



**The Ranch
at Prescott HOA**

Newsletter

**April 30, 2015
Thirty Third Issue**

Chairman's Message

During the 1st Quarter of 2015, the Home Owner Association Council authorized several maintenance projects to improve the water drainage from the Common Area. The Council also approved another project for improvement of the appearance of the Lee Boulevard entrance to the Ranch.

A construction firm, Active Construction, was the low bidder selected for a \$26,920 project to repair three flood damaged areas along the main water drainage stream through the Association's Common Area. This damage occurred during the last "monsoon season". Shephard, Weismer Inc. Engineers provided plans and specifications and will oversee the construction work. This project, to be completed in May 2015, will also help to avoid further damage during the next rainy season.

In response to the interest of several Association Members, in December 2014 the Council retained a landscape architect to design improvements to the Ranch entrance near the intersection of Lee and Gateway Boulevards. The Council approved the architect's proposed design and construction specifications in January 2015 and advertised for contractor bids to complete the work. A successful bidder, North Country Landscaping, has been selected, and this \$43,228 project will be completed in May 2015. This project will include additional plantings near the "horse statue", improved irrigation to the Lee Boulevard road divider and addition of a lighted flagpole west of the horse statue.

A third project, to be completed in June 2015, will include fire protection thinning and maintenance of 10 acres of Association Common Area to the west of Rainbow Ridge Drive. This \$10,000 project is a part of

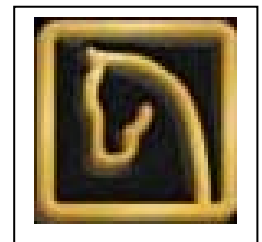
the Association's Firewise Program. Another Firewise related project was completed in February 2015 to remove cut brush remaining from the development of Lots in Unit 9. This is in addition to the new "Mystic Heights" sign identifying Unit 9 as a Ranch at Prescott Association property. The Firewise Committee again reminds Lot Owners to remove any hazardous accumulations of brush from their properties.

As reported at the 2014 Annual Meeting, the Homeowners Association Council encouraged a more rigorous CC&R compliance program. The Council has approved more time by the Association Manager in the inspection process and a more timely notification of violations. Should Association Members have specific CC&R compliance concerns, they should directly contact the Association Manager, Ann Zdanowski, (928-776-4479) with specific information.

The Council is discussing possible improvement needs for the nature trail in the Common Area along Lee Boulevard. If you have thoughts in this regard, please do not hesitate to contact your Unit Representative. The respective Unit Representatives and their contact information is provided at the end of this Report.

Sincerely,

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





Scale Eggs and Dead Trees

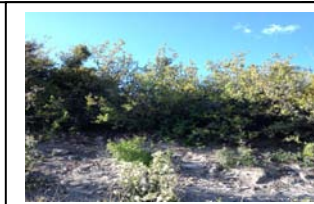
Most of the eggs have been laid by the females and egg hatch usually occurs in May. But due to the warm temperatures, the eggs may hatch by the end of April. Don't wait--remove the egg masses as soon as possible!! The immature scales "crawlers" have emerged from the egg state and have attached themselves to the needles on the ends of the branches. It is too late to remove the egg masses which were laid by the female scales in March-April.

Control of this stage of the insect involves, Step 1: Washing the eggs off branches and trunk with a garden hose equipped with a high pressure nozzle and allowing eggs and litter one to two days to dry. Step 2: Raking eggs, litter and debris out from under the tree, and Step 3: Properly disposing of the eggs in plastic garbage bags. Raking may not be practical if heavy brush, rocks or other material is present under the tree. However, washing the eggs off the tree is still recommended.

And unless there are local water restrictions, consider slow, deep, and infrequent watering of your infested pinyons nearest your home, starting as soon as your soils dry out, with a soaker hose placed around the drip line of the tree. Continue watering until "monsoon" rains are well established.

Mistletoe!

