



**The Ranch  
at Prescott HOA**

**Newsletter**

**June 30, 2016  
Thirty Eighth Issue**

## **Chairman's Message**

During the second quarter of 2016, we were fortunate to have no major fires affect the land in or around The Ranch at Prescott. The Council will discuss spending funds to clear out dense brush in the Association Common Areas at our upcoming meeting. HOAMCO continues to advise lot owners to comply with our CC&R's removing accumulated brush and weeds from their property that could cause a fire danger to their property, their neighbor's property and the City of Prescott. Please continue to notify our HOAMCO Association Manager, Ann Zdanowski at (928)776-4479 of compliance safety concerns.

The Council will also discuss the barbwire fencing in unit #9 which separates the homes north of Bar Circle A and the State Land. The barbwire fencing is down in a couple areas and the repair of the fencing will keep the livestock out of Unit #9 properties. I will attempt to meet with the State Land Management Manager again to try to resolve this issue.

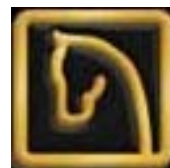
Knock on wood! The monsoon rains the last couple days in June and the first couple days in July gave our beautiful forest much needed water. The HOA had one tree go down in an Association open area it was cut and removed to allow rain water to flow properly. Thank you to our HOAMCO Community Association Manager, Ann Zdanowski for resolving this issue in a timely manner.

I'm sure a lot of you have noticed the tiles on the horse statue keep falling off. Ann is in the process of collecting bids to present to the Council to have that redone.

A special thank you to Rosalie Naigle for the time and effort it takes to update the Directory for 2017-2018. Please see instructions and form enclosed in the Newsletter to be included in the Directory. It is important to note that just because you were in previous directories, doesn't mean you will automatically be included. You have to opt in every time.

Hope all of you have a safe and happy summer!

**John Stilo, Chairman  
The Ranch at Prescott HOA  
jpstilo@gmail.com**



## The Ranch at Prescott 2017-2018 Directory

The Ranch at Prescott Homeowners Association plans to update **The Ranch at Prescott Directory for 2017-2018**. The attached Form will be due on or before **November 15, 2016**. The new Directory will become available in January 2017.

One copy is available at no charge to all members. (Additional copies are available at **\$5.00** each, and a **\$3.00** mailing charge to out -of-town members.) The directory includes emergency numbers, HOAMCO and HOA contacts names and telephone numbers, lot owners' names, addresses, telephone numbers and e-mail addresses (optional) and street guides by units. **E-mail** has become the most rapid and cost effective means of communication available. Members are encouraged to list their e-mail addresses.

**PLEASE HELP BY PRINTING ALL INFORMATION CLEARLY.** If you do not wish to have your e-mail address or phone number listed, leave those areas blank. Print your name as you want it in the directory (i.e.: Bob vs. Robert, Jan vs. Janet). Different last names should be listed separately.

**If you do not respond via e-mail or with the form below, you will not be included in the HOA Directory.**

Lot Owners: Please complete the form below to indicate that you wish to be included in the directory.

**Note: If there are no changes from the 2015-2016 please notify Rosalie via e-mail at (aranar@att.net) or call 928-771-1129.**

Please return the completed form if you wish to be included in the directory no later than November 15, 2016. Please include in your check **\$5.00 each for any additional copy and \$3.00 for mailed copies to out-of-town members.**

----- (Detach Here and Mail) -----

Return form to: Rosalie Naigle, 417 Sunny Cove Circle, Prescott, AZ 86303

If there is no payment, the completed document may be scanned and e-mailed to Rosalie at (aranar@att.net).

Name(s) \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Name(s) if Different last Name \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Street Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Mailing Address \_\_\_\_\_

(If other than Prescott, AZ 86303) \_\_\_\_\_

Phone Number(s) \_\_\_\_\_ Lot No.(s) \_\_\_\_\_

# of Additional Directories @ \$5.00 each \_\_\_\_\_ (First copy free! Out-of-Town owners \$3.00 mailing charge per copy.)

Signature \_\_\_\_\_

**Check enclosed** for \$ \_\_\_\_\_

(Make check payable to: **The Ranch at Prescott Homeowners Association**)

\*For HOA Use Only: (Date Form Returned \_\_\_\_\_)



## PRESCOTT FIRE RESTRICTIONS NOW IN EFFECT

Managers of the Prescott National Forest announced on June 16, 2016 that Stage 1 fire restrictions would be in effect from that date through August 15, 2016.

