



**The Ranch
at Prescott HOA**

Newsletter

**June 30, 2017
Forty First Issue**

Chairman's Message

As we reach the middle of the summer months, we are cognizant of the two issues that we encounter each year; fire season and the monsoon rains. As we have witnessed this year, the fire season has once again hit close to our community with the Goodwin fire. Given the amount of acreage that the fire encompassed, the number of residences and communities in its path, it was amazing that so few structures were taken. Once again our local and regional fire fighters prevailed despite the presence of exceedingly dry ground brush, grasses, and trees fueled by excessive wind conditions. The wind is the one wildcard that can turn a manageable event into an out-of-control event, despite prior preparations. It is a sobering reminder that living in a foothill/mountainous environment brings with it the beauty of the seasons as well as the inherent risks of fire. Not to be outdone by devastating fires (man-made or by lightning), Mother Nature is quick to give us the challenge of the monsoons. While we always look forward to receiving the much needed moisture to sustain our forests, fill our recreational lakes, and aid with our residential landscapes, the monsoons tend to hand us a lot of rain in short periods of time. Once the ground surface gets saturated, the rain won't absorb and has nowhere to go but downstream. While the City has a number of natural drainage courses combined with improved channels, a lot of rain in a small amount of time can overwhelm any natural or designed streambed. When the flooding occurs, we need to be aware of the enormous amount of force that water carries with it and the potential harm to property and human life. Be it the threat of fire or the potential of flooding, we need to be aware of our surroundings; both in the community at large as well as here at home in The Ranch. Being prepared in the case of a required evacuation during fire season, to having several days of food and personal supplies during an extended period of rains, can help us to cope with either event.

Now to the specific issues that your council has been involved with this year. The first item would be the Firewise Program. The Firewise committee was allocated funds to be able to communicate with the residents through its Firewise Newsletter. As stated previously, the purpose of the Firewise committee is to assist owners with information about the program criteria as well as information regarding various vendors who can assist or perform the treatment for each individual residence/lot.

The committee does not perform the actual work nor is it designed or empowered to be an enforcement arm of the association...they are here to inform, educate, and assist you with obtaining Firewise compliance. We encourage all owners to become knowledgeable through reading the Firewise News, contacting the Firewise Committee to have them provide a no-cost assessment on your residence to determine what needs to be done, and to attend the upcoming Ranch Firewise Day on August 13th. The event will be held at the Highland Center located at 1375 S. Walker Road. The event will be held from 11 am to 3 pm and will feature guest speakers from the State Forestry and City of Prescott Fire Department. Additionally, there will be a complimentary BBQ lunch with tickets issued to the first 100 who RSVP. There is a two ticket per household limit, and reservations should be made by e-mailing your request to Bill Bielfeldt at wrb1@cableone.net.

While the HOA financials receive a cursory annual review, it was felt that it was time to have a full audit performed. I am pleased to state that the financials passed the audit with no outstanding issues and few comments. The council felt that the annual review is appropriate for most years, but recommends that future councils may want to consider having an audit somewhere in the order of every 5-10 years.

In addition to several common area drainage channel maintenance/improvements, the common area landscaping continues to be performed. The tennis court surface has deteriorated over the past several years and is in need of resurfacing. The council decided to poll the owners to determine the interest in resurfacing the courts for tennis and pickleball use versus demolishing the courts and constructing a ramada with BBQ grills and tables versus demolishing the courts and leaving it as open space. We appreciate your taking the time to fill out the questionnaires and returning them to aid the council in their decision.

On behalf of your council, we wish you a safe and enjoyable summer. We hope you enjoy living in one of the best communities in Prescott.

Sincerely,

Mike Enders, Council Chairman



Use Restrictions and Rules
Revised: Adopted by the Governing Council July 13, 2017

j.Procedures for Vegetation Removal. Unit owners shall contact the Association's management company prior to any substantial vegetation removal as referenced in item i. above, or clearing on an improved or unimproved lot in order to obtain the Association's regulations on proper vegetation removal and clearing for lots within The Ranch at Prescott. Notwithstanding the above, unit owners shall not be required to contact the Association's management company for regular and routine maintenance of vegetation on an improved landscaped lot.

You will be receiving a full copy of the Amended Use Restrictions and Rules in the mail.

