



**The Ranch  
at Prescott HOA**

**Newsletter**

**September 30th, 2015  
Thirty Fifth Issue**

## **Chairman's Message**

The Ranch at Prescott Homeowners Association (HOA) Annual Meeting was held on September 10, 2015. In addition to the Meeting's regular business, the results of the annual election of HOA Council Members were reported and the financial condition of the HOA was discussed. Council Members elected to serve for the remainder of 2015 and first nine months of 2016 included: Phil Alvarado, Unit #1; Janel Burt, Unit #2; John Stilo, Unit #3; Mike Enders, Unit #4; Chuck Fullington, Unit #5; Paul Scrivens, Unit #6; Bernie Cygan and Scot Lee, Unit #7, and Terry Madeda, Unit #9. Alternate Members, 2<sup>nd</sup> in the number of votes received, were also selected for Units #2, #3, #4, #5, and #7. The new Council will select Alternate Members for Units #1, #6 and #9, there being no elected candidates for these positions.

The Annual report for our HOA's financial condition remains good showing more than adequate cash reserves. As a result, the proposed draft budget for 2016 requires no increase in the current \$125/Lot Annual Assessment; however, the Chairman expressed some concern about the adequacy of the draft 2016 budget to address the growing number of drainage repair projects along the Open Space drainage way and the need for more Open Space landscaping and nature trail improvements. These issues will be addressed by the new Council at its first meeting on October 22, 2016 and adjustments to the proposed budget may be made at that time. The 2016 budget will be finally approved at this final meeting of the 2015 fiscal year.

Generally, the unusually wet July, August and September periods reduced the forest fire hazard from the Ranch at Prescott's surrounding public land. Nonetheless, fire protection for the Ranch continues to be a major concern.

During this reporting period, the Council considered legal actions to cause unresponsive Property Owners to address fire hazards from accumulated brush and dead trees on individual Lots, especially empty Lots without buildings. Additionally, the FireWise Committee has been re-energized to bring the Ranch at Prescott FireWise Program into full compliance. The HOA has also been informed by the U.S. Forest Service that a 150 feet wide firebreak will be constructed to better protect the Ranch from local forest fires.

I am very pleased with the election results for the new Council. This Council now includes five new HOA Members which display a growing interest in this service by Association Members. To further this flow of new people and ideas to the Council, I chose to not run for re-election to the Unit #5 Council Member position. I have enjoyed my 11 years on the HOA Council and have best wishes for its future success. I also thank the Association Members for their support and cooperation during my five years as Chairman.

Sincerely,

**E. Kent Robinson, Chairman  
The Ranch at Prescott HOA  
ekrbcr@msn.com**



## THE HOLIDAYS ARE UPON US!



*As a reminder....*

### Restrictions and Rules.

- a. **Holiday Decorations.** Holiday decorations are permitted to be installed without approval of the Association's Architectural Committee; provided however, such decorations shall be installed or erected no earlier than sixty (60) days prior to the subject holiday and shall be removed no later than sixty (60) days after such holiday. All holiday lighting shall be turned off by 11:00 p.m. each night.
- b. **Lawn and Roof Ornaments.** Except as permitted under Rule 2.a regarding holiday decorations, no lawn or roof ornaments or other decorative items visible from neighboring properties are permitted without the prior consent of the Association. Existing lawn and roof ornaments placed prior to approval of subject Use Restrictions and Rules are grandfathered in and can remain in place until changed or removed.

**Have a Safe and Happy Holidays!**

**The "Plaza"  
Honored as one of the Top 10 Public  
Spaces in the United States  
Schedule of Events:**

**October 31<sup>st</sup>:**

The Great Prescott Pumpkin Patch  
11am-8pm

**November 28<sup>th</sup>:**

Prescott's 20<sup>th</sup> Annual Holiday Light Parade  
6pm-730pm

**December 5<sup>th</sup>:**

Courthouse Lighting  
6pm

**December 11<sup>th</sup>:**

Acker Night  
530pm-830pm

**December 31<sup>st</sup>:**

Boot Drop  
10pm and Midnight

*Thank you and Farewell!*

After eleven years of service on the Ranch at Prescott HOA Council, Kent Robinson is stepping down. He has seen us through many changes and growth over the years, requiring a strong leader and a lot of hard work. Kent will serve as an alternate for now during the transition. We appreciate all that Kent contributed and we are so grateful that he was able to commit his time and energy to the Ranch at Prescott Homeowner's Association.

