



**The Ranch
at Prescott HOA**

Newsletter

**December 31, 2015
Thirty Sixth Issue**

Chairman's Message

I would like to wish everyone in The Ranch at Prescott a wonderful holiday season and a happy, healthy and safe New Year.

As a new council member for Unit III and as the newly elected Chairman of our HOA, I am looking forward to working closely with all of our council members and the residents of The Ranch. We want to continue to make our neighborhood one of the most desirable in the City of Prescott.

The Ranch Social Club breakfast was held on December 9, 2015 at the Residence Inn Marriott. Paul Scrivens, head of the HOA Firewise Committee, was the guest speaker and enlightened us with the progress being made to have The Ranch at Prescott Firewise program be in full compliance. Thank you to Paul and all the members of the Firewise committee.

It is my goal to have a more rigorous effort in obtaining compliance of the Ranch at Prescott HOA CC&R's, especially relating to fire safety. The HOA will continue to notify lot owners if their property has overgrown brush or weeds that may jeopardize the safety and security of other lot owners.

The HOA Council approved the 2016 budget. Our yearly assessment was not raised and our operating budget is healthy.

Kent Robinson recently stepped down as the HOA Chairman after 5 years. Kent has been a Council member for 11 years and has spent countless hours and hard work to make our neighborhood safe and beautiful. I want to thank Kent for his dedication to The Ranch at Prescott and to our new friendship.

Sincerely,
John Stilo, Council Chairman



Firewise Committee Report

Well, my first objective as the new Firewise Committee Chair was to reinstate The Ranch at Prescott in the Firewise communities program for 2015. I am pleased to announce we were reinstated the first week of December. To achieve this I had to form a Firewise Committee which we have; with the help of Scot Lee and Ann Zdanowski we established the level of our Firewise investment program for 2015, with the help of Valerie Perry put together a Firewise day at the December social club breakfast where 50 people turned up to hear my presentation on "an introduction to Firewise". These were the requirements for renewal in 2015.

We also started an investigation into the best Firewise service providers in the area. We hope to have this complete by the end of January, 2016. We also expect to have a Firewise section on our website up during January and a better understanding concerning grants for Firewise improvements. Looking forward, the committee will be evaluating the Firewise status of our community and how we can bring it up to a Firewise conformity. We also hope that the community will support our efforts, as fire in this area is a real possibility.

Thank you,

Paul Scrivens



2015-2016 HOA Council Officers & Members



John Stilo, Chairman - Unit III

John retired from the Los Angeles Police Department after 26 years of service. He began a new career at Universal Studios as a security supervisor and later promoted to the position of Director of Corporate Security. John retired after 19 years. For more than 20 years he was head of security for several families in the Beverly Hills, Holmby Hills and Bel Air areas of Southern California. While living in Westlake Village, California, he was a Council Member and enjoyed the challenges of serving on the Architectural Committee immensely. John and his wife retired on the same date and moved to the Ranch at Prescott. He enjoys walking the neighborhood and visiting with wonderful friends and neighbors. As newly appointed Chairman, John's goal is to work in harmony with the other Council Members to keep the Ranch at Prescott one of the most desirable neighborhoods in Prescott.



Mike Enders, Vice Chairman - 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.



Terry Madeda, Treasurer - 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.



Janel Leigh Burt, Secretary - Unit II

Janel and her husband rented in the Oaks Subdivision, until recently when a home became available for purchase. Janel is a Professional Life Coach and works with children and families who experience forms of intimidation. She is highly qualified in areas of verbal communication, teaching and the skill of discernment. Being the owner of Youth Equality Coaching, LLC has given her experience in business practices and documentation. Janel looks forward to serving her term as Council Secretary.



Phil Alvarado- Unit 1

Phil has lived in the Ranch for about 25 years. He is retired with most recent employment including: Negotiation Seminar Leader, Business Proposal Manager for Northrop Division, Management Trainer and non-union Ombudsman for a General Dynamic Division. He served 22 years as a Naval Officer (Commander). As a Naval officer, he was CO of a ship and Chief Staff Officer of a Naval Facility in Japan, plus a wide variety of positions within the US Navy. Phil served on the Ranch at Prescott HOA on the original Board for several years. While on the Board, he served several years as a member, creator and editor of the Newsletter/ Website and as Secretary and is currently the Social Event Coordinator for the Ranch at Prescott Ranch Social Club.



Chuck Fullington – Unit V

Chuck retired from a 30 plus year career in municipal law enforcement with the City of El Monte Police Dept. pop. 120,000, which is located about 10 miles south of Los Angeles. His career included being Detective Bureau Commander, Patrol Captain as well as writing budgets and grants. During that time he attended the FBI National Academy in Quantico VA. where he was able to compare notes and bounce ideas off police and military command staff from all over the world for three months. His wife Sheryl and he looked at several locations in AZ but quickly fell in love with Prescott, especially The Ranch with its four seasons. Chuck is looking forward to serving on the HOA this coming year especially giving attention to the Fire Wise effort that Paul is chairing and other issues that will enhance the safety and beauty of The Ranch.

