



**The Ranch
at Prescott HOA**

Newsletter

**March 31, 2013
Twenty Fifth Issue**

Message from the Chairman

We are Nearly Surrounded ----

By the Prescott National Forest that is!

One of the largest and most comprehensive programs ever undertaken by the Forest Service over the last few years is currently under consideration and planning at this time. The program is entitled: The Bradshaw Vegetation Management Project. **(Bradshaw Project)**

The Prescott National Forest Service is proposing vegetation treatments on areas within a 55,554 acre area of National Forest surrounding Prescott in general and including specific areas near The Ranch at Prescott. As you may know, the Prescott National Forest borders The Ranch along much of our southern and eastern borders.

In general, the project is "designed to improve the health and resiliency of fire adapted ecosystems while reducing the potential for advancing hazardous fuels." One significant element of the proposed plan will be a series of prescribed burns. According to the experts, it is these frequent intentional fires that best serve to keep the forest "healthy" and wildfire resistant.

Forest Service representatives are optimistic that controlled burns will be beneficial and vital toward improving forest health. However, it was noted that before the Forest Service can undertake controlled burns on an enormous scale, there must be a reduction in fuel loads to assure that the introduction of prescribed fires will burn with a manageable intensity. To accomplish this goal, the Forest Service intends to embark on a plan of forest thinning in conjunction with the series of prescribed burns.

This will be a long range project. The Forest Service intends to reduce existing excess fuel loads at the rate of 4,500 acres per year over a ten year period. The Forest Service also plans to use a variety of methods to accomplish this goal including: fuel breaks, prescribed burns, temporary road construction for heavy equipment, hand thinning and large scale mechanical mastication.

Residents in The Ranch can be assured that the Forest Service plan includes ample protection for people and property. The long range goal is to return fire to its natural role in the ecosystem and to protect life and private property from catastrophic wildfires.

The Program is currently in the "planning & approval" stage. There will be appropriate notification once final approval is secured.

Firewise in the Ranch

Our Firewise Request for Recognition has now been submitted to the various approval authorities for review. The Application included a comprehensive plan for the reduction of excess fuel *within* The Ranch that could contribute to a wildfire under extreme conditions.

It also included an assessment of existing conditions and recommendations for improvement of fuel conditions currently existing within The Ranch. The goal is that once recognition is granted we will be prepared for future Firewise projects.

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



2013 Legislative Bills Affecting HOAs

Twenty-four (24) **Arizona Legislative Bills** were introduced to the House of Representatives and/or Senate during the Fifty-first Legislature – First Regular Session which may affect Homeowner Associations. Many of the bills 'die' before the sixtieth day of the sessions to have time for Rules, caucus, Committee of the Whole (COW), and the read bills which if passed, go to the other house of the legislature. By late March, five (5) House Bills affecting HOAs (**HB2154, HB2292, HB2371, HB2527, HB2536**) had passed and been transmitted to the Senate and three (3) Senate Bills affecting HOAs (**SB1278, SB1302, SB1365**) had passed and been transmitted to the House.

HOA Bills (HB2154, HB2292, HB2371, and HB2527) are **strickers** which may delete the entire text of the existing bill and substitute new language, or used to allow legislators to circumvent the deadlines on introduction of new legislation or revive a bill that has previously been defeated. **HB2371** is also an **omnibus** linking several measures together.

You may read these bills by going to the **Arizona Legislature Information System (ALIS)** at <http://www.azleg.gov/> and entering the bill number and view the Bill Overview, Sponsors, Versions, Fact Sheet, Proposed/Adopted Amendments, House/Senate Agendas/Calendars, and Video Archive. By the time this Newsletter goes to press these bills affecting HOAs may have passed the other legislative house and been transmitted for the Governor to sign or refrain the bill into law or veto the bill. The Law generally takes effect 90 days after the legislature adjourns. The Ranch HOA Council reviews new laws affecting HOAs and notes effects to HOA governing documents, by-laws, or rules and regulations.

2012-2013 New HOA Alternate Council Member



Terry Madeda - Unit IX

Terry and his wife Kathleen have owned property in the Ranch of Prescott since 2007, and have resided in Unit IX since 2011. Terry retired in 2006 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 with the Prescott Senior Softball League and the City League. His wife is active in the Alta Vista Garden Club. New to the council, Terry wants to contribute as needed to keep the Ranch a safe and wonderful place to live.

Homeowners Association Management Company (HOAMCO) Quarterly Report

2013 WEED ABATEMENT PROGRAM

Have you ever wondered about the regular upkeep of weeds along road easements during the warmer months? It's result of the annual Ranch Weed Abatement Program. Recently, a letter and form for the 2013 Weed Abatement Program was mailed to all HOA Members. If you haven't already done so, please consider participating in this awesome program. Over the past few years, it has provided for a uniform appearance, safety and value to property. If you have any questions, please Tim Graves at 928-776-4479 ext 24 or Tim@hoamco.com.

March 31, 2013 Financial Report:

AAFS Operating:	\$90,482
AAFS Operating MM:	\$54,118
AAFS Construction Deposit:	\$24,000
AAFS Reserve MM:	\$43,476
Metro Bank Operating MM:	\$240,818

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



Spring Cleaning!

City of Prescott Trash Pickup, Recycling, and 2013 Annual Cleanup

Effective last November 12, 2012, in an effort to increase efficiencies and manage costs, the City's Solid Waste Division revised several collection routes. There are a few things you can do to help! Please remember, per City Code, containers are to be placed curbside by 6 am on your designated pick up day, leaving at least three feet between containers and keeping them at least five feet clear of obstacles such as fences, mailboxes, cars, etc. As a courtesy to neighbors, trash containers may be placed slightly behind the curb, so that if they tend to fall over, they will not impede neighboring traffic.

The City of Prescott Solid Waste Division has scheduled a **2013 Annual Cleanup for The Ranch**, which will **begin Monday, April 29th** to help dispose of items too big for regular trash pick up. City crews will pass through neighborhoods **ONE TIME ONLY** and the route will be completed by **Friday, May 3**. For Ranch property owners, **all items must be placed on the curb by 6:00 a.m. on Monday of the April 29th pick up week**, materials should be bagged, boxed, and/or bundled, no longer than 4 feet and not weigh more than 75 lbs. 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. Items **NOT** included in pick up are Tires, Oil, Auto batteries, Household hazardous materials, Appliances without the certificates of freon removal (if applicable), and Contractor's or demolition debris.

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 VIII (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
Terry Madeda Unit IX (tjmadeda@msn.com) 717-0177

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:

May 23, 2013
August 22, 2013
Annual Meeting - September 12
October 24, 2013

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

