



**The Ranch  
at Prescott HOA**

**Newsletter**

**March 31, 2014  
Twenty Ninth Issue**

## **Message from the Chairman**

At the beginning of 2014, I reported that the HOA Council had discussed several goals for accomplishment during the new-year. These goals include such issues as community fire safety and City of Prescott pavement improvements to our roads, in particular to Lee Boulevard. The following will briefly report on progress.

One of the HOA's 2014 goals calls for a reduction in the fire hazard of the undergrowth build-up in the 27 acres of Association Common Areas that are mainly located on the east side of Lee Boulevard extending from the tennis courts up towards Rainbow Ridge Drive. Undergrowth had not been removed from this Common Area since the Association took over responsibility for its maintenance in 2005. To address this problem, Firewise Committee Members, Dick Tetreault, and Scot Lee sought the input of Owners of Lots bordering this Common area, and then obtained contractor bids for the work. The entire 27 acre project will be completed at a cost of approximately \$40,000. The project is now 75% complete and has opened-up the area and made it more attractive and safe to those visiting the nature trail through the area. Most importantly, the removal of a substantial amount of "ladder fuel" has contributed to the defense of the area in the event of fire. We expect the work on the entire area to be complete by the end of March 2014 and also expect some Federal,

Therefore, last fall the Council retained a private engineer to research Lee Boulevard's pavement issues and needs, so that we could provide a review of this result to the City of Prescott. This Lee Boulevard Pavement Condition Study was completed in January 2014 and, when compared to similar Prescott streets, shows that Lee Boulevard, needs a combination of new surface coating and/or reconstruction in most areas. The initial result of our interest has been the addition of Lee Boulevard project to the City's CIP (Capital Improvements Program) for FY2015. The Council will continue to work with the City to assure that an appropriate level of restoration is accomplished.

You may have noted that the entry signage for The Ranch has recently been restored. This work was accomplished for \$15,000 which included a new base and backing for the refinished entry signage.

The clearing of dead trees and excessive brush from both our occupied and unoccupied Lots remains a major issue for the Homeowners Association. As noted in an earlier edition of this Newsletter, our process to remind Property Owners of their obligations remains one of our most difficult tasks, a process that can take 6-9 months before the Association can choose to take "self help" actions to deal with the rules violations.

State and Local reimbursement for a portion of this work through our participation as a Firewise Community.

Another goal of the Council has been to address the pavement condition of Lee Boulevard. When the City of Prescott "chip sealed" 20 miles of Ranch streets in 2009-10, restoration of Lee Boulevard was not done because of road base reconstruction that first needed to be done. Unfortunately, many roads in Prescott are still competing for the tax dollars available for street repair and Lee Boulevard is just one of these.

To help us address these maintenance and fire hazard issues, your cooperation is needed to help us identify and remedy existing CC&R violations.

**Kent Robinson**  
**HOA Council Chairman**



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As the fire season for 2014 approaches *it is very important for HOA property Owners to take all required steps to help reduce the potential for fire damage.* First and foremost; the CC&R's provide the rules for Lot Maintenance and the requirement to keep property free and clear of all dead trees, excessive weeds and brush:

**Use Restrictions and Rules**  
**Revised**  
**Adopted by the Governing Council**  
**March 25, 2012**

**Weed Abatement and Dead Tree Removal**

Weeds approximately 12 inches tall and dead trees on properties will be considered a violation as they create a fire hazard. It is the responsibility of the owner to cut or **remove grass and weeds** in excess of twelve (12") high, **dead brush** and **trees** which appear dead, dangerous or likely to fall or appear to be infected with infectious diseases, parasites or insects throughout the property and/or likely to be the source of or act as ignition fuel or fire accelerant, and/or a hazard to be the abutting and adjoining neighbors property.

If you have a property that requires weed abatement and dead tree removal please contact Tim at 928-460-3509 ext 24 for a list of preferred vendors who can assist you in your efforts. Remember, this Rule extends beyond the Right-of-Way Weed Abatement Program. Thank you.

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**The Ranch at Prescott 2015-2016 Directory**  
**Important Notice!**

The Ranch at Prescott **2015-2016 Directory** will become available in **January 2015**. Forms for inclusion with more detailed information will be provided in the **June 30** and **September 30, 2014** issues. **Deadline** for submission will be **November 15, 2014**.

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

## Homeowners Association Management Company (HOAMCO)

# Quarterly Report

### 2014 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 2014 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 928-776-4479ext24 or [tgraves@hoamco.com](mailto:tgraves@hoamco.com).

### March 31, 2014 Financial Report:

AAFS Operating:	\$82,373
AAFS Operating MM:	\$54,316
AAFS Construction Deposit:	\$20,500
AAFS Reserve MM:	\$32,523
Metro Bank Operating MM:	\$242,109

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



## Spring Cleaning!

### City of Prescott Trash Pickup, Recycling, and 2014 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 **2014 Annual Cleanup for The Ranch**, which started on Monday, **March 31<sup>st</sup>**. to help dispose of items too big for regular trash pickup. City crews will pass through neighborhoods **ONE TIME ONLY** and the route will be completed by **Friday, May 2**. For Ranch property owners, **all items must be placed on the curb by 6:00 a.m. on Monday of the April 28<sup>th</sup> 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, and Contractor's or demolition debris. For more information, please call 928-777-1116.

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	<a href="mailto:clarkvet@cableone.net">clarkvet@cableone.net</a>	899-0265
Billie Powell Unit II	<a href="mailto:billie37@live.com">billie37@live.com</a>	445-5330
Russ Parker Unit III	<a href="mailto:rsparker@cableone.net">rsparker@cableone.net</a>	442-3617
Mike Enders Unit IV	<a href="mailto:menders@aol.com">menders@aol.com</a>	443-5821
Kent Robinson Unit V	<a href="mailto:ekrbcr@msn.com">ekrbcr@msn.com</a>	541-1118
Will Hansen Unit VI	<a href="mailto:whh1948@aol.com">whh1948@aol.com</a>	717-0946
Richard Tetreault Unit VII	<a href="mailto:rjt1@cableone.net">rjt1@cableone.net</a>	541-7994
Terry Madeda Unit IX	<a href="mailto:tjmadeda@msn.com">tjmadeda@msn.com</a>	717-0177

2013-2014 Ranch HOA Council Alternate Members:

No Alternate Unit I		
Jim Lundquist Unit II	<a href="mailto:jimlundquist922@gmail.com">jimlundquist922@gmail.com</a>	445-4183
William Hopper Unit III	<a href="mailto:bhopper82@aol.com">bhopper82@aol.com</a>	443-0892
Rosalie Naigle Unit IV	<a href="mailto:aranar@att.net">aranar@att.net</a>	771-1129
No Alternate Unit V		
Rich Muth Unit VI	<a href="mailto:muthman@cableone.net">muthman@cableone.net</a>	771-1013
Rob Spencer Unit VII	<a href="mailto:rnsddsms@gmail.com">rnsddsms@gmail.com</a>	776-3067
Scot Lee Unit IX	<a href="mailto:theranchatprescott@cableone.net">theranchatprescott@cableone.net</a>	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:

**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**

