



**The Ranch
at Prescott HOA**

Newsletter

**December 31, 2013
Twenty Eighth Issue**

Message from the Chairman

As we welcome the New Year, I am reminded that nearly nine years ago on May 13, 2005 the Declarant, Bullwacker Associates, turned over control of The Ranch at Prescott Homeowners Association (HOA) to the Property Owners along with a generous \$100,000 legacy to get things started off right. A part of the Corrected First Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (the CC&Rs) executed on that date also did away with the former Board of Directors which had previously governed the HOA. In its place the 2005 CC&R Amendment addressed the future governance of the Association by establishing a governing Council made up of elected Representatives from Units 1,2,3,4,5,6,7, and 9.

Retrospectively, the Ranch at Prescott HOA and its Council weathered many issues and changes over its first nine years. Major among these were the effects of "real estate bubble" that, beginning 2008, led to neglect, bankruptcies and "short sales" for some of our neighbor's properties. This also led to a veritable "forest" of For Sale signs throughout the Ranch, a condition that has only recently begun to abate. On the positive side, the Ranch HOA survived these issues and emerged a stronger organization both financially and organizationally. The Ranch HOA successfully continued its various services to Members through its Association Management Company and has done so without any increase in Property Assessments. At the same time the Association successfully persuaded the City of Prescott to meet some unfilled obligations. Among these were the drainage basin improvements at the corner of Gateway and Lee Boulevards, the City's responsibility for addressing drainage issues in the street right-of-ways, manhole safety improvements and the first ever chip-sealing campaign for 20 miles of our streets.

Looking forward to 2014, the Ranch HOA will continue to address several issues important to the appearance of the development and safety of its residents. First among these issues is the fire hazard mitigation for the Associations 27 acres of Common Areas and several vacant Lots. In this regard, through the diligent efforts of former Council Chairman, Dick Tetreault, the Ranch at Prescott has been designated as a Firewise Community, making it eligible for State and Federal matching grants to fund the fire mitigation efforts. The first major project will begin in early 2014. A second focus for 2014 is our efforts to persuade the City of Prescott to reconstruct Lee Boulevard., a major project that is necessary due to road bed and pavement failures that have accumulated over the last 24 years without significant remediation. In this regard, the Council has retained a local engineering firm to provide an assessment of the condition of Lee Boulevard and provide recommendations for City of Prescott consideration through its Capital Improvements Program (CIP) budget. Finally, the Council intends to be more aggressive in the enforcement of CC&R and City Ordinance requirements that address aesthetic and fire hazard issues presented by many of our vacant Lots. Considerable protection of these Lot Owners interests is provided by State and Local statute. This results in 6-9 month long process before the Association can take "self help" actions to address maintenance and fire hazards problems. None-the-less, specific and appropriate actions will be pursued as necessary to protect our Property Owners. Your cooperation and support of these efforts will be much appreciated.

Best Wishes for the New Year,
Kent Robinson,
HOA Council Chairman



2012-2013 HOA Council Officers & Members



Kent Robinson, 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, Vice Chairman- 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.



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.



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.



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.



Richard Tetreault - 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.



Terry Madeda - Unit IX

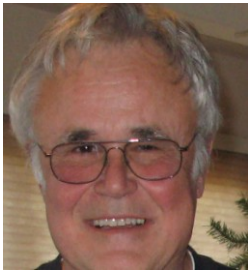
Terry and his wife Kathleen have owned property in The Ranch since 2007, and have resided in Unit IX since 2011. Terry retired from the U.S. Nuclear Regulatory Commission as a Senior Physical Security Inspector. Having built a home in The Ranch, Terry is familiar with the related association documents. Terry and his wife are active members of the Ranch Social Club. Terry has been active in the local Senior Softball League since 2007 and regularly plays throughout the year Prescott Senior Softball League and the City League. Terry wants to contribute as needed to keep The Ranch a well maintained and safe community.

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.



William Hopper- Unit III

I was born and raised in Joliet, Illinois where my wife, Marcy and I lived for ten years. In 1985 we moved to Naperville, Illinois where we lived for almost fifteen years. My entire professional career was spent in the field of education with the last twenty-four being spent at Lockport Township High School as a guidance counselor. In 1999, decided that retirement was in order. We had been visiting relatives in Scottsdale for a number of years and liked it, but determined that the summer climate down there was a bit too warm and decided to check out Prescott and the rest is history.