Restrictions include prohibitions on:

- Campfires and other such burning,
- Smoking except within enclosed vehicles or buildings,
- Discharging firearms except when engaged in a lawful hunt, and
- Fireworks.

Similar restrictions have been announced for all of Yavapai County. For a complete description of the restrictions view the Forest Service announcement at <http://www.fs.usda.gov/detail/prescott/news-events/?cid=FSEPRD506040>

## Recent Fire Activity

Last month it was the devastating McMurry wild fire in Canada, this month it is closer to home with the Arizona Jake fire, Cedar fire and the Tenderfoot (Yarnell) fire.

Within a short amount of time after the first call of the Tenderfoot fire in Yarnell, the town filled up with hotshot crews, attack crews, airplanes, tankers, fire engines, helicopters, bulldozers, power company reps, police officers, support staff, and volunteers. It was a reminder of the devastating Yarnell Hill Fire three years ago that claimed the lives of 19 Granite Mountain Hotshots, and razed 129 buildings – most of which were homes. This time, everyone was so much more prepared. No wildland fire is ever taken for granted and the residents of Yarnell know firsthand what is at stake. They followed evacuation orders swiftly and one reason the Tenderfoot fire has not been more destructive, is because of thinning and fuel reduction efforts after the previous Yarnell Hill Fire.

## THE TENDERFOOT FIRE



"Forest restoration" since then has thinned hundreds of thousands of acres thanks to the National Forest Service, Bureau of Land Management, State Forestry and municipal crews including those from Prescott have created what is commonly known as "defensible space." Firefighters back-burned uphill from homes to the ridge, which previously had been cleared of underbrush. A fuel break was created between the town and state and BLM land which effectively stopped the fire's advance.

## What Can We Do?

Three years ago Yarnell reacted to a wildland fire after it decimated their town; we in The Ranch have the opportunity to be proactive before a wildland fire does the same; because it is not if, but when.

We have had a good response to our Firewise program from a number of homeowners and lot owners, but no where near enough. The grant process requires that we identify those who would like a grant before it is granted and once granted need to commit to using the grant. This is a new requirement. Those who do not participate, or self-mitigate and their lot is identified as a fire hazard to the community will be notified and reminded of the ranch vegetation CC&R requirements, the health, safety or welfare of owners and residents in the ranch declaration and the compliance policy (on HOA and Firewise webpages). However, we hope all our lot owners will view this program with the spirit it represents and the support it requires to keep us all safe from the hazards of wildfire.

The Firewise committee is looking for around 60 people to apply for grants for 2016 and more would be great. If you are on the grant list, you will be classed as participating in the Firewise program. Please contact Ann at HOAMCO to enlist.

**We Live Right In the Bullseye!**

Are you comfortable being in the bull's-eye, at ground zero, or directly in the path of a hurricane? The Federal National Interagency Fire Center just issued their wildfire potential outlook for 2016, and guess what?

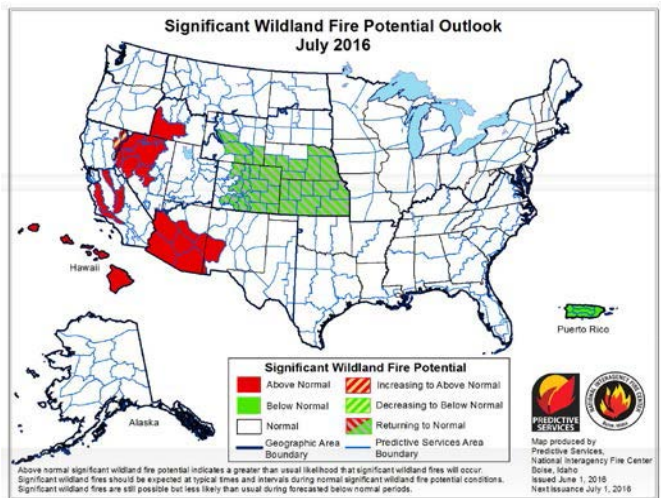
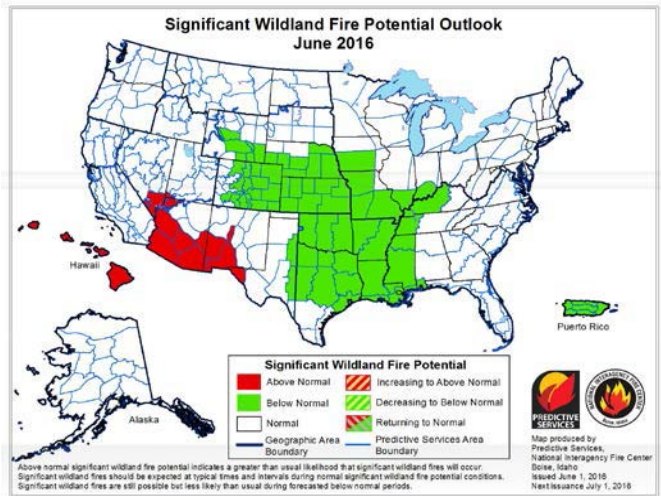
We're there! According to the report, "an area of above normal significant fire potential is expected... south of the Mogollon Rim of southern Arizona..." Guess where we live? Right in the bull's-eye – those red spots on the maps. These extreme fire conditions are expected as a result of heavy fuel loading and seasonal drying. This forecast further emphasizes the need for all The Ranch at Prescott property owners to "Firewise" their properties and make appropriate contingency plans.