Paul Scrivens - Unit VI



My initial career was in electronic engineering with experience in system and circuit design for both analog and digital systems. I moved up the engineering ranks to engineering manager before moving into marketing and product line management, which eventually led me to a number of senior marketing and business management roles.

I retired five years ago and moved to Prescott where I built a LEED gold energy efficient home. I volunteer for SCORE as a mentor to small business, prepare taxes for senior and lower income prescottionians as a volunteer with the AARP taxwise free preparation program and I write a monthly article in the Courier on residential energy efficiency.

My wife (Connie) and I enjoy living in the ranch and I hope to as a council member to help and support my neighbors in section VI.



Bernie Cygan – Unit VII

Bernie earned his Business degree from De Paul University with a graduate degree from Amos Tuck School of Business, Dartmouth College. He is a retired President and board member of Northern trust Arizona with 38 years active service with the Chicago based corporation, and 12 additional years on the Advisory Board. He retired as president of Cash Station Inc., a Midwest ATM network and prior board member of 5 charitable organizations. Bernie has lived in the Ranch since 2003.

Unit VII
E. Scot Lee

Scot has owned property in Unit IX of The Ranch for approximately 10 years and is very familiar with the legal documents of the Association. Scot has developed and managed The Ranch for the last 10 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.

2015-2016 HOA Alternate Council Members



Billie Powell – Unit II

Billie has lived in the Oaks at the Ranch at Prescott (Unit II) for twenty years and is familiar with the governing documents of the Association having served on the Council continuously. She also served on the HOA Board for The Oaks at The Ranch of Prescott and previously on the boards of two other HOA's, one in Florida and one in Fountain Hills. She is active in our community, serving on three other boards and remains active in the Eastern Star, Rotary, Club Business CFD, PTA and her church. She is currently serving as an alternate for Unit II and is on the board here at the Oaks. Billie would like to see more involvement in the HOA from the members.



Russell J. Parker, Secretary/Treasurer - 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. Over the years he has served as Vice Chairman and 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.



Rosalie A. Naigle, Alternate – Unit IV

Rosalie has resided in Unit IV of the Ranch for the last 20 years and is familiar with the governing documents of the Association. As a retired Certified Property Manager and Trust Officer, and former Certified Real Estate Appraiser, she has held the CPM "Certified Property Manager" designation since 1985. Prior to retiring she handled all aspects of managing properties held in trust, including commercial and residential. She served as Newsletter Editor 1985-87, Treasurer 1986-87 and was elected 1989 President, and served as 1990 Past President of the Greater Phoenix Chapter of IREM (Institute of Real Estate Management). She served as 2009-2010 The Ranch at Prescott HOA Chairman and has served as the Alternate Council Member for Unit IV from 2005-2008, 2011 and 2015. A few of the organizations she has been involved in are the Greater Phoenix IREM Chapter; Valley National Bank Quality Service Instructor, Valley Bank Institute, Toastmasters and member of the Phoenix Board of Realtors. She is a former music student at Yavapai College and Tutor of Music Theory.



Kent Robinson, Alternate - 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 51 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; and the University of Denver's School of International Relations. Locally, he is 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 four one year terms as its chairman.



Joe Pendergast, Alternate - Unit VII

Joe Pendergast is a Graduate Civil Engineer (BCE) and Registered Professional Engineer in California, New York and Florida. He is a former City Engineer for the cities of Villa Park and Lake Elsinore, and Orange County Bridge Engineer, in California. He has also been Project Director, Project Manager, and Chief Engineer for major international projects in Kuwait and Korea, as well as providing specialized engineering services for projects in the United States, Taiwan, Singapore, Thailand and Mexico. Mr. Pendergast was President of the Bellehurst Homeowners Association in the 1970's and Potentate in the International Shriners. Locally, he has been Board Member and President of the Citizens Tax Committee, Trustee of the Masonic Lodge, active in the Elks Opera House Guild, and participant in several political organizations. He did the detailed design and working drawings for the construction of his home in the Ranch, and is therefore intimately familiar with the documents and activities of the Ranch Homeowners Association and the Architectural Review Board.

No Alternates for Units I, IX



Operation of Street Lights



The necessity of functioning Street Lights is a vital safety issue in The Ranch at Prescott. A recent inspection revealed that a significant number of Street Lights were inoperative. Each street light shall be illuminated at the Homeowner's expense from dusk to dawn of each day. Street lights must remain operational even if the residence is temporarily unoccupied. Each Homeowner in the Ranch shall maintain the street light(s) and supporting structures erected on the property in good working order and repair. Street light maintenance, including bulb replacement is the responsibility of the Homeowner/ occupant. Only white bulbs may be used. It is recommended that replacement street light bulbs be no higher than a 40 watt bulb.