Rosalie Naigle - Unit IV

Rosalie has resided in Unit 4 of the Ranch for the last 12 years. She is a retired Property Manager, Trust Officer and former Certified Real Estate Appraiser. She has handled all aspects of managing properties in trust, including commercial and residential. Currently, Rosalie was the past Alternate Council Member for Unit IV and Editor of the HOA Newsletter. She is also a music student at Yavapai College and Tutor of Music Theory. She continues on as Editor of the Ranch of Prescott HOA Newsletter. A few of the organizations Rosalie has been involved in are the Greater Phoenix IREM Chapter, where she served as President, Treasurer and Newsletter Editor; Valley National Bank Quality Service Instructor; Toastmasters and the Phoenix Board of Realtors. She currently serves on the PFAA Concert Committee, was and is a member of the Old Time Fiddlers, "Westerners" and "Rough Riders".



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.

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.

Homeowners Association Management Company (HOAMCO) Quarterly Report

No Soliciting Please.....

The Ranch at Prescott HOA has a Resident Directory that includes contact information for members who have elected to be included in the listings. Please be advised that the Resident Directory is complimentary and is intended *for personal use only*. The Resident Directory is *not to be used for the following: data mining, solicitation, sales, real estate information or harassment*. On more than one occasion, reports of Resident Directory abuse have been reported to the HOAMCO office. Should you be solicited for any reason as a result of Resident Directory information, please contact me at 928-776-4479 ext 24 or Tim@hoamco.com.

Thank you.

December 31, 2013 Financial Report:

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|-----------------------------------------|------------------|
| AAFS Operating | \$89,096 |
| AAFS Operating MM Account: | \$54,283 |
| Metro Bank Operating MM Account: | \$241,840 |
| AAFS Construction Deposit: | \$21,000 |
| Accounts Receivable Assessments: | \$3,350 |

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



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.

Use Restrictions and Rules

Revised

Adopted by the Governing Council

March 25, 2010

Maintenance and Repair. Unit owners are responsible for maintaining all aspects of the exterior of their home in good condition and repair including but not limited to painting, roof, downspouts and gutters, decks, fences, exterior windows and doors, driveways, walkways and landscaping. Any changes to the exterior of the home including painting, re-roofing, etc. shall require approval, in writing, of the Association's Architectural Committee.

2013-14 HOA Council Officers:

Chairman..... Kent Robinson
Vice-Chairman..... Russell J. Parker
Secretary/Treasurer..... Mike Enders

2013-2014 Ranch HOA Council Members:

| | | |
|----------------------------|------------------------------------------------------------------|----------|
| Clark Moskop Unit I | clarkvet@cableone.net | 899-0265 |
| Billie Powell Unit II | billie37@live.com | 445-5330 |
| Russ 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 |
| Will Hansen Unit VI | whh1948@aol.com | 717-0946 |
| Richard Tetreault Unit VII | rjt1@cableone.net | 541-7994 |
| Terry Madeda Unit IX | tjmadeda@msn.com | 717-0177 |

2013-2014 Ranch HOA Council Alternate Members:

| | | |
|-------------------------|--------------------------------------------------------------------------------------|----------|
| No Alternate Unit I | | |
| Jim Lundquist Unit II | jimlundquist922@gmail.com | 445-4183 |
| William Hopper Unit III | bhopper82@aol.com | 227-1736 |
| Rosalie Naigle Unit IV | aranar@att.net | 771-1129 |
| No Alternate Unit V | | |
| Rich Muth Unit VI | muthman@cableone.net | 771-1013 |
| Rob Spencer Unit VII | rnsddsms@gmail.com | 776-3067 |
| Scot Lee Unit IX | theranchatprescott@cableone.net | 778-7795 |

Newsletter Editor: Tim Graves, Community Association Manager
Newsletter: Mike Enders, and Joan Petty

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 23, 2014
March 27, 2014
May 22, 2014
August 28, 2014
September 11, 2014-Annual Meeting
October 23, 2014**

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

