through the neighborhoods ONE TIME ONLY and the route will be completed by Friday each week.**

The Ranch at Prescott's **Friday route starts May 21<sup>st</sup>!**

**\*All items must be curbside by 6:00 a.m. Monday of the designated week.**

All materials must be bagged, boxed or bundled for collection. Tree limbs and lumber must be cut to **four foot lengths** and **tied**. Items must not weigh more than **75 pounds**. Appliances containing, or which have contained, CFC's (freon) **must** be accompanied by a **certificate** from a licensed professional stating that the CFC's have been evacuated. Compressors and motors must be removed. **No** tires, oil or lead acid type batteries will be collected. **No** liquid paint, pesticides or other household hazardous wastes will be collected. **No** Contractor's or demolition debris will be collected. Any questions please call: **Field & Facilities Department, Solid Waste Division**, 2800 Sundog Ranch Rd. Phone: **928-777-1116**

## The Ranch at Prescott 2013-2014 Directory Important Notice!

The Ranch at Prescott **2013-2014 Directory** will become available in **January 2013**. Forms for inclusion with more detailed information will be provided in the **June 30** and **September 30, 2012** issues. **Deadline** for submission will be **November 15, 2012**.



**Watch for this information in the next two issues.**

Janice K. Brewer  
Governor

Scott Hunt  
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 Been Laid in the Prescott Area March 2012

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.

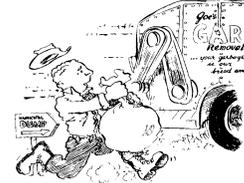
Control of this stage of the insect involves Step 1: Washing the eggs off branches & trunk with a garden hose equipped with a high pressure nozzle, & allowing eggs & litter one to two days to dry. Step 2: Raking eggs, litter and debris out from under the tree, and Step 3: Disposing of the eggs in plastic 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”.

Most of the eggs have been laid by the females and egg hatch usually occurs in May. But due to the warm temperatures, the eggs may hatch by the end of April. Don't wait--remove the egg masses as soon as possible!!

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.

# Homeowners Association Management Company (HOAMCO) Quarterly Report

## The Ranch at Prescott: Polite Parking Measures

As winter fades and summer begins, we prepare for family visits, BBQ parties and July 4<sup>th</sup> festivities. It's always easy to spot a get-together, just look for a more than usual amount of vehicles parked on the street. On occasion, it has been noticed that visitors tend to park on *both* sides of the street. This creates two major problems.

First and foremost is the issue of **safety**. Emergency agency response time is severely hampered when streets become congested. The community streets were not developed to accommodate such congestion; they have curves, inclines, declines and many end in cul-de-sac design. If you see this type of activity, please contact me at 928-776-4470 ext. 24.

Secondly, living in a planned community carries with it the responsibility to be courteous and kind to your neighbor. By politely requesting that your guests park on only one side of the street, you provide the added bonus of common **courtesy** to your neighbor and fellow community member.

## March 31, 2012 Financial Report:

Operating Account CAB:	\$ 94,052
CD Accounts (Operating):	\$ 238,571
Bank Reserve Account:	\$ 34,045
Operating Money Market:	\$ 24,079
Accounts Receivable Assessments:	\$ 5,608

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



## CC&R (Covenants, Conditions and Restrictions) Review

With summer projects around the corner, the following is a reminder about exterior improvements/modifications!

### 3.1 Architectural Control

**3.1.2** No improvement (including, but not limited to, trees, plants, shrubs, rock, grass or other landscaping improvements) shall be constructed or installed on any Lot without prior written approval from the Architectural Committee. No addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any Lot, or the Improvements located thereon, from their appearance on the date this Declaration is Recorded shall be made or done without the prior written approval of the Architectural Committee.

**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  
Rich Muth Unit VI (muthman@cableone.net) 771-1013  
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994  
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211  
Scot Lee Unit IX (scothoaunit9@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:

**May 24, 2012  
August 23, 2012  
Annual Meeting – September 13  
October 25, 2012**

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