2016 ANNUAL TRASH PICK UP
Week of April 25- April 29
City of Prescott Trash Pickup, Recycling, and 2016 Annual Cleanup
all trash must be placed curbside by Monday 25th, 2016

Note: Details will be included in the March 31, Newsletter.

Feeding Wildlife Attracts Predators

Arizona Game and Fish Department officials remind everyone to avoid the temptation to feed wildlife. Feeding wildlife is a bad practice that can lead to nuisance problems or potentially dangerous encounters between animals and humans. Recent calls to Game and Fish offices around the state have included people having problems with coyotes, skunks, javelina, raccoons, foxes, bobcats and mountain lions. "Many people mistakenly think that feeding wildlife is a nice thing to do, either out of a belief they are helping them, or because they like to see rabbits or javelina spend time around their homes," says Darren Julian, urban wildlife specialist for the Arizona Game and Fish Department's Mesa region. "But what really happens is that the animals can become habituated to people and conditioned to receiving food from them, increasing the chance for human-wildlife conflicts. Feeding smaller animals can attract larger, predatory ones, such as coyotes and mountain lions, which can cause property damage, eat pets, and become aggressive toward people."

Two types of feeding take place: intentional, where people put out food to attract wildlife, and unintentional, such as leaving trash accessible or feeding pets outside. In 2006, the Arizona Legislature passed a law making it illegal to feed wildlife (except birds and tree squirrels) in Maricopa and Pima counties. To reduce the chance of unwanted wildlife encounters, people should avoid feeding wildlife, feed pets indoors (and not leave small pets unattended outside), and make sure all garbage is secured. If you feed birds, keep the seed in an appropriate bird feeder rather than scattering it in your yard. The seed can attract rodents and snakes, which in turn can attract larger predators. People can also look at the vegetation on their property to see if there are attractants that can be eliminated. Talk to a local nursery about planting vegetation native to the area. This will allow wildlife to make the occasional visit, but they will continue to forage naturally and won't congregate in one area.

All wildlife, regardless of the "cuteness" factor, can be dangerous and are best enjoyed from a distance. Julian cautions people that if an animal is considered a public safety threat, it is usually lethally removed. "People can help prevent situations like that through a community effort," he says. "You and your neighbors can help keep wildlife wild by not feeding them or providing them easy access to food and water sources around your house. Don't be the person responsible for creating a situation that's bad for wildlife and bad for people."

For additional information on the dangers of feeding wildlife and tips on living with urban wildlife, visit the Arizona Game and Fish Department Website at www.azgfd.gov/urbanwildlife.



Homeowners Association Management Company (HOAMCO)

Quarterly Report

Where there's a Will (and a Kathleen).

The design of the Ranch at Prescott called for many lovely little roads and lanes to weave their way among the hillside residences. Almost everything about our little community is beautiful and near perfect. However, a little more than a year ago, Ranch homeowner Kathleen Gnavi noted several near accidents by cars rounding the W. Lee Blvd curves near Mystic Canyon and Morning Glow. Seeking to correct this dangerous situation, Kathleen contacted her HOA Representative Will Hansen. She asked if a Yellow line could be added to keep drivers on the correct side of the street. Will then brought it to Ranch at Prescott HOA board, requesting corrective action be taken. The HOA Board reported that the City had already done a study on the situation and the City felt corrective action was not needed. Dead issue??? Not to Will and Kathleen. They decided to push on. Will took photos of the dangerous road areas in question and also photos of similar streets in Yavapai Hills that had yellow lines painted on their dangerous curves. These photos and requests for help were sent to the City. After repeated contacts, a City representative came to the Ranch and inspected the conditions. The City then determined that the Yellow Lines were in fact needed. The Yellow lines have now been added and there have been no near accidents noted since. It only proves that as residents of the Ranch, we not only can enjoy our wonderful community, but when needed, can correct not-so-good situations. Our thanks to Will and Kathleen for helping to make our home a little better.

December 31, 2015 Financial Report:

AAFS Operating	\$67,491
AAFS Operating MM Account:	\$14,528
Metro Bank Operating MM Account:	\$243,573
AAFS Construction Deposit:	\$34,500
Accounts Receivable Assessments:	\$4,196

Ann Zdanowski,
Community Association Manager
HOAMCO

(928) 776-4479 ext. 1135

azdanowski@hoamco.com



The Ranch at Prescott is such a beautiful community, I wanted to say thank you to those of you who have worked so hard to remove the dead trees and ladder fuel from your property and create a safer environment for your neighbors. In 2016, we will be concentrating on compliance with the governing documents regarding fire safety. Many of the undeveloped lots have never had work done posing a tremendous fire hazard. Please contact the Prescott Fire Area Wildland/Urban Interface Commission for an assessment of your property and a possible **one time** fire remediation. We encourage you to contact Prescott Wildland Code Enforcement at 928-777-1733.

_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 (paulscrivens@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**