# Homeowners Association Management Company (HOAMCO) Quarterly Report

## FIREWISE

Unit VI Representative, Paul Scrivens, has recently formed a new Firewise Committee. The Ranch at Prescott was designation as a Firewise Community and the designation has not been updated since 2013.

The National Firewise Communities program is a multi-agency effort designed to reach beyond the fire service by involving homeowners, community leaders, planners, developers, and others in the effort to protect people, property, and natural resources from the risk of wildland fire- before a fire starts. The Firewise communities approach emphasizes community responsibility or planning in the design of a safe community as well as effective emergency response, and individual responsibility for safer home construction and design, landscaping and maintenance.

There are a number of steps that need to be taken before Firewise recognition is achieved. The Firewise Committee is faithfully working towards gathering everything together to submit the renewal application. One of the things that needs to be done is to hold a Firewise Community Day, the thought is that we will hold an educational meeting for this, but there will be more information to come. Another step is to provide proof of Firewise work being done in the community. This can be shown from invoices from the Landscaper for common area this year, but we also need to show efforts from property owners. If you have had landscape maintenance done on your lot this year, please call Ann Zdanowski at HOAMCO. She will be keeping a spreadsheet of dates, hours spent and/ or money spent. This will be very helpful in the application process. Thank you.

Paul Scrivens, Chairman of Firewise Committee



## September 30, 2015 Financial Report:

<b>Operating Account CAB:</b>	<b>\$13,367</b>
<b>CD Accounts (Operating):</b>	<b>\$243,430</b>
<b>Bank Reserve Account:</b>	<b>\$7,169</b>
<b>Operating Money Market:</b>	<b>\$29,518</b>
<b>Accounts Receivable Assessments:</b>	<b>\$4,918</b>

**Ann Zdanowski**  
**Community Association Manager**  
**HOAMCO**  
**(928) 776-4479 ext. 1135**  
azdanowski@hoamco.com



## HOAMCO Corner:

If you are making modifications to the outside of your home, please contact the Architectural Committee for approval. All Luke Hyde, 776-4479, ext 1148.

Trash Cans should be removed after pickup and stored in a place not visible from the street or neighboring properties.

A night inspection will be conducted soon, so please check to make sure your outside globe light is functioning.

Please pick up after your pets!



**2015-2016 HOA Council Officers**

Chairman..... John Stilo  
Vice-Chairman..... Mike Enders  
Secretary ..... Janel Burt  
Treasurer.....Terry Madeda

**2015-2016 Ranch HOA Council Members:**

Phil Alvarado Unit I (filsjoy@msn.com) 445-3950  
Janel Burt Unit II (jlb2jlb@sbcglobal.net) 317-902-6814  
John Stilo Unit III (jpstilo@gmail.com) 717-4486  
Mike Enders Unit IV (mgenders@aol.com) 443-5821  
Chuck Fullington Unit V (cfullington@q.com) 445-0764  
Paul Scrivens Unit VI (paulfscrivens@yahoo.com) 237-9532  
Bernie Cygan Unit VII (bmcgpc@q.com) 445-3829  
Scot Lee Unit VII (theranchatprescott@cableone.net) 778-7759  
Terry Madeda Unit IX (tjmadeda@msn.com) 717-0177

**2015-2016 Ranch HOA Council Alternate Members:**

No Alternate Unit I  
Billie Powell Unit II (billie37@live.com) 445-5330  
Russell J. Parker Unit III (rsparker@cableone.net) 442-3617  
Rosalie A. Naigle Unit IV (aranar@att.net) 771-1129  
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118  
No Alternate Unit VI  
Joe Pendergast Unit VII (brassring@peoplepc.com) 776-7115  
No Second Alternate Unit VII  
No Alternate Unit IX

\*Newsletter Editor: Ann Zdanowski

\*Newsletter Committee: Rosalie A. Naigle, Mike Enders, Joan Petty

# Calendar of Events

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

## 2016 Meeting Schedule

**January 28, 2016**

**March 24, 2016**

**May 26, 2016**

**August 25, 2016**

**Annual Meeting- September 15, 2016**

**October 27, 2016**

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