To read the entire report visit the following web link: <http://www.predictiveservices.nifc.gov/outlooks/month>

**Did You Know?**

One of the most common questions the Firewise Committee members hear goes something like this: "Why should I Firewise my property when my neighbors have done nothing?" "Will my house burn despite my good efforts if my neighbors have not taken responsibility for their lots?" Good questions!

No one can answer these questions for certainty, but here are some statistics to keep in mind: assuming a non-flammable roof 95% of homes survive a wildfire if an area 30-60 ft around the home has been cleared, and 86% survive with at least 30 ft of clearance. These numbers come from the Arizona Department of Forestry. I'll take those odds any day over the option of inaction...



**Final Note:** A number of the unoccupied lots seem to have lost their boundary markers and this is giving the mitigation contractors cause for concern. The Firewise Assessors cannot help with this as it requires a certified surveyor and special equipment to establish these boundary lines accurately. For assessing the lots vegetation level these boundaries do not have to be exact, but for the actual mitigation work it is important.

Sincerely

The Firewise Committee

# Homeowners Association Management Company (HOAMCO) Quarterly Report

## HOA Council Elections We Need You!

In late July, a candidate form soliciting interested members to run for positions on The Ranch Council will be mailed to all members of the Association. These forms must be completed and received by HOAMCO no later than noon, August 10, 2016. In mid August, a brief biography of the candidates for your unit will be mailed to you along with a ballot. All completed ballots must be received by HOAMCO no later than noon, September 16, 2016. The ballots will be counted prior to the annual meeting at the HOAMCO office. Only members in good-standing pursuant to Article 5, Section 5.11 of the CC&R's will be eligible to vote. In summary, Section 5.11 states that all amounts due to the Association under the project documents must be paid in full to be deemed a member in good standing. Your participation in the election process is extremely crucial and greatly appreciated!

The newly elected Council Members will be announced at the Annual Meeting of The Ranch at Prescott which is scheduled for Thursday, September 22, 2016. Further details will be mailed along with the ballots.

**If you are planning to make any exterior modifications to your home, please call Drew Tracy, Architectural Review Committee Administrator at 776-4479 ext. 1148**

## Fire Prevention

### How to Create a Defensible Space

- Cut to ground level all ladder fuels by trimming, pruning or removing vegetation from under trees.
- Cut down and remove all standing dead trees or large amounts of down and dead wood.
- Trim tree limbs to a minimum of 6 feet from the ground.
- A 30 foot perimeter on all boundaries of the property will act as a break in case of a fire.

## June 30, 2016 Financial Report:

<b>Operating Account CAB:</b>	<b>\$45,420</b>
<b>CD Accounts (Operating):</b>	<b>\$244,069</b>
<b>Bank Reserve Account:</b>	<b>\$45,821</b>
<b>Operating Money Market:</b>	<b>\$14,539</b>
<b>Accounts Receivable Assessments:</b>	<b>\$3,909</b>

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



## Rules and Regulations Review

**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:** Property 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.

### 2015-2016 HOA Council Officers

Chairman..... John Stilo  
Vice-Chairman..... Mike Enders  
Treasurer..... Terry Madeda

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

Phil Alvarado Unit I (filsjoy@msn.com) 445-3950  
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

July 28, 2016

August 25, 2016

Annual Meeting- September 22, 2016

October 27, 2016

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