Serious Infestation here in the Ranch at Prescott!



Mistletoe is parasitic evergreen plants that attach to and penetrate the branches of a tree or shrub such as oaks, elms, firs, pines, etc., through which they absorb water and nutrients from the host plant. The parasitic plant has yellowish flowers; small, yellowish green leaves; and waxy, white berries. A heavy infestation may kill the entire host plant. Once a mistletoe plant is established on its host, it usually is possible to save a valuable branch by pruning and removal of the branches invaded if the infection is caught early enough. The only effective way of ridding your tree of a mistletoe infestation is pruning.¹ Mistletoe berries are poisonous to cats and other small animals²[\[13\]](#)

Receiving HOA Newsletter by Email

Should you prefer to receive The Ranch at Prescott HOA Newsletter (in color) by email rather than by postal mail, please notify Rosalie Naigle by emailing her your email address and a short note to aranar@att.net or telephone her at 771-1129.

Homeowners Association Management Company (HOAMCO) Quarterly Report

Understanding an HOA Reserve Fund

An HOA Reserve Fund is one of the most important things the Council plans for the Association. A reserve fund is needed to prepare for any surprise expenses and capital improvements to common areas, such as the upcoming landscape project. It is important to note that an HOA reserve fund is part of the expenses in a Homeowners Association, not an extra expense. It is a separate account than the HOA operating account, like a savings account. It is inevitable that major repairs will be needed in any Association at some point. Having a well established HOA Reserve will help with the cost of these major repairs or other long term projects for the common areas.

Outside Storage: Personal property other than barbecues and lawn and/or deck furniture may not be stored outside of a residence or garage unless totally screened from view of neighboring properties. The erection of a play set shall require the review of the Association's Architectural Committee.

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.

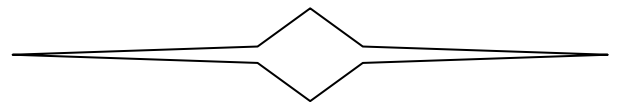
March 31, 2015 Financial Report:

CD Accounts (Operating):	\$93,375.87
Bank Reserve Account:	\$35,620.77
Operating Money Market:	\$243,003.45
Accounts Receivable Assessments:	\$6,114.76

Ann Zdanowski
Community Association Manager
HOAMCO
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azdanowski@hoamco.com



HOAMCO
PROFESSIONAL COMMUNITY MANAGEMENT
OUR ONLY BUSINESS



Rules and Regulations Review

Rentals- If you are currently renting out your home or plan to in the future, please make sure your renters have been provided a copy of the CC&R's and Rules and Regulations. Owners are held responsible for any violations made by the occupants.



Thank you to those of you who have recently painted your roof vents. Your efforts are appreciated!



2014-2015 HOA Council Officers

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

Ranch HOA Council Members: (2014/2015)

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
Paul Scrivens Unit VI (paulscrivens@yahoo.com) 237-9532
Bill Bielfeldt Unit VII (wrb1@cableone.net) 227-3925
Scott Lee Unit VII (theranchatprescott@cableone.net) 778-7759
Terry Madeda Unit IX (tjmadeda@msn.com) 717-0177

Ranch HOA Council Alternate Members:

No Alternate Unit I
Jim Lundquist Unit II (jimplundquist922@gmail.com) 445-4183
No Alternate Unit III
Jim Peters Unit IV (jepeters@cableone.net) 776-0730
No Alternate Unit V
No Alternate Unit VI
No Alternate Unit VII
No Alternate Unit IX

Newsletter Editor: Ann Zdanowski, Community Association Manager
Newsletter Committee: Rosalie Naigle, Mike Enders, and Joan Petty

2015

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 28, 2015

August 27, 2015

ANNUAL MEETING

3:00 p.m.

**Thursday, September 10, 2015
at the Hassayampa Inn**

**No Regular Meetings in February, April,
June, July, November and December**

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