The "Plaza"

Honored as one of the Top 10 Public Spaces in the United States

Schedule of Events:

Aug 5, 6	43 rd Annual Watson Lake Car Show
Aug 9	Women In Business Luncheon 11:30-1:15 Hassayampa Inn
Aug 10,11,12	30 th Annual Cowboy Poets Gathering- Yavapai College Performing Arts Center
Aug 12,13	Prescott Arts & Crafts Festival Courthouse Square
Aug 12	6 th Annual Mile High Brewfest 4:00-8:00 Downtown Prescott
Aug 19	5th Annual Sharlot's Wine Fest- Sharlot Hall Museum
Aug 19	Tribute to Linda Ronstadt- 7:00-9:30 The Elks Theater
Aug 24	Prescott's 4 th Friday Art Walk at 'Tis 5:00pm-8pm
Aug 25	"An Evening at the Roxy" Presented by The Prescott Jazz Summit 7-9:30 Elks Theater
Aug 27	Empty Bowls 11:00-2:00 for more information (928)771-9559 Courthouse Square
Sept 2-4	Faire on The Square Arts & Crafts Show
Sept 7-10	Yavapai County Fair- Prescott Rodeo Grounds
Sept 23	11 th Annual Historic Prescott Corvette Show- Courthouse Square
Sept 24	Antiques on the Square- Courthouse Square
Oct 7,8	Fall Fest in the Park 9:00-5:00 Sat, 9:00-3:00 Sun
Oct 14	Hope Fest Arizona 10:00-10:00- Courthouse Square
Oct 15	Costumes for Kids Fun Run 9am-12pm- Courthouse Square
Nov 25	Prescott's 22 nd Holiday Light Parade & After Parade Party- Courthouse Square
Dec 2	Annual Courthouse Lighting 6:00- Courthouse
Dec 8	Acker Night Prescott, 5:30-8:30- near Courthouse Plaza

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 16, 2017. 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 22, 2017. 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 28, 2017. Further details will be mailed along with the ballots.

June 30, 2017 Financial Report:

Operating Account:	\$40,526
CD Accounts (Operating):	\$230,827
Bank Reserve Account:	\$49,947
Operating Money Market:	\$57,108

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



REMINDERS

Street Lights –

The necessity of functioning street lights is a vital safety issue in The Ranch at Prescott. Homeowners are reminded that maintenance of street lights is the **responsibility of the homeowner or their tenant**. A night inspection will be performed in the upcoming month, so please ensure that your street light is operative. Additional information can be obtained on The Ranch Website or by contacting Ann Zdanowski at HOAMCO.

Ownership Name Change-

If an Owners' name needs to be changed or removed on your Association account, legally, your Association cannot perform that service by a phone call or written request. Changes or deletions of ownership or name changes require a legal document in order for us to execute that change. The following documents are required to be sent in to HOAMCO with your request:

- Marriage (changing name) - copy of the marriage certificate
- Death of a co-owner spouse - a copy of the death certificate
- Addition of Owner (adding spouse, child, partner, etc.) – copy of newly recorded deed.

If there are any other changes to a property ownership that may not be listed above, please contact Ann Zdanowski at (928) 776-4479 ext. 1135 or azdanowski@hoamco.com.

Pets-

Please remember to pick up after your pet.

2016-2017 HOA Council Officers

HOA Council Officers

Chairman Mike Enders
Vice Chairman..... Scot Lee
Secretary/TreasurerTerry Madeda

Ranch HOA Council Members: (09/2016-09/2017)

Bernie Tibbs Unit I (bktibbs@att.net) 404-386-8390
Billie Powell Unit II (crghutch@gmail.com) 445-5330
John Stilo Unit III (jpstilo@gmail.com) 717-4486
Mike Enders Unit IV (menders@gmail.com) 443-5821
Chuck Fullington Unit V (chuckfullington@gmail.com) 445-0764
Paul Scrivens Unit VI (paulfscrivens@gmail.com) 237-9532
Bernie Cygan Unit VII (bmcgpc@q.com) 445-3829
Scot Lee Unit VII (theranchatprescott@cablone.net) 778-7795
Terry Madeda Unit IX (tjmadeda@msn.com) 717-0177

Ranch HOA Council Alternate Members:

No Alternate Unit I
No Alternate Unit II
Bill Hopper Unit III (bhopper82@aol.com) 443-0892
Rosalie Naigle Unit IV (aranar@att.net) 771-1129
No Alternate Unit V
Richard Hernandez Unit VI (richard@rahernandez.com) 443-8589
Steve Bennett Unit VII (tolongdogs@aol.com) 602-309-5234
N Alternate Unit IX

Homeowners Association Management Company (HOAMCO)
Ann Zdanowski, Community Association Manager 776-4479
ext 1135

*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**

Next Council Meetings:

August 28, 2017

**Annual Meeting
September 28, 2017
at The Hassayampa Inn**

October 26, 2017

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

